San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PUBLIC NOTICE

NOTICE OF AVAILABILITY OF A NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

PROJECT INFORMATION

Date:	June 10, 2026
Project Title:	***Old Moccasin Powerhouse Hazard Mitigation Project***
Project Address:	1 Lakeshore Drive, Moccasin, CA 95347
Case No.:	2022-010389ENV
Zoning District(s):	Public District
County:	Tuolumne
Project Sponsor:	San Francisco Public Utilities Commission, Sue Chau; 415.554.3238
EIR Coordinator:	Timothy Johnston; 628.642.7569 Timothy.johnston@sfgov.org

WRITTEN COMMENTS

Planner:	Timothy Johnston
Via Mail:	49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103
Via Email:	Timothy.johnston@sfgov.org From June 10, 2026, to 5 p.m. on July 10, 2026

The San Francisco Planning Department has issued a notice of preparation of an environmental impact report (EIR) in connection with this project. Next, the department will begin preparation of an EIR as required by the California Environmental Quality Act (CEQA). The department welcomes your comments regarding the scope of the EIR. Refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

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.

Purpose of Notice

The planning department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project.

Preparation of a notice of preparation or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

You are not required to take any action. If you wish to comment on the scope of the EIR, you may do so in either or both of the following ways:

Written comments will be accepted until 5:00 p.m. on July 10, 2026. Written comments should be sent to Timothy Johnston, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to timothy.johnston@sfgov.org and should reference the project title and case number on the front of this notice.

The notice of preparation and other project-related materials are available here: sfplanning.org/sfceqadocs. You may also request a paper copy or electronic copy (on a flash drive) of the notice of preparation by contacting Timothy Johnston (see above).

General Information about Procedures

Members of the public are not required to provide personal identifying information when they communicate with San Francisco Planning Commission or staff. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

Date: **6/10/2026**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **1 Lakeshore Drive, Moccasin, CA 95347 (2022-010389ENV)**. The other side of this page describes the environmental review process under state law. You may provide comments by **7/10/2026** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, Filipino, or Vietnamese, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 1 Lakeshore Drive, Moccasin, CA 95347 (2022-010389ENV) 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **7/10/2026** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。

請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **1 Lakeshore Drive, Moccasin, CA 95347 (2022-010389ENV).** Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **7/10/2026** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

Pinag-aaralan ng Kagawaran ng Pagpaplano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **1 Lakeshore Drive, Moccasin, CA 95347 (2022-010389ENV).** Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **7/10/2026** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpaplano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.

Sở Quy Hoạch San Francisco đang xem xét các tác động tiềm tàng đến môi trường của dự án và hoan nghênh ý kiến của bạn. Thông báo kèm theo liên quan đến một dự án nằm tại **1 Lakeshore Drive, Moccasin, CA 95347 (2022-010389ENV)**. Phía bên kia của trang này mô tả quy trình đánh giá môi trường theo luật tiểu bang. Bạn có thể cung cấp nhận xét bằng **7/10/2026** hoặc yêu cầu cập nhật dự án trong tương lai từ nhân viên liên hệ được nêu trong thông báo đính kèm.

Để nhận thông tin về thông báo này bằng tiếng Việt, vui lòng gọi số **628.652.7550**. Xin lưu ý rằng Sở Quy Hoạch cần ít nhất một ngày làm việc để phản hồi bất kỳ cuộc gọi nào.

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PUBLIC NOTICE

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Date:	June 10, 2026
Comment Deadline:	July 10, 2026
Case No.:	2022-010389ENV
Project Title:	Old Moccasin Powerhouse Hazard Mitigation Project
Project Address:	1 Lakeshore Drive, Moccasin, CA 95347, near the intersection of State Routes 49 and 120
Zoning:	Public District
County:	Tuolumne
Project Area:	1.3 acres
Staff Contact:	Timothy Johnston; (628) 652-7569 Timothy.Johnston@sfgov.org

Introduction

The San Francisco Planning Department (department) prepared this notice of preparation of an environmental impact report (EIR) in connection with the proposed Old Moccasin Powerhouse Hazard Mitigation Project (proposed project). The California Environmental Quality Act (CEQA) requires public agencies to evaluate environmental impacts prior to approving any project and to reduce those impacts to the degree feasible. The purpose of an EIR is to:

- provide information about potential significant physical environmental effects of a proposed project,
- identify possible ways to reduce the significant effects, and
- describe and analyze possible alternatives to the project that could reduce significant environmental effects.

