MINUTE ITEM
This Calendar Item No. C34 was approved as Minute Item No. 34 by the California State Lands Commission by a vote of 3 to 0 at its 12-16-02 meeting.

CALENDAR ITEM
C34

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12/16/02
PRC 6827.1
N. Smith

APPROVAL OF ADDENDUM NO. 15 TO MASTER LEASE PRC NO. 6827.1

LESSEE:

Pacific Gas and Electric Company
245 Market Street
San Francisco, CA 94177

BACKGROUND:

At its April 25, 1985, meeting, the California State Lands Commission approved the issuance of Master Lease PRC 6827.1 (Minute Item No. 4) to Pacific Gas and Electric Company (PG&E) for various electric transmission facilities, 60kV and greater, throughout California.

The master lease provides that the lease may be amended by a series of addendums for the purpose of adding to and deleting from the lease the parcels of State land necessary for the purpose covered under the lease. All other terms and conditions of the lease shall remain in effect without amendment.

CURRENT SITUTATION:

PG&E proposes to construct three new 115kV transmission lines which include, one power pole with conductors, on and across sovereign land the State acquired from Santa Clara County Flood Control and Water District, April 25, 1969, along Highway 237 at Guadalupe River in north San Jose, Santa Clara County. This proposed project is necessary to meet the load growth expected to occur in the north San Jose area.

LEASE TERM:

30 years, beginning May 1, 1985.

CONSIDERATION:

$70,424 per year, with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the uplands adjoining the lease premises.

2. Under the United States Bankruptcy Court Case No. 01-30923 DM filed July 21, 2001, the Court approved the Notice of Entry of Order Regarding Motion for Authorization to Settle Post Petition Third Party Claims in the Ordinary Course of Business which authorizes Pacific Gas and Electric Company to continue their operations.

3. A Mitigated Negative Declaration and Mitigation Monitoring Program were prepared and adopted for this project by the California Public Utilities Commission. The California State Lands Commission's staff has reviewed such documents.

4. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. However, the Commission has declared that all tide and submerged lands are "significant" by nature of their public ownership (as opposed to "environmentally significant"). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code sections 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by Title 2, California Code of Regulations, section 2954 is not applicable.

APPROVALS OBTAINED:

California Public Uitilities Commission, Department of Fish and Game, Santa Clara Valley Water District and Santa Clara Valley Transportation Authority.

EXHIBITS:

A. Site and Location Map
B. Mitigation Monitoring Program

PERMIT STREAMLINING ACT DEADLINE:

2/07/03

RECOMMENDED ACTION:
IT IS RECOMMENDED THAT THE COMMISSION:

