

Beacon®: Digital Pathways to Smarter Environmental Commitments Tracking

Beacon

An aerial photograph of a vast, rolling landscape at sunset. The sun is a bright, glowing orb on the horizon, casting a long, shimmering reflection across a winding river that flows through the center of the scene. The terrain is a mix of green fields, patches of trees, and distant hills under a sky transitioning from blue to orange and yellow.



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Evolving Environmental Regulations Present New Challenges



Complexity of Environmental Commitments

More robust regulation and increased fragmentation of data management



Increased Scrutiny

Greater public awareness creates need for transparency and accountability



Resource Constraints

Staff are being asked to do more with less



Trend Toward Larger, Higher-Risk Projects?

Large projects with long timelines magnify need for strong data management

Environmental Managers Lack Robust, Purpose-built Tools



Environmental Docs Generate Hundreds of Commitments

One large development project has over 1,000 commitments, with over **2,000 discrete compliance requirements**.



Current Toolset Limits Proactive Management

Spreadsheet tools like Excel and Google Sheets are commonplace, but **the outsize effort to maintain data** makes it difficult to anticipate and plan.



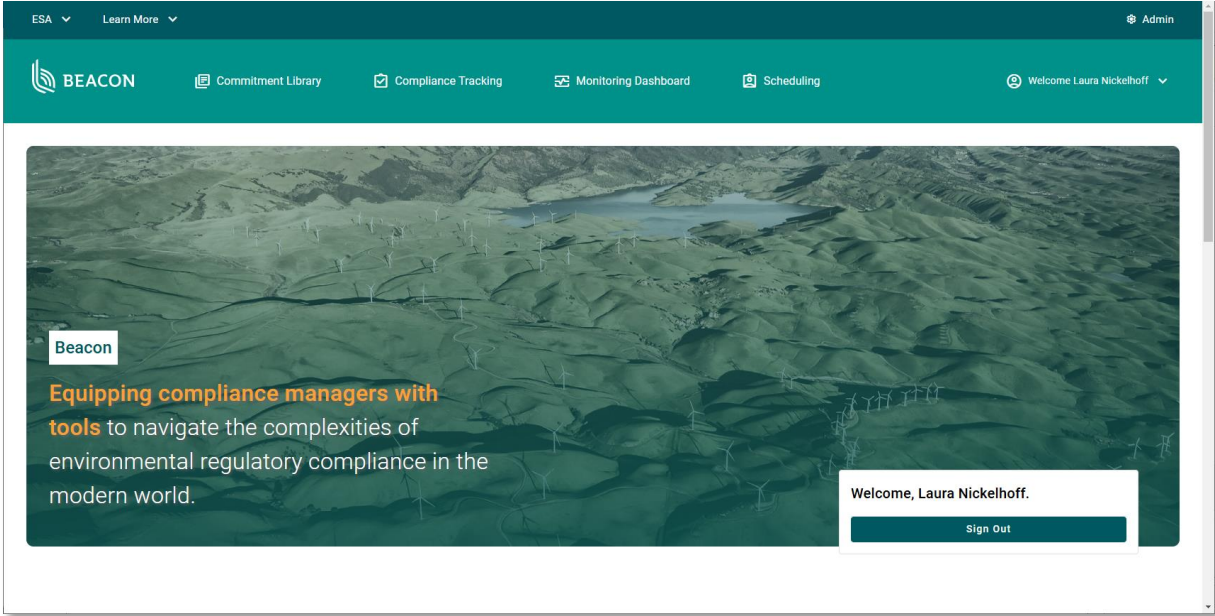
Missed Requirements Carry Repercussions

Failure to take the right action at the right time can result in **unforeseen costs, schedule delays, and more significant project interruptions**.