This notice informs the public, responsible and trustee agencies, and interested parties that the department is preparing an EIR in compliance with CEQA and the State CEQA Guidelines. This notice describes the proposed project, the EIR process, and how to provide input on the environmental review. This notice also identifies environmental issues anticipated to be analyzed in the EIR. The comments received during the public scoping process will be considered during preparation of the EIR for this project.

This notice is available for public review on the department's website at sfplanning.org/sfceqadocs, at the San Francisco Permit Center's document viewing room on the second floor of 49 South Van Ness Avenue, San Francisco, CA 94103, and at the front office of the Hetch Hetchy Administrative Building, located at 1 Lakeshore Drive, Moccasin, California.

Project Overview

Project Location

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 majority of Moccasin is owned by the city and county of San Francisco and is managed by Hetch Hetchy Water and Power, a division of the San Francisco Public Utilities Commission (SFPUC). The Old Moccasin Powerhouse (powerhouse) building is roughly 50 feet east of Moccasin Reservoir and is located approximately 50 feet north of the newer operational powerhouse, as seen in Figure 1 and Figure 2.

FIGURE 1. Project Location

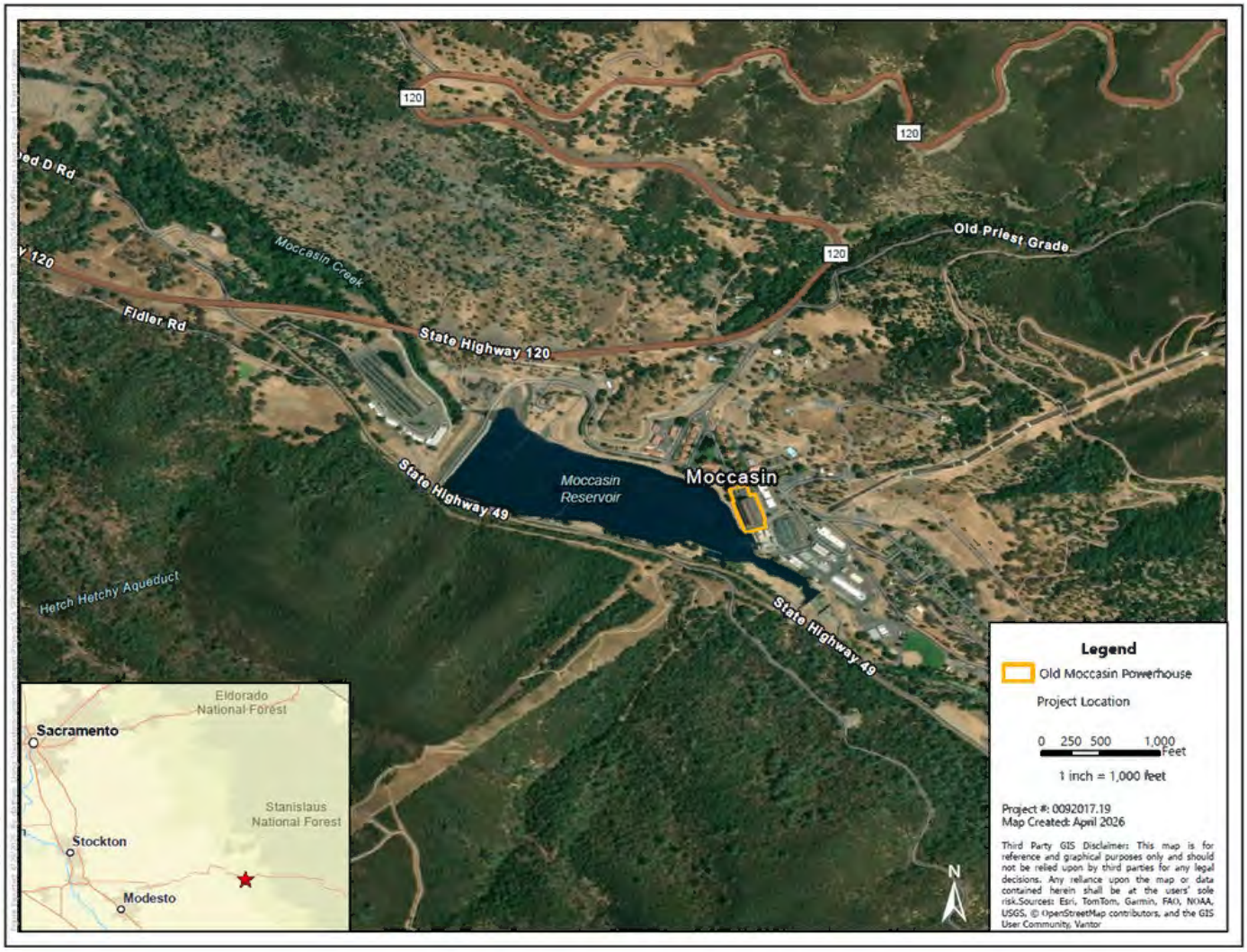


FIGURE 2. Project Boundaries



Project Background and Summary

The SFPUC proposes to demolish the 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.