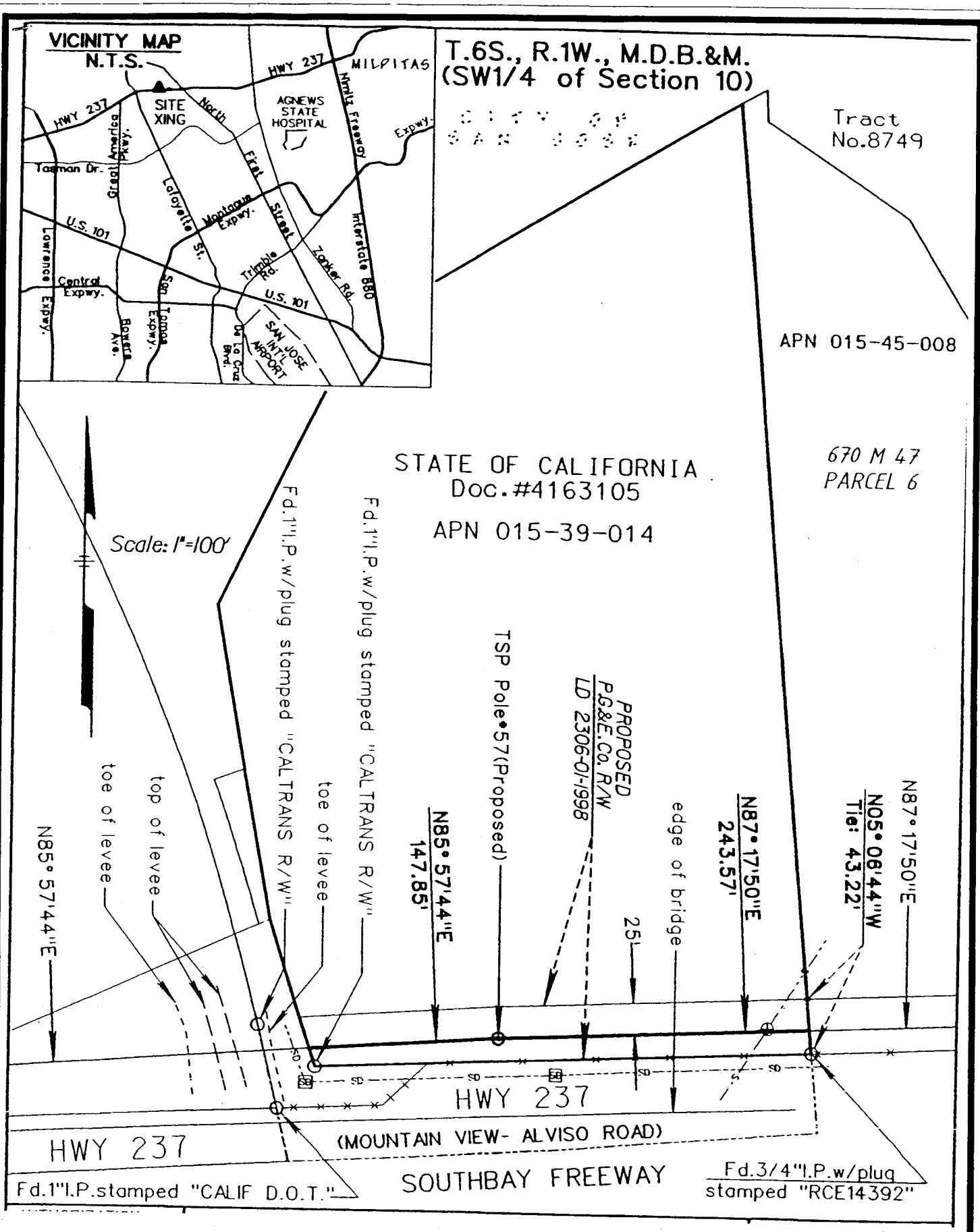
CEQA FINDING:

FIND THAT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED IN EXHIBIT B, ATTACHED HERETO.

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 6827.1, A GENERAL LEASE – RIGHT OF WAY USE, OF LANDS SHOWN ON EXHIBIT A, ATTACHED, AND BY THIS REFERENCE MADE A PART HEREOF, EFFECTIVE DECEMBER 10, 2002, FOR CONSTRUCTION OF THREE 115kV TRANSMISSION LINES, WITH ONE POLE AND CONDUCTORS ALONG HIGHWAY 237 AT GUADLAUPE RIVER, SANTA CLARA COUNTY; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by Lessee or other parties, and is not intended to be, nor shall it be construed as a waiver or limitation of any state interest in the subject or any other property.

EXHIBIT A
WP 6827

NORTH SAN JOSE CAPACITY PROJECT
LEAD AGENCY MITIGATION MEASURES AND MITIGATION MONITORING REQUIREMENTS

Mitigation

Water

Impact: Construction activities have the potential to create silt that could be deposited in storm drains and on road surfaces if rain occurs during the construction period.

Mitigation Measure: The following mitigation measure would reduce the potential impact of surface water discharge to a less-than-significant level.

Mitigation Measure IV.c-1. If construction is scheduled during the rainy season, PG&E shall employ best construction management practices to prevent discharges of silt and other substances from construction into storm drains. PG&E shall develop and implement a plan to control excavated soils and runoff, specifying practices such as the use of detention basins, straw bales, silt fences or other deterrents, and site clean-up procedures and practices to minimize contact of construction materials with stormwater. PG&E shall file a copy of the plan with the CPUC for review and final approval and shall certify compliance with this measure in progress reports to the CPUC.

Mitigation

Noise

Impact: Construction activities have the potential to generate noise that affects nearby residents.

Mitigation Measure: The following mitigation measures would reduce the potential noise impacts to a less-than-significant level:

Mitigation Measure X.a-1: To reduce the construction noise effects, PG&E shall ensure that noisy construction activities at the substation site and near residences along the power line route shall be limited to, as much as practicable, the least noise-sensitive times of day and week (e.g., 7:00 a.m. to 6:00 p.m., Monday through Friday, not including federal holidays, in residential areas), unless there are overriding traffic and/or power interruption concerns.