From Fragmented Tracking to Integrated Management

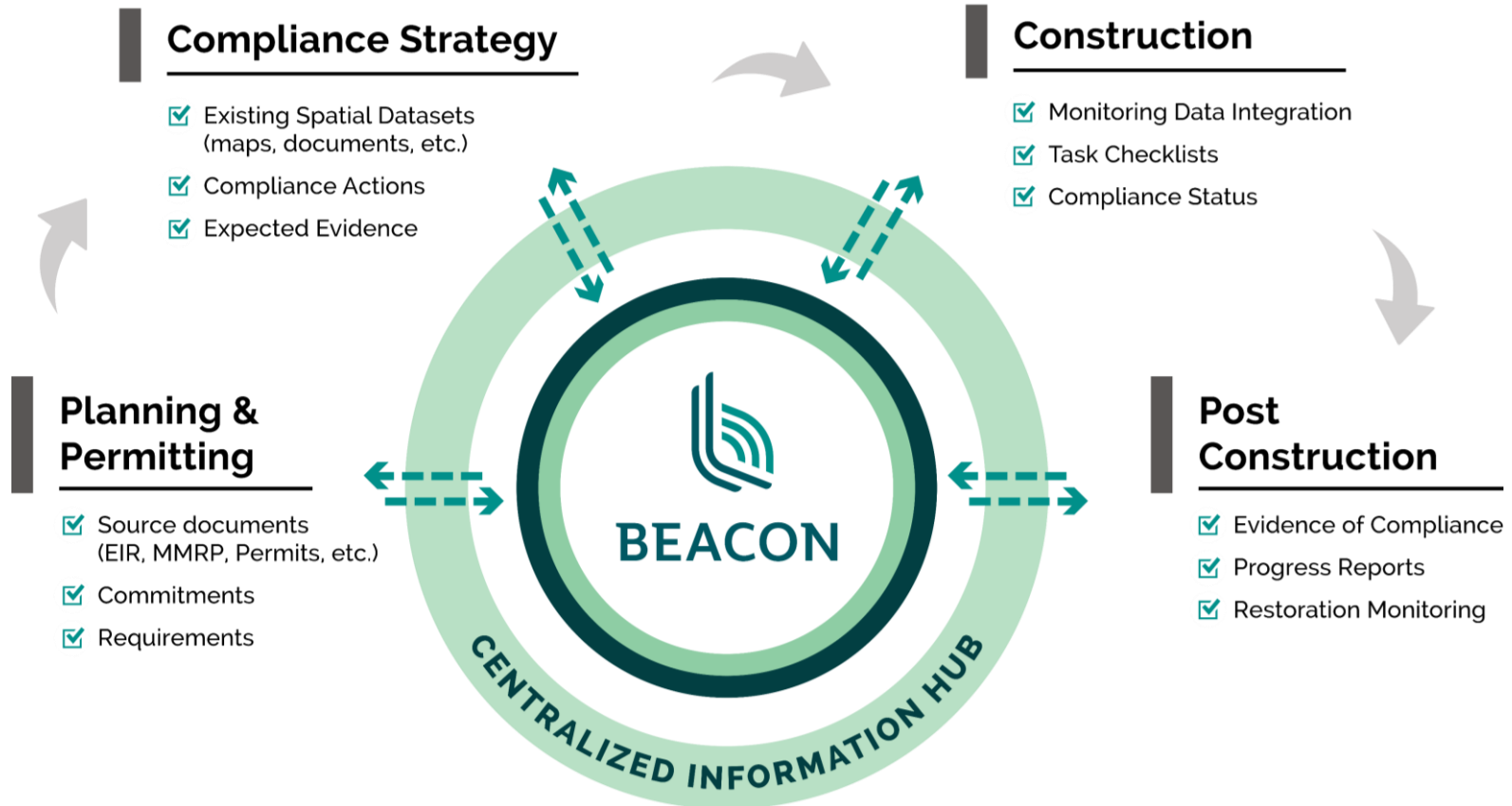


Beacon is ESA's software platform that provides tools to track and manage environmental commitments across the lifespan of projects and portfolios.