The powerhouse was constructed in 1925 and operated as a hydropower generating facility until 1969, when it was replaced by the Moccasin Powerhouse (operational powerhouse). Severe cracks at the concrete foundations were reported in 1928, approximately three years after the completion of construction of the powerhouse.[1] Investigations into the concrete foundation occurred in the 1940s using monitoring equipment to determine the rate of concrete expansion; by 1946, the investigations confirmed the cause of the concrete deterioration was the result of volumetric expansion of concrete because of reactive aggregate and continued moisture.[2] The volumetric expansion of the concrete in the structure caused misalignment of powerhouse's turbines and eventually the SFPUC replaced the powerhouse. Generation of power at the powerhouse ceased in 1969 when the new operational powerhouse began operating.[3] Water intrusion into the basement and flooding has been an ongoing issue since the 1980s when the water level of the Moccasin reservoir was raised. As water levels change in the reservoir, so too do water levels in the basement, indicating a hydraulic connection between the two.[4]

In the early 1990's, the SFPUC prepared a structural rehabilitation study to examine reuse of the building as an office and storage facility. However, the study found that concrete distress, referred to as alkali-silica reactivity, had led to a loss of strength in the concrete and large cracks in the structure thereby compromising structural integrity over time.[5] The report concluded that alkali-silica reactivity has been caused by prolonged exposure to water from hydraulic turbine operation, flooding of the basement following decommissioning of the powerhouse, and water infiltration through the building envelope. The report further concluded that the lack of reinforcement in the turbine foundations and poorly built construction joints may have significantly contributed to the extent of the deterioration.[6]

The SFPUC prepared a nondestructive hazardous materials survey in July and October 2021, which supplemented a survey conducted in September 2011. This survey found that asbestos, lead-based paint, and other hazardous materials were present at the site.[7] Based on these findings and the long-documented structural deficiencies, the SFPUC began to explore alternatives to address potential liability from the failing structure. In 2022, the SFPUC sought an independent engineering opinion about the alkali-silica reactivity

1 Mott MacDonald, *Old Moccasin Powerhouse Concrete Independent Engineering Opinion*, January 2023.

2 Ibid.

3 Ibid.

4 Ibid.

5 Alkali-silica reactivity is a swelling reaction that occurs over time between the highly alkaline cement paste and the reactive amorphous (i.e., non-crystalline) silica found in many common aggregates, given sufficient moisture. This deleterious chemical reaction causes the expansion of the altered aggregate by the formation of a soluble and viscous gel of sodium silicate. The gel swells and increases in volume when absorbing water, exerting an expansive pressure inside the aggregate causing spalling and loss of strength of the concrete, eventually leading to its failure.

6 Mott MacDonald, *Old Moccasin Powerhouse Concrete Independent Engineering Opinion*, January 2023.

7 SCA Environmental, S*ummary Report: Bulk Asbestos, Lead-Based Paint and Hazardous Materials Survey Moccasin Power Plant Old Pump House*, Updated October 2021.

effects in the building's existing structural elements as well as the feasibility and longevity of possible alternatives at the site. The experts concluded that the service life of a retrofitted Old Moccasin Powerhouse building could be extended, but any resulting longevity of the building would remain uncertain due to the nature of alkali-silica reactivity.[8] The report provided a range of estimates for the residual life of the existing building structure. Depending on the type of structural retrofit pursued and the existing alkali-silica reactivity conditions at the time of project construction, the life expectancy of the building could range from 5 to 50 years.[9]

The Old Moccasin Powerhouse building contains numerous hazardous materials, including asbestos-containing materials, lead-based and lead-containing paint, polychlorinated biphenyls, mercury-containing lamps and thermostats, mold, and bird waste.[10] The SFPUC regards the powerhouse as a potential environmental hazard to the community and the adjacent reservoir due to the potential for collapse and presence of hazardous materials.

Due to the powerhouse's multiple structural and non-structural hazards, SFPUC proposes to demolish the building. Site preparation and hazards abatement would occur prior to the start of demolition and would include activities such as mobilization and abating or stabilizing hazards in advance of removing the structure. During the demolition and site restoration stage, the structure itself would be removed, basement filled and site leveled, and site restoration would include site cleanup and demobilization. The project would occur over the span of approximately six months.

