



Basemap Source: Esri 2023



- 1 ●→ Photograph Viewpoint Location and Direction
- 2 ●→ Simulation Viewpoint Location and Direction
- \* Designated State Scenic Highway
- ★ Alameda County Scenic Route

- Existing Project Route
- Proposed Underground Segment
- Existing Substation

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and  
Other Factors*

**Figure 5.1-1a**  
**Photograph Viewpoint Locations**  
Moraga–Oakland X 115 kV Rebuild Project





1. Snow Court in Moraga looking southwest

Structures EN2, EN3, ES3. Structure heights are 94 feet, 102 feet, and 80 feet, respectively.



2. McCosker Loop Trail in Robert Sibley Volcanic Regional Preserve looking northeast\*

Structures EN8, ES9, ES8A&B. Structure heights are 75 feet, 72 feet, and 53 feet, respectively.

\* KOP; see Figure 5.1-3 for visual simulation

Refer to Figure 5.1-1a for photograph viewpoint locations





3a. East Bay Skyline Trail (Bay Area Ridge Trail) looking northeast\*

Structures EN9, EN8, EN7, EN6, EN5, EN4, ES10, ES9, ES8, ES8A&B, ES7, ES6, ES5.

Structure heights are 70 feet, 75 feet, 73 feet, 80 feet, 90 feet, 111 feet, 71 feet, 72 feet, 53 feet, 74 feet, 82 feet, 112 feet, and 114 feet, respectively.



3b. East Bay Skyline Trail (Bay Area Ridge Trail) looking southwest\*

Structures ES11, EN10. Structure heights are 75 feet and 74 feet, respectively.

\* KOP; see Figures 5.1-4 and 5.1-5 for visual simulations

Refer to Figure 5.1-1a for photograph viewpoint locations





4. Manzanita Drive near The Hills Swim and Tennis Club looking west\*  
Structures ES12, EN11. Structure heights are 73 feet and 61 feet, respectively.



5. Skyline Boulevard looking west\*  
Structures EN12, ES13. Structure heights are 72 feet and 77 feet, respectively.

\* KOP; see Figures 5.1-6 and 5.1-7 for visual simulations  
Refer to Figure 5.1-1a for photograph viewpoint locations





6a. Balboa Drive at West Circle looking northeast\*

Structures EN16, EN15, EN14, EN13, EN12, ES18, ES17, ES16, ES15, ES13.

Structure heights are 73 feet, 71 feet, 74 feet, 67 feet, 72 feet, 73 feet, 75 feet, 75 feet, 68 feet, and 77 feet, respectively.



6b. Thackeray Drive at Westover Drive looking northwest\*

Structures ES20, EN18, ES17A. Structure heights are 72 feet, 72 feet, and 75 feet, respectively.

\* KOP; see Figures 5.1-8 and 5.1-9 for visual simulations

Refer to Figure 5.1-1a for photograph viewpoint locations





7. Montclair Railroad Trail in Shepherd Canyon Park looking north\*  
Structures EN19, ES21. Structure heights are 134 feet and 109 feet, respectively.



8a. Drake Drive at Rincon Drive looking south\*  
Structures ES23, EN21. Structure heights are 100 feet and 98 feet, respectively.

\* KOP; see Figure 5.1-10 and 5.1-11 for visual simulations  
Refer to Figure 5.1-1a for photograph viewpoint locations





8b. Drake Drive at Magellan Drive looking northeast\*  
Structures EN20, ES22. Structure heights are 77 feet and 72 feet, respectively.



9. State Route 13 (Warren Freeway) looking north  
Structures EN23, ES25. Structure heights are 72 feet and 75 feet, respectively.

\* KOP; see Figure 5.1-12 for visual simulation

Refer to Figure 5.1-1a for photograph viewpoint locations





10. State Route 13 (Warren Freeway) looking southwest\*  
Structures ES26, EN24. Structure heights are 84 feet and 77 feet, respectively.