Comprehensive Documentation through End-to-End Lifecycle


Project Lifecycle Supported by the Beacon Platform



Centrally Accessible Compliance Tracking System




Capture




Compare




Monitor



Version

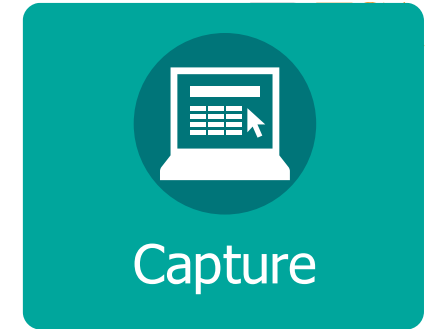


Track



Report

Understand When, Where, and How Conditions Apply



BEACON

Sequoia South-Dorado Transmission Line Project > Source Documents > EIR > Commitments > TERR-1e

Nesting Eagle Avoidance and Minimization Measures

Not Started Flagged Done

Overview Requirements 3 Revision History

Full Commitment Text (Edit)

The project will implement the following avoidance and minimization measures during construction:

- Prior to drawdown of the reservoir and commencement of work activities within the reservoir bed during each year of construction (which would occur around April 15), qualified biologists will perform surveys to identify the locations of active bald and golden eagle nests in areas where they might be disturbed by upcoming construction activities that would occur during the eagle breeding season and post-fledging dependency period for juvenile eagles (January 1 through August 31). Such surveys will focus on areas within 0.5 miles for blasting, 330 feet for nonmotorized human activities, and 660 feet for other project activities for bald eagle nests, and within 2 miles for blasting and 1 mile for other project activities for golden eagle nests.
- To the extent feasible, as determined by the project engineer, based on their assessment of whether alternative locations for Project activities that can maintain the appropriate buffers can be used during construction, construction activities will maintain buffers of 0.5 miles for blasting, 330 feet for nonmotorized human activities, and 660 feet for other project activities for bald eagle nests and 2 miles for blasting and 1 mile for other project activities for golden eagle nests, during the breeding season and post-fledging dependency period for juvenile eagles (January 1 through August 31). These buffers would apply during the courtship and egg-laying phases of the breeding season (January 1 through April 15). After April 15, if a qualified biologist confirms that the eagles did not lay eggs, or that a nest is no longer in use because the nest has failed or young are no longer dependent on adults, the buffers would not be necessary around that nest during that construction season.
- If the project engineer determines that the aforementioned buffers cannot feasibly be maintained around an active nest, as described above:
 - Coordinate with CDFW and USFWS to determine whether there are feasible minimization measures that can be implemented to avoid or minimize disturbance of nesting eagles.
 - A qualified biologist will monitor the eagles' behavior at the nest as work occurs to determine whether there are any specific work activities that would disturb the birds, which may inform the identification of additional minimization measures.

If it is determined that a work activity in the coming year must occur so close to a routinely used eagle nest

Species 1 Add New

Bald Eagle [BAEA]

Construction Activities 1 Add New

Blasting

Seasons 2 Add New

Eagle Breeding Season Jan 1 - Aug 31

Eagle Egg-Laying Season Jan 1 - Apr 15

Reporting: Laura Nickelhoff

Record Critical Context about Changes over Time



ESA Configure Admin Search

BEACON

PROJECT
Sequoia South-Dorado Transmis...

LIBRARY
Project Overview
Source Documents
Commitments
Requirements
Spatial Library Layers
Organize Actions
Action Lists

TRACKER
Tracking Summary

Project Actions
Project Tracking

Component Actions
1A Section
CSP
Dorado Substation
EGTP segment 2
FEP
All Components

REPORTING
Progress Report

Laura Nickelhoff

Sequoia South-Dorado Transmission Line Project > Source Documents > EIR > Commitments > TERR-1e > Commitment Revision History Previous Next

Nesting Eagle Avoidance and Minimization Measures TERR-1e v. 2

Not Started Flagged Done

Overview Requirements 3 Revision History

[Add New Version](#)

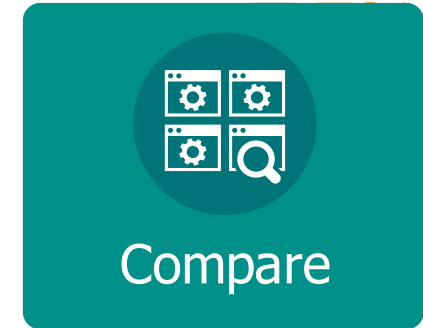
VERSION 1 Created by Laura Nickelhoff on 9/17/25

VERSION 2 [\(Edit\)](#) Created by Laura Nickelhoff on 2/22/26

Originator of Change
Permit Amendment

Summary of Change
Eagle Permit was amended to require an increased buffer area around active nests. Buffer has increased from 660 feet to 1,200 feet.