Project Components

Site Preparation and Hazards Abatement

Site preparation and hazards abatement include activities that need to occur prior to building demolition. These activities include verification of existing underground utilities in the project area, cutting, capping or moving utilities to protect them during construction, setting up staging areas and safety fencing, and identification of hazards to protect workers and the surrounding area. Several planning documents would be prepared that would establish the requirements for demolition, including pre-demolition surveys. Site preparation would also include removal of two cypress trees adjacent to the structure, bracing and shoring sections of the structure, and pre-demolition abatement of hazardous materials such as lead-based paint and bird waste.

Demolition and Restoration

Demolition would generally start from the top of the structure and proceed down to the basement level. Following removal of the aboveground structure, the powerhouse and area approximately 10 feet around the perimeter of the exterior of the basement walls would be excavated to a depth of 4 feet below grade. Should hazardous waterproofing material be encountered on the exterior of the basement walls, additional excavation to depths up to 16 feet would be required to remove it. Demolition would be completed mechanically using a demolition excavator and demolition backhoe. Mechanical demolition would help to

8 Mott MacDonald, *Old Moccasin Powerhouse Concrete Independent Engineering Opinion*, December 2022.

9 Ibid

10 AECOM WRE, *Old Moccasin Powerhouse Hazard Mitigation – Needs Assessment Report,* February 2022.

contain hazardous materials within the project site and avoid the need for explosives. Pile shoring or other temporary excavation support system may be required along the west and south sides of the powerhouse.[11]

Following demolition and excavation, the basement and surrounding area would be filled to grade with new imported gravel, approved crushed concrete from demolition or imported Class II fill. If areas within the basement cannot be accessed to fill with compacted material, the basement would be filled with controlled density fill concrete.[12] Once filled, the site would be resurfaced with 2 feet of aggregate base and 6 inches of crushed stone. All excavated areas would be graded, compacted, and resurfaced to be level with the surrounding site.

Hazardous Materials and Waste Handling

Demolition of the powerhouse would produce various types of waste including hazardous waste, non-hazardous waste, and recyclable materials, all of which would be properly sorted and disposed of in accordance with local, state, and federal laws. Non-hazardous wastes expected to be produced during demolition include metals, masonry, carpet, drywall, glass, and salvaged building components. Non-hazardous waste would be recycled to the extent reasonable, to reduce the volume of waste disposed of at landfills. Hazardous materials present requiring abatement include asbestos-containing materials, serpentine soils, lead-based paint, lead-containing paint, polychlorinated biphenyls, mercury-containing lamps and thermostats, mold, and bird waste.

Reservoir Protection

The powerhouse is located less than 50 feet from Moccasin reservoir, a source of drinking water for the SFPUC. The reservoir is lowered periodically as part of standard reservoir management. Although the reservoir and basement are hydraulically connected, regular water quality testing at the reservoir shows no indication that contamination from the basement is currently leaching into the reservoir.[13] The reservoir would be protected from contamination associated with demolition of the powerhouse, by lowering reservoir levels and implementation of construction best management practices to control dust and prevent runoff.

Excavation, Hauling, and Truck Trips

Truck trips include transportation of materials (hauling), transportation of equipment, and worker trips. Approximately 8,000 cubic yards of soil and waste would be hauled offsite from demolition and approximately 13,000 cubic yards of fill material would be hauled onsite for filling and grading the site after demolition. Hauling this volume of materials for both waste removal and importing fill material would require approximately 4,200 one-way trips. Delivery and removal of construction equipment from the site would require approximately 36 one-way trips.

Demolition activities would typically require a crew of 10 workers per day. Half of these workers are assumed to be local (from within the surrounding 25 miles of the project site) and half are assumed to come from

11 AECOM WRE, *Old Moccasin Powerhouse Hazard Mitigation Conceptual Engineering Report*, January 2025.

12 Ibid.

13 San Francisco Public Utilities Commission, *2023 Annual Water Quality Report Moccasin Compound Water System,* https://ear.waterboards.ca.gov/Home/ViewCCR?PwsID=CA3810003&Year=2023&isCert=false, accessed February 25, 2026.

Sacramento, approximately 110 miles from the project site. Approximately 1,920 one-way worker trips would occur over the 6-month project schedule.

Project Schedule

Construction, including site preparation, hazardous materials abatement, demolition, and site restoration, is expected to take six months total. Construction activities would occur primarily during daytime hours from 7 a.m. to 7 p.m., five days per week on non-holiday weekdays (Monday through Friday). No work would be conducted on official holidays. Construction may start in 2028.