If such activities occur, PG&E shall notify the CPUC project manager of noisy construction activities in residential areas outside the aforementioned hours within seven days. Written

variances for *Mitigation Measure Xa-1* may be required if such activities outside the agreed upon hours are disturbing residences near PG&E construction activities.

*Mitigation Measure X.*a-2: If concerns are raised about potential vibration from project construction, PG&E shall respond by informing those individuals about the nature, locations and schedule of construction, and by minimizing vibration-causing construction activities to the extent practicable.

Monitoring Action: PG&E shall monitor activities at the site and document compliance with measures X.a-1 and X.a-2.

PG&E shall provide the CPUC mitigation monitor with documentation of compliance actions in regular progress reports.

PG&E shall inform CPUC of such concerns raised by the public and of PG&E actions in response.

Mitigation

Biological Resources

Impact: Construction activities have the potential to directly impact burrowing owls or their nests and nesting raptors.

Mitigation Measure: The following mitigation measures would reduce the potential adverse impacts to burrowing owls and nesting raptors to a less-than-significant level:

Mitigation Measure VII-a: To avoid direct impact to any burrowing owl or nest, conduct a pre-construction survey no more than 30 days prior to construction according to the Burrowing Owl Survey Protocol and Mitigation Guidelines (Burrowing Owl Consortium 1993). If owls are found to be using the site and avoidance is not feasible, a passive relocation effort (displacing the owls from the site) may be conducted, subject to the approval of the California Department of Fish and Game (CDFG).

For habitat losses, other project sites within the San Jose Urban Service Area have mitigated for impacts by applying a 1:1 acreage replacement ratio, i.e., off-site purchase of land, as compensation for the impact of replacing or providing substitute resources or environments (Guidelines, Section 15370). This type of mitigation is currently seen as less effective than City-wide conservation planning; the plan currently under development by the city will more equitably and logically acquire and allocate conservation land.

Participation by PG&E in the city plan would likely involve paying a fee based on the vacant land acreage to be developed. No specific participation fee has been proposed at this time. It appears that the fee would be considerably less than the cost of purchasing replacement habitat. PG&E would be considered to have mitigated the impacts on

burrowing owl habitat with a payment to this program of a per acre fee based on the entire acreage of the site. PG&E participation in the plan, when promulgated in 1999, would constitute full mitigation under CEQA for impacts to burrowing owls. Alternatively, if the city plan is not promulgated in a timely manner, or if PG&E elects not to participate in the plan, PG&E would carry out the following mitigation measures:

Mitigation Measure VII-a-1: PG&E will assess the amount of burrowing owl foraging and/or nesting habitat that could be impacted by construction. The acreage involved will be reported to CDFG. All foraging and nesting habitat that could be lost due to construction activity will be mitigated at a 1:1 ratio with either the purchase of habitat credits or the purchase of offsite mitigation land.

Monitoring Action:	PG&E shall monitor activities at the site and document compliance with measure VII-a-1. PG&E shall certify compliance with this measure in scheduled progress reports to the CPUC.
Responsibility:	PG&E shall submit a copy of the pre-construction survey report and ensure compliance with those recommendations.
Timing:	Before on-site work begins, PG&E shall provide the CPUC mitigation monitor with verification that a pre-construction survey has been completed.

Mitigation Measure VII-b: Prior to the breeding season and project construction, a survey will be conducted in areas containing suitable raptor and sensitive bird habitat. Should an occupied nest be detected, the project proponent will consult with the CDFG to determine an appropriate means for reducing impacts to nesting birds. Suitable measures to avoid impacts could include creation of a 250-foot buffer zone and avoidance of potentially disturbing activities until nestlings have left the site, but could include additional measures. Removal of any raptor nests will be reviewed with the CDFG.

Monitoring action:	PG&E shall monitor activities at the site and document compliance with measure VII-b. PG&E shall certify compliance with this measure in scheduled progress reports to the CPUC.
Responsibility:	PG&E shall submit a copy of the pre-construction survey report and ensure compliance with those recommendations.
Timing:	Before on-site work begins, PG&E shall provide the CPUC mitigation monitor with verification that a pre-construction survey has been completed.