Identify and Reconcile Discrepancies across Permits



Compare Commitments Tag These Commitments ✕

Highlight by Keyword Hide Non-Matches

MLSAA-3.23 MLSAA (CDFW 1600)

Eagle Surveys and Buffer

If suitable nesting habitat or wintering habitat features are present for BAE or GOE on or within a half-mile of the Work Area within the Subnotification Project Area, a Designated Biologist experienced with raptor identification and behaviors shall conduct CDFW-approved protocol surveys within a half-mile radius of the Work Area within the Subnotification Project Area no more than seven (7) calendar days prior to the start of Project Activities during the nesting season (January 1 - August 31) to confirm presence/absence of BAE or GOE. If an occupied nest is identified in the survey area, a Designated Biologist shall establish a buffer in around the nest site in accordance with Measure 3.13 of this Agreement (referencing onsite conditions and the Project's Eagle Incidental Take Permit [MBPER1309794, as amended]) and the Permittee and/or Designated Biologist shall contact and confer with CDFW to determine if additional actions are required. The results of the survey and the survey methodology shall be provided to CDFW upon completion in a report due no later than 14 calendar days after the survey was conducted.

[Unpin](#) [Remove](#)

CM-25 Eagle Permit

Operations Eagle Nest Monitoring

For the first 5 years after construction, annual ground-based eagle surveys will be conducted within 1 mile of the Peninsula Hills and Stone Corral Creek Recreation Areas to identify eagle nest locations and inform establishment of non-disturbance buffers discussed in CM-26. After year 5, adaptive monitoring of eagle territories within 1 mile of recreation areas would be conducted as necessary, as described in Section 4.4. Surveys methodology will be in accordance with the Interim Golden Eagle Inventory and Monitoring Protocols; and other Recommendations (Pagel et al. 2010) Bald Eagle Breeding Survey Instructions (CDFG 1999) and the Protocol for Evaluating Bald Eagle Habitat and Populations in California (Jackman and Jenkins 2004). Surveys to establish occupancy of known territories and a search for new nests will be conducted in early March, as weather conditions allow. Data collected at each site will consist of: (1) presence of adults; (2) courtship behavior; (3) evidence of nest repair or construction; (4) incubation; (5) observation of old nests. GPS coordinates will be recorded, and photographs will be taken for all nests observed.

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CM-26 Eagle Permit

Establish Buffers around Active Eagle Nests.

Operation and Maintenance Activities

If maintenance activities cannot avoid the breeding season, to the maximum extent feasible, a buffer will be established around all documented active eagle nests identified in surveys described in CM-25 or using available information on known nests. The buffer will encompass an approximate 660-foot radius of an active bald eagle nest, 1-mile radius of an active golden eagle nest, excluding recognized recreational areas, or the logical topographical boundary from January 1 through August 31 of each year. Buffers will be marked using fencing, signage, or other appropriate marking to delineate in the vicinity of nests.

