



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: October 23, 2018
Case No. Case No. 2013.0522GPR
Line 101 Pipeline Replacement & Easement

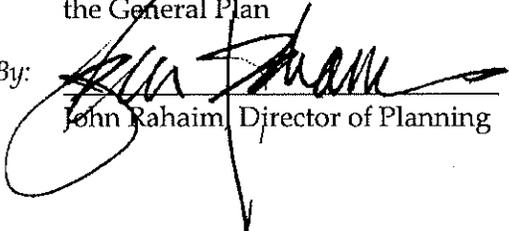
Block/Lot No.: 092-030-010, 092-030-040, 092-030-060 through 090-030-090

Project Sponsor: City and County of San Francisco
San Francisco International Airport
Building 100, International Terminal
North Shoulder Building, 5th Floor
San Francisco, CA 94128

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Recommendation: Finding the project, on balance, is in conformity with the General Plan

Recommended By: 
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PROJECT DESCRIPTION

The Project includes replacing a portion of an existing PG&E gas line and related easement in accordance with current safety requirements as part of the PG&E Line 101 Replacement and Lomita Park Regulator Station Rebuild Project. More specifically: the PG&E Line 101 Replacement and Lomita Park Regulator Station Rebuild Project would replace an existing section of Line 101 and retrofit utility equipment at the Lomita Park Station to accommodate an in-line inspection tool in accordance with U.S. Department of Transportation requirements. A 3,700 section of gas transmission pipeline will be replaced by installing a new 3,200-foot pipe in parallel alignment outside our existing easement using horizontal direction drilling. The existing section of pipeline will be retired in place. Upgrades to the existing Lomita Park Station (8,300 sf) will include the installation of utility equipment compatible for an inline inspection.

The PG&E Line 101 easement over the Airport's West-of-Bayshore property was conveyed by the Airport through a 1953 exchange deed. Portions of the pipeline will be relocated outside of the original easement areas. PG&E will quitclaim its original pipeline easement to the Airport and the Airport will convey a new pipeline easement of comparable size. The gas line serves San Mateo, Santa Clara and San Francisco counties.

ENVIRONMENTAL REVIEW

On May 21, 2014, the Environmental Planning division of the Department determined that the Project could not have a significant effect on the environment in a Mitigated Negative Declaration under CEQA Guidelines Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to Prepare a Negative Declaration), and the reasons documented in the Initial Evaluation (Initial Study) for the project. (See Case No. 2013.0522E.)

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the proposed replacement of a gas pipeline and conveyance of a new easement by the Airport to PG&E. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

COMMUNITY SAFETY ELEMENT

OBJECTIVE 1

REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

POLICY 1.18 - Identify and replace vulnerable infrastructure and critical service lifelines in high-risk areas.

POLICY 1.22 - Reduce hazards from gas fired appliances and gas lines.

POLICY 1.23 - Enforce state and local codes that regulate the use, storage and transportation of hazardous materials in order to prevent, contain and effectively respond to accidental releases.

The pipeline replacement is necessary to conduct inspections in accordance with a U.S. Department of Transportation mandate concerning pipeline integrity. The project is intended to reduce the potential for hazards from this gas line. The easement is necessary to accommodate the new line and bring the facility into compliance with the federal mandate.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The Project would not have an adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

The Project would not have an adverse effect on the City's housing stock or on neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.

The Project would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not result in commuter traffic impeding MUNI's transit service, overburdening the streets or altering current neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

The Project would not affect the existing economic base in this area.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project would not have an adverse effect on achieving the greatest possible preparedness against injury and loss of life in an earthquake. It would improve the City's ability to inspect a gas pipeline and potentially reduce the risk of hazards and injury.

7. That landmarks and historic buildings be preserved.

This site and facility are not landmarks or of historic significance.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would not have an adverse effect on parks and open space or their access to sunlight and vista.

RECOMMENDATION:	Finding the Project, on balance, in-conformity with the General Plan
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Attachments:

Exchange Deed, San Francisco Airport
Draft Amended and Restated Easement Agreement
Site Photos

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