Summary of Mitigation Measures, Proposed by PG&E as a Part of the Project, North San Jose Capacity Project

Impact	Mitigation
AIR QUALITY	
Training	All personnel working on the project will be trained prior to starting work on methods for minimizing air quality impacts during construction.
Fugitive Dust	Hydroseed or non-toxic soil stabilizers will be applied to all previously graded areas of construction that are inactive for ten days or more.
	Under dry conditions, all construction areas, unpaved access roads, and staging areas will be watered twice daily, or soil stabilizers will be applied.
	Sandbags or other erosion control measures will be installed to prevent silt runoff to public roadways.
	All trucks hauling soil and other loose material will be covered or have at least two feet of freeboard.
	Construction vehicles will use paved roads to access the construction site wherever possible.
	Vehicle speeds will be limited to 15 mph on unpaved roads and construction areas, or as required to control dust.
	Public streets will be cleaned daily with water sweepers if soil is deposited by project activities.
	All paved access roads, parking areas and staging areas will be swept daily with water sweepers.
	Exposed stockpiles of soil and other excavated materials will be enclosed, covered, watered, or applied with soil binders, as appropriate.
	Vegetation will be replanted in disturbed areas as quickly as possible following the completion of construction.
Emissions from Construction Vehicles and Equipment	Carpooling will be encouraged among construction workers through contractor bid specifications and project orientation training for workers.
	Vehicles used in construction activities will be tuned per the manufacturer's recommended maintenance schedule, or at least annually thereafter.
	Vehicle idling time will be minimized (e.g., five minutes maximum).
	PG&E will employ its standard practices during operations such as minimizing vehicle trips, and keeping vehicles and equipment well maintained.

Impact	Mitigation
BIOLOGICAL RESOURCES	
Training	All construction personnel working on the project will be trained prior to starting work on methods of minimizing impacts to wildlife and vegetation during construction. Although no impacts to wetlands are expected, workers will be constructing around and over wetland areas; therefore training will also include methods for avoiding impacts to wetlands. Instruction will be ongoing and an educational brochure that explains approved environmental protection measures will be developed in conjunction with the environmental education program.
Vegetation	Areas temporarily impacted during construction of the project will be revegetated. Trees requiring removal to provide conductor clearance will be replaced on-site with lower growing species in accordance with the San Jose Redevelopment Agency's landscape plan for Zanker Road.
Rare Plants	Following the completion of preconstruction surveys, if it is determined that special status plant species occur within the project area, PG&E will modify the project so as to avoid impacts to identified species. If identified special status plant species cannot be avoided, PG&E will: • modify the project so as to minimize impacts to identified species, • acquire suitable habitat for identified species within the vicinity of the project, • develop a long-term habitat enhancement plan for identified species, and • monitor the implementation of and compliance with these mitigation measures.
Burrowing Owls	PG&E will conduct pre-construction surveys for burrowing owls in accordance with CDFG guidelines and federal requirements. Surveys will be performed by a qualified biologist(s) prior to breeding season (before February 1), and no more than 30 days before the start of construction. Areas along the route where burrowing owls have been observed, or areas with mounds, berm, or other suitable ground nesting locations will be surveyed.
	PG&E will assess the amount of burrowing owl foraging and/or nesting habitat that could be impacted by construction. The acreage involved will be reported to CDFG.
	All foraging and nesting habitat that could be lost due to construction activities will be calculated and reported to CDFG. This acreage will be mitigated at a 1:1 ratio with either the purchase of habitat credits or the purchase of offsite mitigation land.
	If construction activities occur during the owl breeding season, and if burrowing owls are observed on or within 250 feet of a project site during preconstruction surveys, a 250-foot protective buffer will be established with the placement of a barrier fence. The fence will remain in place for the duration of the breeding season. The fence integrity will be monitored by a qualified biologist.
	Based upon pre-construction surveys, PG&E will provide a biological monitor in areas where potential impacts to burrowing owls could occur. A