Construction Activities

If work must be done within the non-disturbance buffers, to the maximum extent practicable, the Authority would conduct construction activities within the buffer at the greatest distance possible from the nest, reducing Project activity noise as much as possible, avoiding

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MM Bio-10 Geotech

Bald and Golden Eagle

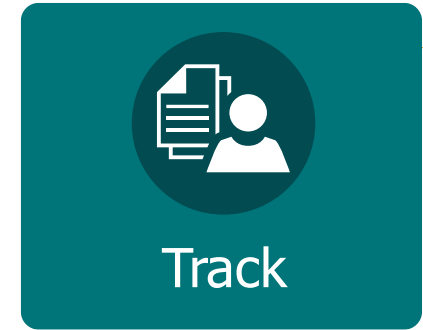
A qualified wildlife biologist with appropriate bald and golden eagle experience will conduct nesting surveys before the start of investigation activities during the breeding season (January 1-August 31). A minimum of two separate surveys will be conducted within 14 days prior to the initiation of work, with the last survey within 24 hours prior to work beginning in a given work area. Surveys will include a search of all suitable nesting habitat in the work area. In addition, where accessible, a 1-mile radius around the work area will be surveyed for nesting bald and golden eagles.

All investigations (surface and subsurface) will be avoided within 0.5 mile of potential bald eagle nests; and 1 mile of golden eagle nests during the nesting season (January to August 31).

Work within the 0.5 and 1 mile buffers will only occur if the Proposed Action receives an eagle take permit from USFWS. Once the permit is received, the Proposed Action will implement conditions of the permit that are applicable to investigations, including mitigation. Conditions

[Pin](#) [Remove](#)

Link Compliance Documents to underlying Permit Conditions



Dorado Substation Required in the event of discovery of cultural remains P Due: 11/20/2025-12/20/2025 C Completed: 2/17/26 Next due: 11/20/25 P

Sequoia South-Dorado Transmission Line Project

Develop Environmental Training Program Plan

Overview Discussion

Summary

Prepare a comprehensive Safety and Environmental Awareness Program (SEAP) for project-personnel. The SEAP may include training for relevant topics such as general safety procedures, general environmental procedures, fire safety, biological resources, cultural resources, paleontological resources, hazardous materials protocols and BMPs, and SWPPP.

Must include a site-specific Spill Prevention, Control, and Countermeasure (SPCC) Plan that will identify spill prevention and response measures and Best Management Practices (BMPs). The plan will emphasize site-specific physical conditions to improve hazard prevention (e.g., identification of flow paths to nearest water bodies). An CAlectric-designated representative shall be identified to ensure that all hazardous materials and safety plans are followed throughout the construction period.

A copy of the project SEAP shall be submitted to the CPUC at least 30 days prior to construction.

Referenced Requirements

- Prepare Spill Prevention, Control, and Countermeasure (SPCC) Plan MM HAZ-2
- Develop Environmental Training Program MM BIO-1b
- Prepare Safety and Environmental Awareness Program APM HAZ-1
- Submit Safety and Environmental Awareness Program (SEAP) MM HAZ-2

Reference Files

Planning Tracking

Details

Status
In Progress

Scope
Project

Work Activities
None

Responsible Party
Environmental Lead

Timing

Frequency
One-time

Deadline
30 Days Before Start of Construction

Change Log

Save Cancel

Starting 11/20/25 C

View Real-Time Status of On-the-Ground Observations



Sunnydale Project > Monitoring Portal

Monitoring Portal Connected [Edit Connection](#)

Dashboard Compliance Concerns Nesting Birds Biological Resources Daily Monitoring Reports All Observations

Dashboard [All Components](#)

Sunnydale Project

Active Observations

10

0 Total in the past 30 days

Outstanding Issues (10)

- 38d [ExFence-7360-01122026](#)
- 78d [Habitat-Other-12032025](#)
- 79d [Species-Other-12032025](#)

Nesting Birds

3

ABOW 2
BARS 2
AMCO 1

Sunnydale Project > Monitoring Portal > Compliance Concerns

Monitoring Portal Connected [Edit Connection](#)

Dashboard Compliance Concerns Nesting Birds Biological Resources Daily Monitoring Reports All Observations

Compliance Concerns

Filters [All Components](#)

Alerts

46

New Observations (0)

Outstanding Issues (46)

- 331d [WQBMPs-8467-03252025](#)
- 169d [damage to pine tree-2140-0106...](#)
- 150d [HousKeep-2929-09222025](#)

