



London N. Breed, Mayor  
Philip A. Ginsburg, General Manager

**Date:** August 15, 2024

**To:** Recreation and Parks Commission

**Through:** Philip A. Ginsburg, General Manager

**From:** Stacy Radine Bradley, Director of Capital and Planning

**Subject:** McLaren Park - PG&E Option for Easement at Visitacion Avenue

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### **Agenda Wording**

Discussion and possible action to recommend that the Board of Supervisors approve a resolution that sets the terms and fee of \$840,000 for the execution of the easement by PG&E and installation of a high voltage transmission line to Pacific Gas & Electric (PG&E) in John McLaren Park under Visitacion Avenue and Mansell Street.

### **Strategic Plan**

**Strategy 1: Inspire Place:** Keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow

Objective 1.1: Develop more open space and improve access to existing facilities to address population growth in high-need and emerging neighborhoods

Objective: 1.2: Strengthen the quality of existing Parks & Facilities

### **Background Information**

PG&E intends to install a new high-voltage transmission line to increase reliability of electrical service to San Francisco and provide operational flexibility. The proposed alignment of the new transmission line (**Cable Project**) passes through John McLaren Park (**McLaren Park**) under Visitacion Avenue and a portion of Mansell Street. These park roads are a component of park land under the jurisdiction of the Recreation and Park Department (RPD) and are not designated public rights-of-way. As such, they are not covered by the existing franchise agreement between the City and PG&E. Accordingly, PG&E needs City authorization to install its Cable Project. The Department proposes to grant an easement according to the terms detailed in a Purchase and Sale Agreement (PSA) between the City and PG&E, which will require approval of this Commission and the Board of Supervisors.

The 2018 McLaren Park Vision Plan called for access and safety improvements to be made along the same corridor where PG&E proposes to install its Cable Project under Visitacion

Avenue. These improvements are now being developed by RPD as part of the Visitacion Avenue Pedestrian and Bicycle Safety Project (**Vis Ave Safety Project**).

### Visitacion Avenue Pedestrian and Bicycle Safety Project Overview

RPD’s Visitacion Ave Safety Project will improve safety for people walking, biking, driving and parking along the half mile-long Visitacion Avenue corridor through McLaren Park between Mansell Street and Hahn Street/Mrs. Jackson Way. The project will add new sidewalks, bikeways and lighting, and will install traffic calming features to slow vehicular traffic along Visitacion Ave. A new crosswalk will be added to connect Leland Avenue to Herz Playground.



Figure 1: McLaren Park with Visitacion Ave project in yellow

### PG&E Project Overview

As part of its Egbert Switching Station Project, PG&E intends to install a new 3.1-mile-long 230,000-volt (230kV) electrical transmission line between Brisbane and San Francisco to improve power reliability. The line, to be installed, operated, and maintained by PG&E, will run between the existing Jefferson-Martin transmission line in the City of Brisbane, underneath San Francisco city streets, and through John McLaren Park and on to the Egbert Switching Station in the City and County of San Francisco (see Cable Project map below).