Required Project Approvals

Implementation of the proposed project would require approvals from state and local agencies. Because SFPUC has intergovernmental immunity from local zoning and building regulations under California Government Code Section 53091 et seq., certain local requirements may not apply. However, SFPUC would obtain all other regulatory approvals required for project implementation, including permits related to water quality and construction activities. A summary of anticipated approvals is provided below.

Actions by the San Francisco Planning Commission

- Certification of an EIR

Actions by the San Francisco Public Utilities Commission

- Approval of the project
- Adoption of findings under CEQA and a Mitigation Monitoring and Reporting Program

Tuolumne County Air Pollution Control District

- Notification of regulated demolition activities where asbestos is present

California Regional Water Quality Control Board Central Valley Region

- National Pollutant Discharge Elimination System Permit for Discharge to Surface Water
- General Waste Discharge Requirements for Discharges to Land with a Low Threat to Water Quality

California Department of Transportation

- Encroachment permit

Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. Therefore, the department will prepare an initial study and EIR to evaluate the physical environmental effects of the proposed project in accordance with CEQA, the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. The initial study will assess both project-specific and cumulative impacts for all topics in the department's initial study checklist and will identify which topics may show significant environmental impacts caused by construction or operation of the proposed project. The initial study will be published as an appendix to the draft EIR and will be part of the EIR. The EIR will further examine those topics identified in the initial study as

having potentially significant and unavoidable effects, identify mitigation measures to reduce or avoid potentially significant impacts, and analyze whether the mitigation measures would reduce the environmental effects to a less-than-significant level.

It is anticipated that the EIR will include a focused assessment of impacts on historic resources and that alternatives to be considered for this project will include one or more alternatives that preserve some or all of the historic resource on the project site. Other environmental topics are anticipated to be analyzed in the initial study, unless significant impacts are identified that cannot be mitigated to a less-than-significant level, in which case, any such impacts will be included in the EIR. The key environmental topic to be assessed in the EIR is described briefly below.

Historic Architectural Resources

The project would demolish the powerhouse structure. The powerhouse is a contributing feature of the Moccasin Historic District and is an eligible historic resource under state and federal criteria. The powerhouse is historically significant because of its association with the planning and implementation of San Francisco's Hetch Hetchy water system, as an important example of Mission Revival Style architecture and the exploration of indigenous California architectural forms, and for its association with Michael Maurice (M.M.) O'Shaughnessy, Chief Engineer of the Hetch Hetchy water system and one of the city's most important public figures of the early twentieth century.[14] The EIR will assess the potential for this demolition to result in significant impacts to historical resources and the historic district. The EIR will summarize findings from the Historic Resources Evaluation and Historic Resources Alternatives Memo.

Other Environmental Issues and Topics

At this time, all other topics from the department's CEQA environmental checklist shown below are expected to be addressed in the initial study (attached to the EIR) and are anticipated to result in no impact, a less than significant impact, or a less than significant impact with mitigation incorporated.

- Land Use and Planning
- Aesthetics
- Population and Housing
- Archeological Resources
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources

14 JRP Historical Consulting, *Historic Resource Evaluation Old Moccasin Powerhouse*, June 2023.

- Greenhouse Gas Emissions
- Wind
- Shadow
- Energy
- Agriculture and Forestry Resources
- Wildfire

The EIR will also analyze a range of alternatives that would reduce or avoid significant environmental impacts identified in the EIR, including a No Project Alternative. Other CEQA required topics that will be addressed in the EIR include growth inducing impacts, significant unavoidable impacts, significant irreversible changes, and areas of known controversy and issues to be resolved. The EIR will identify any project impacts that would remain significant and unavoidable after mitigation, as well as any irreversible environmental changes associated with demolition activities and hazardous materials handling. The EIR will also summarize any known areas of public or agency concern and identify issues requiring resolution during the environmental review process.

Public Scoping Comments

The department welcomes your comments concerning potential environmental effects of this project. Written comments will be accepted until **5:00 p.m. on July 10, 2026**. Written comments should be sent to Timonthy Johnston, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to Timothy.Johnston@sfgov.org, and should reference the project title and case number on the front of this notice.

State Agencies: If you work for a responsible state agency, we request the views of your agency regarding the scope and content of the environmental information that are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. If you have questions concerning the environmental review of the proposed project, please contact Timothy Johnston, (628) 652-7569 or Timothy.Johnston@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the planning commission or the department. All written or verbal communications, including submitted personal contact information, may be made available to the public for inspection and copying on request, and may appear on the department's website or in other public documents.

Recipients of this notice are encouraged to pass on this information to others who may have an interest in the project.



By Lisa Gibson
Environmental Review Officer

June 10, 2026
Date