Average Days to Resolve

24.9d

- 87.4d Removal of improv...
- 37.4d Exclusion Fencing
- 33.5d Pothole
- 28.5d Trackout
- 26.7d Housekeeping (tra...
- 26.4d Hazmat/Spill
- 25.5d Grading
- 24.2d Water Quality BMPs
- 21.0d Site Delineation
- 19.6d Needs hydroseeding

Most Observations by Type

148

- 148 Housekeeping (trash,...
- 63 Hazmat/Spill
- 45 Trenches/Excavation...
- 42 Water Quality BMPs
- 32 Exclusion Fencing
- 29 Site Delineation
- 3 Sensitive Species Lo...
- 2 Pothole
- 2 Sensitive Species Ha...
- 2 Trackout

Generate Consistent and Comprehensive Reports



Sequoia South-Dorado Transmission Line Project > Project Reporting

Progress Report

Report Type: Actions Requirements

Source Document: All Source Documents

Component: 1A Section

Progress Report of Requirements from All Source Documents for 1A Section as of February 22, 2026

Search grid... Clear Filters

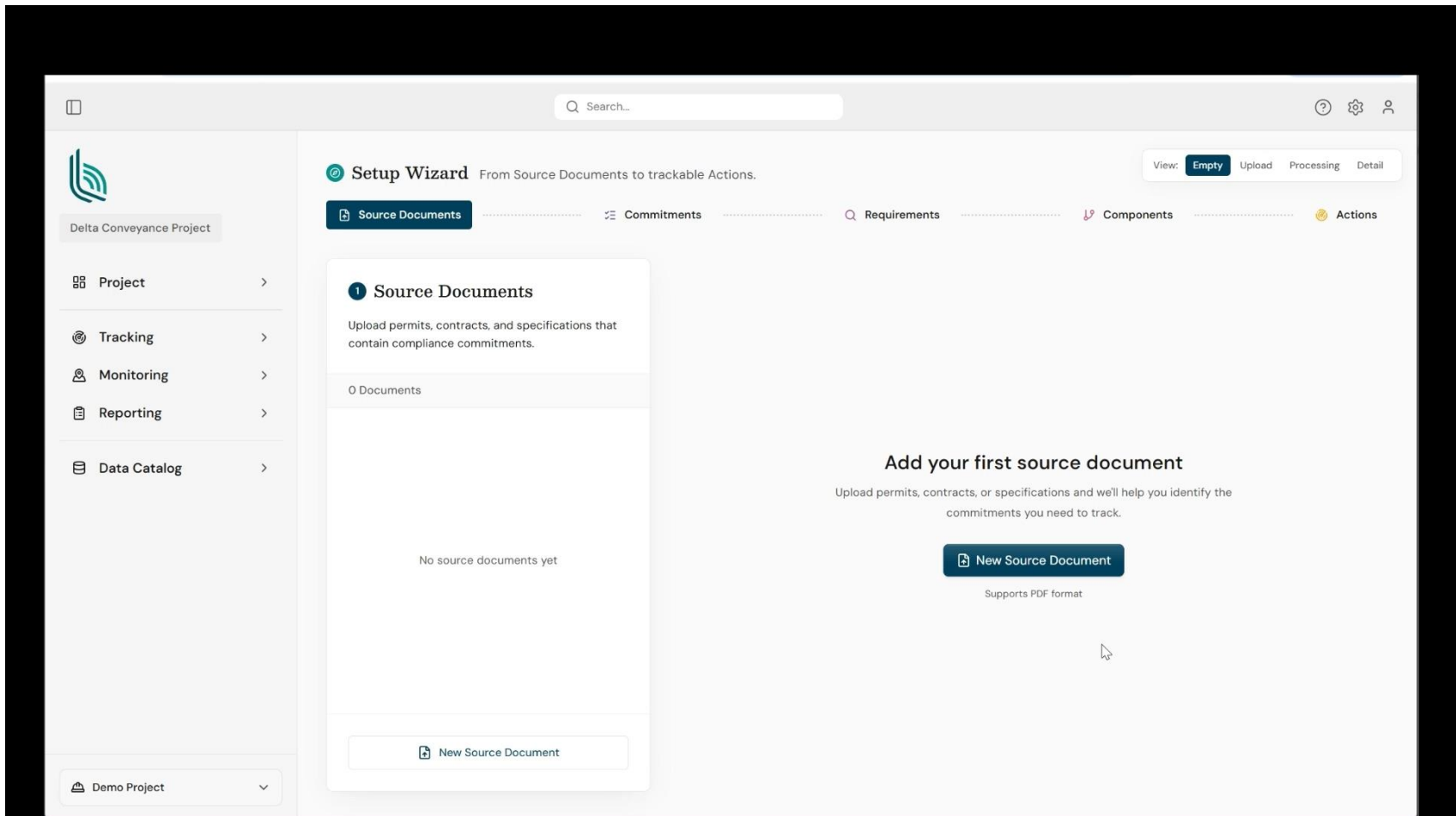
Source Document	Commitment ID	Requirement Name	Requirement Text	Requirement Type	Status	Comment	Action	Milestone(s)
MMRP	APM AES-2	Restore Temporarily Di...	When Proposed Project construction ha...	Restoration	Not Started		Restore Temporarily Di...	
MMRP	APM AES-3	Landscaping for Cable ...	Final design of the eastern and western ...	Design	Completed		Landscaping for Cable ...	
MMRP	APM AES-4	Temporary Lighting	Temporary security lighting at staging a...	Install BMPs	Completed		Nighttime Lighting	Start of Constructio
MMRP	APM AES-5	Glare Reduction	New pole structures are designed utilizi...	Design	Completed		Glare Reduction	
MMRP	APM AIR-1	Discontinue Earthmovi...	All earthmoving or excavation activities ...	Install BMPs	In Progress		Discontinue Earthmovi...	
MMRP	APM AIR-1	Secure Materials	All loads shall be secured by covering or...	Install BMPs	In Progress		Secure Materials	
MMRP	APM AIR-1	Watering of Constructio...	All unpaved demolition and construction...	Install BMPs	In Progress		Watering of Constructio...	
MMRP	APM AIR-2	Avoid Emissions Peaks	Construction activities shall be phased ...	Install BMPs	In Progress		Avoid Emissions Peaks	
MMRP	APM AIR-2	Encourage Carpooling	CALectric would encourage carpooling t...	Install BMPs	Completed		Encourage Carpooling	
MMRP	APM AIR-2	Limit Miles	During construction, trucks and vehicles...	Install BMPs	In Progress		Limit Miles	