11. Bridgeview Trail in Diamond Canyon looking northeast  
Structures EN24, ES26. Structure heights are 77 feet and 84 feet, respectively.

\* KOP; see Figure 5.1-13 for visual simulation

Refer to Figure 5.1-1a for photograph viewpoint locations





12. Montclair Golf Course looking southwest  
Structures ES27, EN25. Both structure heights are 78 feet.



13a. Park Boulevard looking south  
Structures ES30, EN28. Structure heights are 142 feet and 122 feet, respectively.





13b. Park Boulevard looking northeast\*

Structures EN27, EN26, EN25, ES29, ES28, ES27.

Structure heights are 77 feet, 78 feet, 78 feet, 77 feet, 78 feet, and 78 feet, respectively.



14. Leimert Bridge looking north

Structures ES31, EN29, EN28, ES30. Structure heights are 75 feet, 76 feet, 122 feet and 142 feet, respectively.

\* KOP; see Figure 5.1-14 for visual simulation

Refer to Figure 5.1-1a for photograph viewpoint locations





15. Park Boulevard at Estates Drive looking north  
Structures ES31, EN29. Structure heights are 75 feet and 76 feet, respectively.



16. Estates Drive near Sandringham Road looking south\*  
Structures ES31, EN29. Structure heights are 75 feet and 76 feet, respectively.

\* KOP; see Figure 5.1-15 for visual simulation

Refer to Figure 5.1-1a for photograph viewpoint locations





17. Hollywood Avenue near San Sebastian Avenue looking northwest\*  
Structures ES33, EN31. Structure heights are 84 feet and 85 feet, respectively.



18. Trestle Glen Road near Humphrey Place looking northeast  
Structures EN33, ES34. Structure heights are 71 feet and 71.5 feet, respectively.

\* KOP; see Figure 5.1-16 for visual simulation

Refer to Figure 5.1-1a for photograph viewpoint locations





19. Holman Road near Bates Road looking northeast\*  
Structures EN35, ES36. Structure heights are 72 feet and 75 feet, respectively.



20. Holman Road near Grosvenor Place looking east  
Oakland X Substation

\* KOP; see Figure 5.1-17 for visual simulation  
Refer to Figure 5.1-1a for photograph viewpoint locations





Existing view from Sibley Volcanic Regional Preserve McCosker Loop Trail looking northeast (KOP 2)  
Structures EN8, ES9, ES8A&B. Structure heights are 75 feet, 72 feet, and 53 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location





Visual simulation of proposed project from Sibley Volcanic Regional Preserve McCosker Loop Trail looking northeast (KOP 2)  
Structures RN8, RS8. Structure heights are 86 and 101 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

ENVIRONMENTAL VISION  
241104

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and  
Other Factors*

**Figure 5.1-3b**  
**Visual Simulation - Sibley Volcanic Regional Preserve**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from East Bay Skyline Trail (Bay Area Ridge Trail) looking northeast (KOP 3a)

Structures EN9, EN8, EN7, EN6, EN5, EN4, ES10, ES9, ES8, ES8A&B, ES7, ES6, ES5.

Structure heights are 70 feet, 75 feet, 73 feet, 80 feet, 90 feet, 111 feet, 71 feet, 72 feet, 53 feet, 74 feet, 82 feet, 112 feet, and 114 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

ENVIRONMENTAL VISION

241104

**Figure 5.1-4a**  
**Existing View - East Bay Skyline Trail**  
 Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from East Bay Skyline Trail (Bay Area Ridge Trail) looking northeast (KOP 3a)  
 Structures RN9, RN8, RN7, RN6, RN5, RN4, RS9, RS8, RS7, RS6, RS5, RS4.  
 Structure heights are 79 feet, 86 feet, 80 feet, 80 feet, 90 feet, 111 feet, 77 feet, 101 feet, 78 feet, 82 feet, 112 feet, and 114 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

*Preliminary and Subject to Change Based on  
 CPUC Requirements, Final Engineering, and  
 Other Factors*