Impact	Mitigation
	qualified biologist will monitor for the movement of burrowing owls into the construction zone.
Temporary Loss of Wildlife Habitat	Vegetation clearing for construction will be kept to a minimum.
	In consultation with SCVTA, project impacts within the SCVTA mitigation area could be mitigated by habitat enhancement onsite. Such mitigation may include, but not be limited to, creation of wildlife habitat by successful plant establishment, or habitat replacement offsite. It is anticipated that the placement of one pole within the mitigation area will involve approximately 20 square feet.
Raptors/Migratory Birds	Before the spring breeding season (and prior to start of construction) surveys in construction areas containing suitable habitat for sensitive raptors will be performed. CDFG will review and approve the survey findings.
	If an active raptor nest is found during the preconstruction survey, a buffer of 250 feet will be maintained.
	In the event that a nesting raptor is found within the project area, a qualified biological monitor will be provided by PG&E. The monitor will remain onsite during construction activities to ensure no nest abandonment occurs.
	In the event of a nesting raptor, CDFG will provide authorization for nest removal after the young have been observed foraging.
Cliff Swallow and Barn Owl	A preconstruction survey will be conducted no more than 30 days before the start of construction.
	Any nest that is found in a preconstruction survey that could be disrupted by the proposed work will be removed before February 15 (i.e., before the swallow colony returns to the nesting site). Once the birds return, removal will be repeated at a frequency necessary to prevent nest completion or until project construction is required.
	Permits will be obtained to destroy occupied nests. Swallow nests that are intact are assumed to be occupied. To remove or to destroy such a nest between February 15 and August 31 requires a permit from USFWS. Any eggs removed from nests will be taken to a wildlife rescue group in the Santa Clara County region.
Tree Trimming/Removal	If active nests of sensitive bird species or raptors are observed in urban trees during preconstruction surveys, the USFWS and CDFG will be notified, and PG&E will coordinate avoidance and/or mitigation measures developed with the agencies as appropriate.
	Trees and shrubs will be replanted as specified above under "Vegetation."
Electrocution	Power line design will be "raptor safe" to minimize or eliminate raptor electrocution according to APLIC 1996 guidelines.

Impact	Mitigation
Predation	Impacts of predation of wildlife in general are estimated to be insignificant with the implementation of mitigation measures. Impacts of predation on burrowing owls could be reduced to less than significant. Mitigation measures could include, but not be limited to, the use of nixalite to discourage perching raptors, installation of artificial burrows to provide increased escape cover, and habitat enhancement developed in conjunction with the resource agencies.
CULTURAL RESOURCES	
Training	Prior to the initiation of construction of ground disturbing activities, all construction personnel will receive environmental training. This training will include discussion of the possibility of buried cultural remains, and the procedure, detailed below, that is to be followed if buried cultural remains are encountered during construction.
Archeological Resources	Prior to the initiation of construction or ground disturbing activities for Nortech substation site, subsurface exploration will be conducted to determine the presence or absence of buried site deposits. Should a buried, subsurface archaeological deposit be encountered, further research will be conducted to determine the depth, size, integrity and potential eligibility of the site for the California or National Register of Historic Places.
	During construction and operations, personnel and equipment will be restricted to areas surveyed for archaeological resources.
	If project plans change to include unsurveyed areas, additional archaeological surveys will be conducted.
Cultural and Historic Resources	If buried cultural materials, including prehistoric and historic resources, are discovered within the project area: 1. Work in the immediate area of the find will be halted. 2. PG&E's archaeologist will be notified. 3. PG&E's archaeologist will identify the find, then make the necessary plans for treatment of the find. 4. PG&E's archaeologist will evaluate the find and if it is found to be "important" per CEQA (Appendix K), determine appropriate mitigation measures.
Human Remains	If buried human remains are encountered during construction: 1. Work will halt in that area. 2. PG&E's archaeologist and the coroner will be immediately notified. 3. If the remains are determined to be Native American, then the Native American Heritage Commission (NAHC) will be notified within 24 hours as required by public resources code 5097. The NAHC will notify designated Most Likely Descendants who will provide recommendations for the treatment of the remains within 24 hours. The NAHC will mediate any disputes regarding treatment of remains.
ENERGY AND UTILITIES	
Overhead Utilities	Representatives from all aerial utilities crossed by the project will be requested to be on-site for monitoring during construction.
	Where the project crosses or is adjacent to live, overhead electric lines, signs