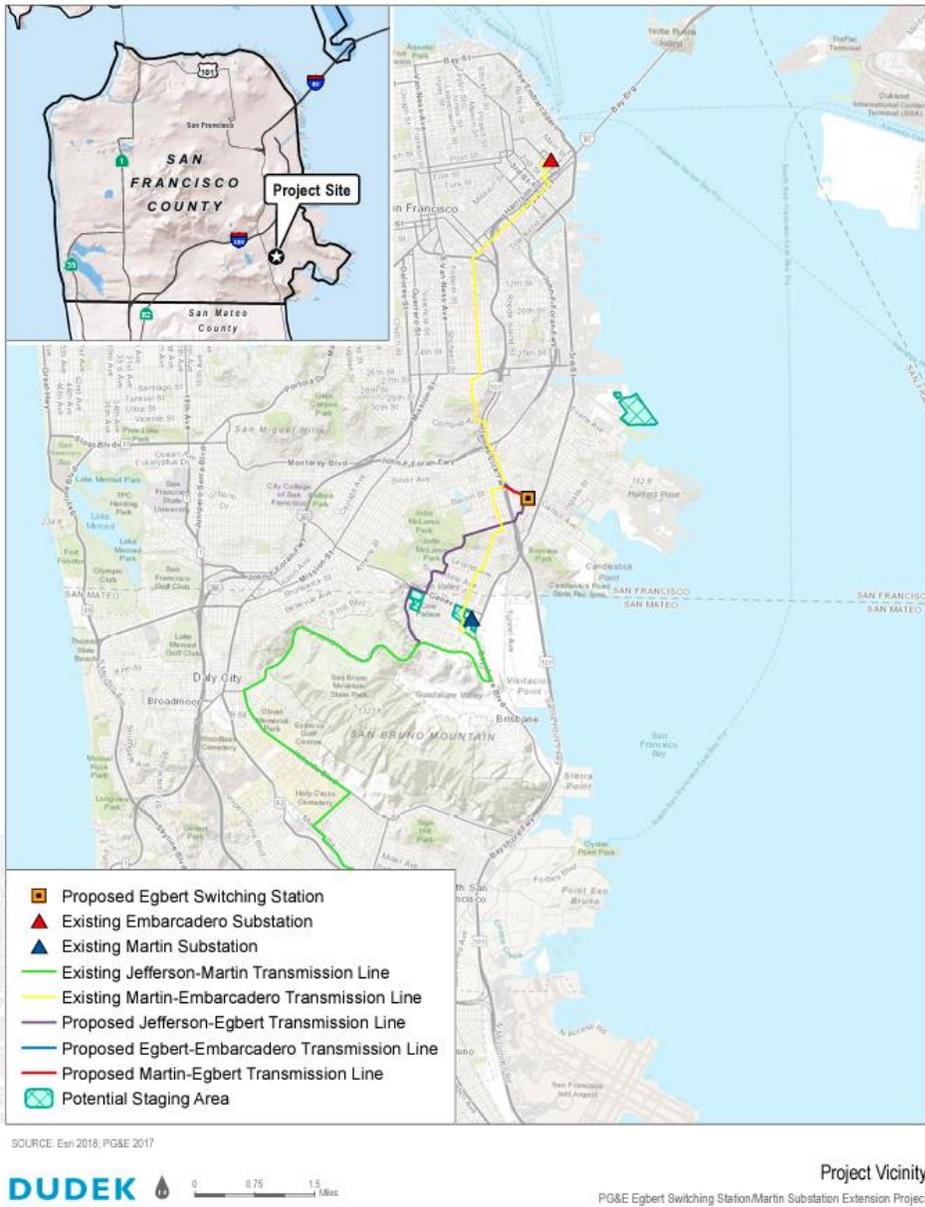


Figure 2: PG&E Cable Project (purple line) and other connecting power infrastructure.

The Egbert Switching Station Project will increase reliability of electric service to downtown San Francisco and provide operational flexibility by providing a system backup via a new electrical bypass around one of the key electrical hubs on the San Francisco Peninsula. The project would allow the local electric system greater flexibility and independence to adapt to a potential prolonged loss of service.

PG&E evaluated several potential alignments for the transmission line to connect PG&E's existing Martin Substation to the Egbert Switching Station. The Cable Project alignment was chosen because it had the highest land-use compatibility. The California Public Utilities

Commission (CPUC) determined the final project components and location following public meetings on the matter.