**Figure 5.1-4b**  
**Visual Simulation - East Bay Skyline Trail**  
 Moraga–Oakland X 115 kV Rebuild Project





East Bay Skyline Trail (Bay Area Ridge Trail) looking southwest (KOP 3b)  
Structures EN10, ES11. Structure heights are 74 feet and 75 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

**Figure 5.1-5a**  
**Existing View - East Bay Skyline Trail SW**  
Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from East Bay Skyline Trail (Bay Area Ridge Trail) looking southwest (KOP 3b)  
Structures RS10, RN10. Structure heights are 126 feet and 136 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location





Existing view from Manzanita Drive near The Hills Swim and Tennis Club looking west (KOP 4)  
Structures ES12, EN11. Structure heights are 73 feet and 61 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location





Visual simulation of proposed project from Manzanita Drive near The Hills Swim and Tennis looking west (KOP 4)

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and Other  
Factors*

**Figure 5.1-6b**  
**Visual Simulation - Manzanita Drive**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from Skyline Boulevard looking west (KOP 5)  
Structures EN12, ES13. Structure heights are 72 feet and 77 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location





Visual simulation of proposed project from Skyline Boulevard looking west (KOP 5)  
Structures RN11, RS11. Structure heights are 133 feet and 126 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

*Preliminary and Subject to Change Based  
on CPUC Requirements, Final Engineering,  
and Other Factors*

**Figure 5.1-7b**  
**Visual Simulation - Skyline Boulevard**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from Balboa Drive at West Circle looking northeast (KOP6a)

Structures EN16, EN15, EN14, EN13, EN12, ES18, ES17, ES16, ES15, ES13.

Structure heights are 73 feet, 71 feet, 74 feet, 67 feet, 72 feet, 73 feet, 75 feet, 75 feet, 86 feet, and 77 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

**Figure 5.1-8a**  
**Existing View - Balboa Drive**  
Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from Balboa Drive at West Circle looking northeast (KOP6a)

Structures RN15, RN14, RN13, RN12, RN11, RS15, RS14, RS13, RS12, RS11.

Structure heights are 133 feet, 86 feet, 86 feet, 81 feet, 133 feet, 133 feet, 86 feet, 91 feet, 81 feet, and 118 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

*Preliminary and Subject to Change Based  
on CPUC Requirements, Final Engineering,  
and Other Factors*

**Figure 5.1-8b**  
**Visual Simulation - Balboa Drive**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from Thackeray Drive at Westover Drive looking northwest (KOP6b)  
Structures ES20, EN18, ES17A. Structure heights are 72 feet, 72 feet, and 75 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

**Figure 5.1-9a**  
**Existing View - Thackeray Drive**  
Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from Thackeray Drive at Westover Drive looking northwest (KOP6b)  
Structures RS17, RN17. Structure heights are 91 feet 112 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

*Preliminary and Subject to Change Based  
on CPUC Requirements, Final Engineering,  
and Other Factors*

**Figure 5.1-9b**  
**Visual Simulation - Thackeray Drive**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from Montclair Railroad Trail in Shepherd Canyon Park looking north (KOP7)  
Structures EN19, ES21. Structure heights are 134 feet and 109 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location





Visual simulation of proposed project from Montclair Railroad Trail in Shepherd Canyon Park looking north (KOP7)  
Structures RN18, RS18. Structure heights are 168 feet and 158 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and  
Other Factors*

**Figure 5.1-10b**  
**Visual Simulation - Montclair Railroad Trail**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from Drake Drive at Rincon Drive looking south (KOP 8a)  
Structures ES23, EN21. Structure heights are 100 feet and 98 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location





Visual simulation of proposed project from Drake Drive at Rincon Drive looking south (KOP 8a)  
Structures RS19, RN19. Structure heights are 118 feet and 133 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and  
Other Factors*