Impact	Mitigation
	will be installed warning equipment operators of the presence of the line.
	PG&E will locate poles and conductors at a safe distance from intersecting transmission line structures, conductors, and telephone wires in accordance with the distances specified in the California Public Utilities Commission (CPUC) General Order No. 95.
De-energization of Lafayette Street Distribution Line	PG&E will work with the City of Santa Clara's Electric Utilities Department to temporarily de-energize the distribution line along Lafayette Street during construction. The following actions will be taken to minimize service interruptions along this section of the Kifer – Nortech power line route: 1. Where feasible, customers will receive electric service from alternate sources. 2. Temporary distribution connections and construction will be implemented to maintain service during construction. 3. Sections of the distribution lines will be isolated with temporary switches that will interrupt service to the least number of customers. 4. If an unavoidable outage is anticipated, affected residents and businesses will be notified of the outage by personal contact—either by phone or by a notice posted on the door of the residence or business.
Underground Utilities and Potential Service Disruption	During construction, before any ground disturbance occurs, Underground Service Alert (USA) will be contacted to verify the location of existing underground utilities, in order to ensure that they are avoided.
	PG&E's distribution gas lines will be located by PG&E technicians.
	Representatives from non-PG&E underground utilities will be notified in advance of construction that construction will be occurring near their lines.
	The location of non-PG&E utilities will be provided by representatives from the utility.
	Representatives from all buried utilities crossed by the project will be requested to be on-site for monitoring during construction.
GEOLOGY, SOILS, AND PALEONTOLOGY	
Flooding Potential from Subsidence	To avoid potential flooding, the Nortech Substation site will be raised to an elevation of approximately six feet with 20,000 cubic feet of engineered fill. This will reduce or eliminate potential tidal flooding increased by ground subsidence.
Soft or Loose Soils and High Water Table	Casing, sheet piling, or other construction measures appropriate for running sands and soft clay and silt will be implemented where necessary during construction of equipment foundations at the substation site.
	Timber mass will be used, if needed, for construction equipment access over saturated soils.
	Over-excavated and replacement of near-surface soft or loose soils will be implemented where necessary to eliminate or minimize impacts from settlement.
	Ground improvement or deep footings (piers or piles) will be used where

Impact	Mitigation
	determined as necessary by design-level geotechnical investigations.
Expansive Soils	The presence of expansive soils at the substation site will be evaluated in the design-level geotechnical investigations.
	Over-excavation and replacement with engineered fill or other ground treatment will be implemented where necessary to eliminate or minimize impacts from expansive soils.
Contaminated Soils	If contamination is suspected in a construction area because of information reviewed in regulatory agency files or other documents, then soil will be tested as needed prior to drilling (see Section 9: Hydrology and Water Quality). Chemicals will be analyzed that are suspected to be present (e.g., petroleum products at a gas station) and results evaluated to assure that work can proceed safely and in a manner that is protective of the environment. If soil is found to be degraded to the extent that worker exposure is a potential concern, then workers will follow a Health and Safety Plan prepared in accordance with OSHA 29 CFR 1910.120.
Erosion	Standard measures will be followed during construction to protect surface water, where needed. These measures may include placing straw bales or silt fences. Dust control practices will be implemented if needed.
Paleontology	A qualified paleontological monitor will be on site at the substation site during any earth moving activities that penetrate the ground surface to a depth greater than six feet.
	The paleontological monitor will examine the soil or rock periodically for microfossils by wet or dry screening. If important fossil remains are found as a result of screening, samples of sufficient size to generate a representation of the organisms preserved will be collected and processed.
	If significant large fossil remains are uncovered during earth-moving activities the paleontological monitor will divert earth-moving equipment away from the site until he or she has examined the remains to determine if they are significant. At the monitor's discretion, on-site construction equipment may be employed to assist in the removal of fossil remains to reduce any delay in construction.
	Fossils recovered from the field or by processing will be prepared, identified, and along with the accompanying field notes, maps, and photographs, accessioned into the collections of the Museum of Paleontology, University of California, Berkeley.
Strong Ground Shaking	The effects of potential strong ground shaking will be evaluated in the design, selection, and anchoring or equipment and structures.
	Flexible bus connections and extra slack in underground cables will be provided to accommodate differential motions.
	Equipment for the substation will be purchased using the seismic qualification requirements in IEEE 693.
Liquefaction	A site-specific assessment will be conducted to determine the presence or absence of liquefiable deposits beneath the substation site and, if present, whether liquefaction will lead to unacceptable levels of permanent ground