Integration with Common and Familiar Tools

Collect data using purpose-built tools to maximize efficiency.
Report and communicate in familiar formats to build trust.



NEW - AI Integrations



The screenshot displays the 'Setup Wizard' interface for a project named 'Delta Conveyance Project'. The wizard is titled 'From Source Documents to trackable Actions.' and is currently on the 'Source Documents' step. The interface includes a search bar at the top, a navigation menu on the left with options like 'Project', 'Tracking', 'Monitoring', 'Reporting', and 'Data Catalog', and a main content area. The main content area shows '0 Documents' and a large call-to-action: 'Add your first source document'. Below this, it says 'Upload permits, contracts, or specifications and we'll help you identify the commitments you need to track.' and provides a 'New Source Document' button with the note 'Supports PDF format'. A 'New Source Document' button is also visible at the bottom of the main content area.

Beacon in Action – Delta Conveyance Project

Centralized Environmental Compliance Management for a \$20B Water Infrastructure Program



Comprehensive Permit Tracking

Centralizes conditions from the EIR, ITP, BiOP, and other state and federal permits into a single, structured system – replacing fragmented spreadsheets and disconnected files.



Cross-Team Coordination

Connects complex project team of agencies and consultants through shared dashboards, clearly defined responsibilities, and consistent workflows.



Automated Compliance Reporting

Auto-generates quarterly and annual compliance reports from a centralized repository of compliance documentation, reducing the risk of reporting gaps or missed deadlines.