**Figure 5.1-11b**  
**Visual Simulation - Drake Drive**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from Drake Drive at Magellan Drive looking northeast (KOP 8b)  
Structures EN20, ES22. Structure heights are 77 feet and 72 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

**Figure 5.1-12a**  
**Existing View - Drake Drive NE**  
Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from Drake Drive at Magellan Drive looking northeast (KOP 8b)

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and  
Other Factors*

**Figure 5.1-12b**  
**Visual Simulation - Drake Drive NE**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from State Route 13 (Warren Freeway) looking southwest (KOP 10)  
Structures EN26, ES24. Structure heights are 84 feet and 77 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location





Visual simulation of proposed project from State Route 13 (Warren Freeway) looking southwest (KOP 10)  
Structures RS22, RN22. Structure heights are 116 feet and 96 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and  
Other Factors*

**Figure 5.1-13b**  
**Visual Simulation - State Route 13**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from Park Boulevard looking northeast (KOP 13b)  
Structures EN27, EN26, EN25, ES29, ES28, ES27.  
Structure heights are 77 feet, 78 feet, 78 feet, 77 feet, 78 feet, and 78 feet, respectively.  
Refer to Figure 5.1-1a for viewpoint location

**Figure 5.1-14a**  
**Existing View - Park Boulevard**  
Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from Park Boulevard looking northeast (KOP 13b)  
 Structures RN25, RN24, RN23, RS25, RS24, RS23.  
 Structure heights are 83 feet, 83 feet, 93 feet, 88 feet, 83 feet, and 93 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

ENVIRONMENTAL VISION  
 241104

*Preliminary and Subject to Change Based on  
 CPUC Requirements, Final Engineering, and  
 Other Factors*

**Figure 5.1-14b**  
**Visual Simulation - Park Boulevard**  
 Moraga–Oakland X 115 kV Rebuild Project





Existing view from Estates Drive near Sandringham Road looking south (KOP 16)  
 Structures ES31, EN29. Structure heights are 75 feet and 76 feet, respectively.  
 Refer to Figure 5.1-1a for viewpoint location

ENVIRONMENTAL VISION  
 241104

**Figure 5.1-15a**  
**Existing View - Estates Drive**  
 Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from Estates Drive near Sandringham Road looking south (KOP 16)  
 Structures TS27B, TS27A, TN27B, TN27A. Structure heights are 81 feet, 81 feet, 96 feet, and 96 feet.  
 Refer to Figure 5.1-1a for viewpoint location  
 ENVIRONMENTAL VISION  
 241104

***Preliminary and Subject to Change Based on  
 CPUC Requirements, Final Engineering, and  
 Other Factors***

**Figure 5.1-15b**  
**Visual Simulation - Estates Drive**  
 Moraga–Oakland X 115 kV Rebuild Project





Existing view from Hollywood Avenue near San Sebastian Avenue looking northwest (KOP 17)  
Structures ES33, EN31. Structure heights are 84 feet and 85 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

**Figure 5.1-16a**  
**Existing View - Hollywood Avenue**  
Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from Hollywood Avenue near San Sebastian Avenue looking northwest (KOP 17)

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and  
Other Factors*

**Figure 5.1-16b**  
**Visual Simulation - Hollywood Avenue**  
Moraga–Oakland X 115 kV Rebuild Project





Existing view from Holman Road near Bates Road looking northeast (KOP 19)  
Structures EN35, ES36. Structure heights are 72 feet and 75 feet, respectively.

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION

**Figure 5.1-17a**  
**Existing View - Holman Road**  
Moraga–Oakland X 115 kV Rebuild Project





Visual simulation of proposed project from Holman Road near Bates Road looking northeast (KOP 19)

*Preliminary and Subject to Change Based on  
CPUC Requirements, Final Engineering, and  
Other Factors*

**Figure 5.1-17b**  
**Visual Simulation - Holman Road**  
Moraga–Oakland X 115 kV Rebuild Project

Refer to Figure 5.1-1a for viewpoint location

241104

ENVIRONMENTAL VISION