Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Old Moccasin Powerhouse Hazard Mitigation

Lead Agency: City and County of San Francisco | Contact Person: Timothy Johnston

Mailing Address: 49 South Van Ness Avenue, Suite 1400 | Phone: 628.652.7569

City: San Francisco | Zip: 94103 | County: San Francisco

Project Location: County: Tuolumne | City/Nearest Community: Moccasin

Cross Streets: Moccasin Road / State Route 49 | Zip Code: 95347

Longitude/Latitude (degrees, minutes and seconds): 37 ° 48 ′ 36 ″ N / -120 ° 17 ′ 59 ″ W Total Acres: 1.3

Assessor's Parcel No.: 057-070-003 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: State Route 49, State Route 120 | Waterways: Moccasin Reservoir, Moccasin Creek

Airports: None | Railways: None | Schools: None

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☐ Mit Neg Dec ☐ Other: | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: project approval

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: demolition

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☐ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Energy, Wildfire, Shadow, Wind

Present Land Use/Zoning/General Plan Designation:

Public District

Project Description: *(please use a separate page if necessary)*

The project site encompasses approximately 1.3 acres and is located in the rural unincorporated town of Moccasin (Moccasin) near the junction of State Route 49 and State Route 120, about eight miles east of the Town of Groveland in Tuolumne County. The San Francisco Public Utilities Commission (SFPUC) proposes the demolition of the Old Moccasin Powerhouse due to on-going structural deficiencies and the presence of hazardous materials. These combined factors present a potential risk to public health and the environment in the event of a structural failure, which could result in debris becoming airborne and entering nearby water sources such as the adjacent Moccasin reservoir and Moccasin Creek. Site preparation and hazards abatement would occur prior to demolition. During the demolition, the structure would be removed, the basement filled and site leveled. Site restoration would include site cleanup and placement of compacted gravel at the site. Project demolition and site restoration would occur over a six-month period and may begin as early as 2028.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 10		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Tuolumne County Air Pollution Control District
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date June 10, 2026 Ending Date July 10, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Woodard & Curran
Address: 95 3rd Street
City/State/Zip: San Francisco, CA 94103
Contact: Sally Johnson
Phone: 858.875.7427

Applicant: Sue Chau, SFPUC
Address: 525 Golden Gate Avenue, 11th Floor
City/State/Zip: San Francisco, CA 94102
Phone: 415.554.3238

Signature of Lead Agency Representative: Timothy Johnston **Date:** 6/4/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.