Monitoring Data Integration

Distills real-time monitoring data in interactive dashboards that provide visibility into species observations and compliance concerns, enabling proactive response to evolving conditions.

Beacon in Action – Global Logistics Real Estate Developer

Streamlined Compliance Tracking Across a Large Development Portfolio



Consistent Tracking Across Projects

Standardizes how mitigation measures, permit conditions, and conditions of approval are organized and tracked across multiple concurrent development sites -- creating a single, reliable view of compliance portfolio-wide.



Improved Reporting and Communication

Generates consistent and digestible status reports that tie directly back to underlying permits, improving communication with local jurisdictions and enabling the team to quickly and accurately answer questions.



Improved Trust with Local Stakeholders

Demonstrates a proactive, auditable compliance posture that generates confidence in local jurisdictions and partners – robust compliance management keeps projects on schedule and reduces unexpected delays.

Designing for Change



Flexibility

Couple a robust data model with configuration and integration, ensuring the system can adapt alongside the broader policy landscape



Auditability

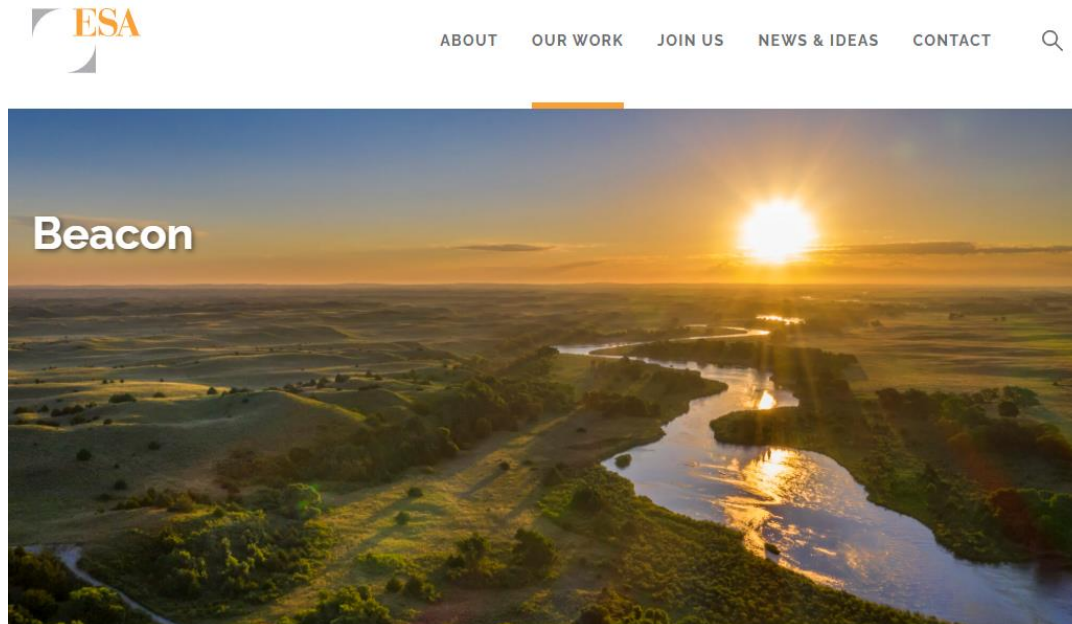
Capture formal changes to project conditions and the associated context and background to insulate from internal and external change



Comprehensive Documentation

Connect compliance activities and outcomes back to foundational plans and permits to facilitate easy communication and build trust

Learn More



Scan the QR Code to learn more and schedule a demo!

Streamline the Planning and Tracking of Compliance Requirements

From commitments and agreements to permit terms and conditions of approval, managing compliance with regulatory and entitlement requirements can be a complex challenge. However, most organizations continue to use low-tech solutions (e.g., spreadsheets) to track and manage vast libraries of information. This requires valuable staff time to keep up with documentation and coordinate across broad groups of involved parties. Furthermore, managers struggle to distill top-level priorities, make informed decisions, and ensure timely resolution of compliance concerns.



Thank You!