Impact	Mitigation
	deformation. Mitigation to prevent liquefaction-related hazards will include design-level geotechnical investigations, including test borings at selected locations and analysis of existing data to analyze the possibility of liquefaction, and to provide input for engineering design to mitigate the effects where needed. If required, pile foundations or ground improvement of liquefiable zone, flexible bus connections, and/or extra slack in underground cables will be incorporated to allow ground deformations without damage.
HYDROLOGY AND WATER QUALITY	
Surface Water Quality	Standard measures will be followed during construction to protect surface water, where needed. These measures may include placing straw bales or silt fences.
Groundwater	The RWQCB guidelines, or an equivalent protective procedure approved by the RWQCB, will be followed for power line poles built on piles in landfills. This may involve installing a conductor casing outside of the piles to seal off the shallow contaminated zone or other equivalent method.
	If drilled piers are needed in areas with shallow contamination, soil cuttings and dewatering fluids will be tested and disposed of in accordance with federal, state, and local regulations.
	If groundwater is pumped during subsurface construction, it will be discharged in compliance with the *San Francisco Bay Basin Water Quality Control Plan* (SFRWQCB, June 21, 995).
	If groundwater quality is found to be degraded during pre-construction testing, the San Francisco RWQCB will be contacted to evaluate if it can be discharged to a local storm drain.
	If the water cannot be released directly to a storm drain, the San Jose Wastewater Pollution Control Plant (WPCP) will be contacted to evaluate if it can be discharged to the sanitary sewer for treatment at the WPCP.
	If the water cannot go to the sanitary sewer without pretreatment, then it will be pretreated as needed with a mobile treatment unit and discharged to the sanitary sewer for final treatment by the WPCP. Treatment may include carbon filtration or other methods, depending on the contaminants present and the required level of pretreatment.
	If contamination is suspected in a construction area because of information reviewed in regulatory agency files or other documents, then soil and groundwater will be tested as needed prior to drilling.
	Chemicals will be analyzed that are suspected to be present (e.g., petroleum products at a gas station) and results evaluated to assure that work can proceed safely and in a manner that is protective of the environment. If groundwater or soil are found to be degraded to the extent that worker exposure is a potential concern, then workers will follow a Health and Safety Plan prepared in accordance with OSHA 29 CFR 1910.120.
Surface Water Quality	Standard measures will be followed during construction to protect surface water, where needed. These measures may include placing straw bales or silt fences.

Impact	Mitigation
Flooding	To provide a measure of safety during potential periods of flooding during operations, the site will be engineered to provide a safe work environment at all times. Electrical equipment will be located at elevations that are expected to provide continuous, safe operation even during 100-year flood.
Training	Workers may wear personal protective gear and public access to the construction area may area be temporarily restricted during excavation or drilling activities. Work will be completed in compliance with applicable federal, state, and local regulations.
LAND USE	
Property Owner Notification	At least two weeks prior to constructing the substation and power lines, PG&E will give advance notice of the construction and anticipated disturbances to property owners, businesses, and residents potentially affected by construction activities. PG&E will provide this notice by: (1) posting bulletins in neighborhoods that would be affected by construction activities; and (2) publishing notices in local newspaper.
Public Affairs	PG&E will appoint a public affairs representative to act as the public liaison or point of contact before, during, and after constructing the proposed project. The representative will be available to discuss public concerns or questions. Procedures for reaching the public affairs representative via telephone or in person will be included in notices distributed to the public as stated above.
NOISE	
Construction Noise	As indicated in the Noise Element of San Jose and Santa Clara, use of available noise suppression techniques will be employed. In order to minimize the impact of construction noise on nearby residences and offices, the contractor will shield compressors and other small stationary equipment, use "quiet" equipment, and face equipment exhaust away from noise sensitive buildings.
	The contractor will route truck traffic away from noise sensitive buildings. In cases where construction will occur within 100 feet of residences or businesses, particularly if these buildings will be exposed to construction noise for more than one day, it may be necessary to use temporary sound barriers or sound curtains to minimize the noise intrusion into these buildings. These methods may be necessary particularly if the other noise reduction methods are not effective or possible.
Operations Noise	Operation of the transformers at reduced load at night will occur in order to meet the City of San Jose Noise Ordinance and long-term goal of the General Plan at the property line.
PUBLIC HEALTH AND SAFETY	
Electric and Magnetic Fields (EMF)	Poles will be installed at a clearance to reduce EMF strength at ground level.
	The phasing on the Trimble – Nortech 115 kV power line will be arranged for minimum magnetic field at the edge of the right-of-way. The phasing will be CBA (top, middle, bottom) to cross-phase with the phasing on the Newark – Trimble 115 kV power line.
	The equipment spacing within the substation area will be compacted. As a