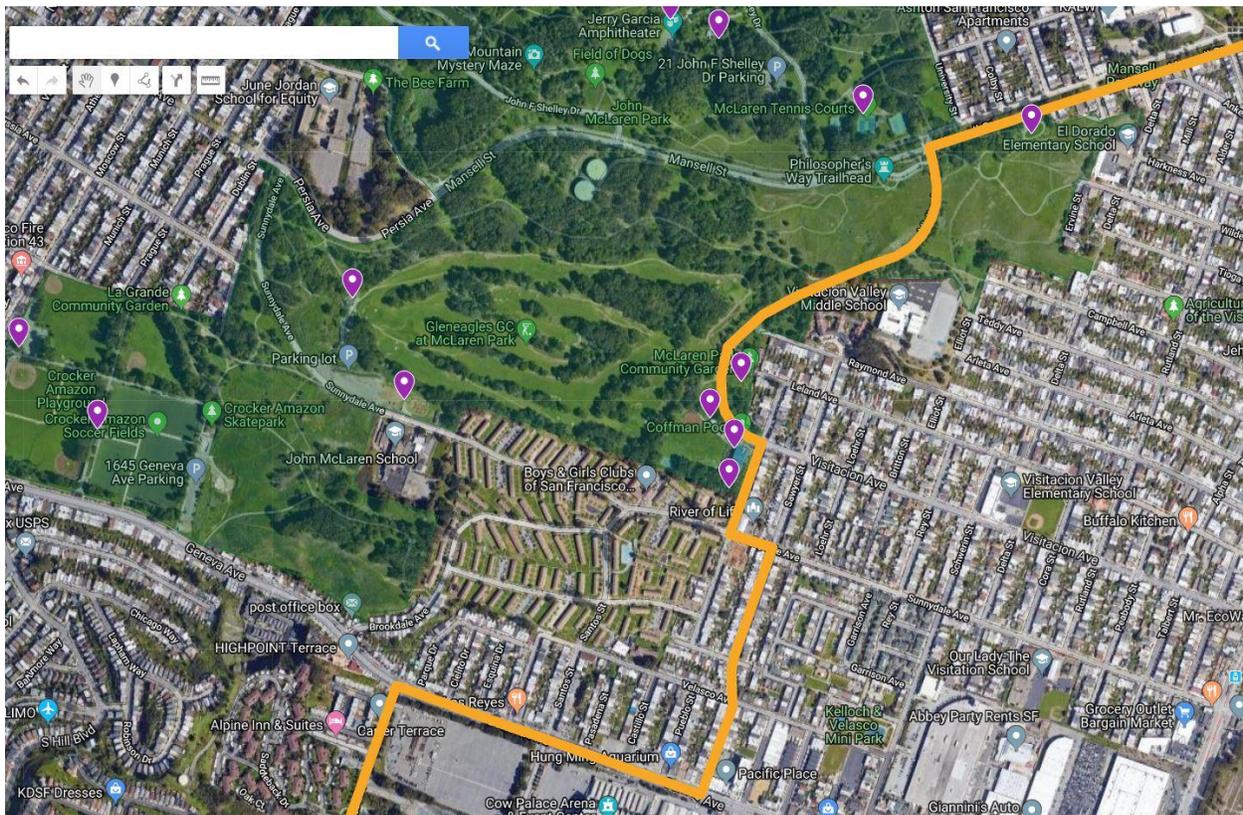


Figure 3: Alignment of planned PG&E transmission line in vicinity of McLaren Park

### Purchase and Sale Agreement / Easement

A Purchase and Sale Agreement between PG&E and the City will codify the terms for an easement reserved for the exclusive use of PG&E to construct, maintain, and operate the portion of the Cable Project underneath a portion of Visitacion Avenue and a portion of Mansell Street under McLaren Park.

The terms of the agreement include:

- Exclusive easement purchase price: \$840,000 to be paid to RPD upon execution of the Purchase and Sale Agreement (PSA) and used for pedestrian and related safety improvements along Visitacion Avenue.
- Upon installation of the Cable Project, PG&E shall repave the roadway at its full width in accordance with Public Works' Minimum Infrastructure and Roadway Requirements (<https://sfpublicworks.org/services/acceptance>) on Visitacion Avenue from Hahn Street to Mansell Street, on the westbound portion of Mansell Street from Visitacion Avenue

to University Street, as well as the Visitacion Ave/Mansell Street intersection and the Visitacion Valley Middle School “turnaround” from Visitacion Ave to the eastern curb of the turnaround.

- This agreement is dependent on the execution of a separate property transaction where PG&E will decommission their Transmission Tower at 5000 Hunters Point Boulevard and transfer property to RPD, subject to the Recreation and Park Commission and City approvals.

### **Environmental Review**

The Egbert Switching Station Project, which includes the Cable Project, underwent extensive environmental review. The Final Environmental Impact Report (FEIR) for the Egbert Switching Station Project was released on December 23, 2019.

The California Public Utilities Commission (CPUC) granted PG&E a Certificate of Public Conveyance and Necessity (CPNC) authorizing the construction of the Egbert Switching Station Project on June 25, 2020.

### **Community Process**

A community process was conducted as part of the EIR for the project. One public scoping meeting was held on December 3, 2018 in Brisbane, CA. On May 15, and June 21, 2019, California Public Utilities Commission (CPUC) held follow- up consultation meetings with CPUC, PG&E, City and County of San Francisco and Mercy Housing. A notice of availability of the Draft EIR was sent to property owners and occupants on or adjacent to the project site at the time of the Draft EIR was released.

RPD has conducted community outreach for Vis Ave Safety Project, but not for the easement.

### **Staff Recommendation**

Staff recommends that the Commission recommend that the Board of Supervisors approve a resolution that sets the terms and fee of \$840,000 for the execution of the easement for PG&E and installation of a high voltage transmission line to Pacific Gas & Electric (PG&E) in John McLaren Park under Visitacion Avenue and Mansell Street.

### **Supported By:**

PG&E

### **Opposed By:**

No known opposition