



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: August 29, 2017
Case No. Case No. 2017-010544GPR
Ravenwood Site at University Ave, East Palo Alto
Easement Exchange with Mid-Peninsula Open Space District;
Bay Division Pipeline Reliability Upgrade - Tunnel Project

Block/Lot No.: 093-590-030,093-590-050, and 093-590-060

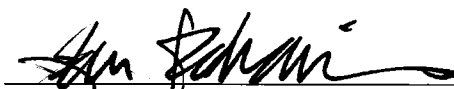
Project Sponsor: Brian Morelli, Right of Way Manager
c/o San Francisco Public Utilities Commission
525 Golden Gate Avenue
San Francisco, CA 94102

Applicant: Same as Above

Staff Contact: Jessica Look – (415) 575-6812
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Recommendation: Finding the project, on balance, is **in conformity** with
the General Plan

*Recommended
By:*


John Rahaim, Director of Planning

PROJECT DESCRIPTION

The project includes the second phase of an exchange of easements between the San Francisco Public Utilities Commission (SFPUC) and Mid-Peninsula Open Space District (Mid-Penn). This exchange of easements includes a 50' Open Space easement to allow Mid-Penn to study where best to locate the ultimate 20' wide Public trail easement on the SFPUC's Ravenswood Property in East Palo Alto in order to complete a section of the Bay Trail. In exchange for this, SFPUC will obtain the subsurface tunnel easement needed to complete the Bay Tunnel Project. Mid-Penn has finalized the alignment and can convey the 50' wide Open Space Easement back to the SFPUC in exchange for the 20' wide permanent public trail easement.

Since 2009, the Bay Tunnel Project, managed by the SFPUC, involves crossing the Bay with a large diameter tunnel, which required sub-surface easements from Mid-Penn. In lieu of purchasing this easement, a phase one of exchange of easements occurred between the two

agencies, which included subsurface easements and other at-grade temporary access easements. In 2010, the San Francisco Board of Supervisors approved this first exchange of easements. There was also a 2009 General Plan Referral which also included acquisition of other temporary construction easements as well as permanent easements for installation of SFPUC pipelines and tunnels, from several property owners in San Mateo and Alameda Counties.

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

An environmental Impact report for the Bay Division Reliability Upgrade Project (BDPL No. 5, Reach 5-5) was certified by the San Francisco Planning Commission on July 9, 2009, per motion number 17918. Planning Case no. 2005.0164E.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is the second phase of an exchange of easements between the San Francisco Public Utilities Commission (SFPUC) and Mid-Peninsula Open Space District (Mid-Penn). SFPUC received a subsurface tunnel easement needed to complete the Bay Tunnel Project, which completes the lifeline within the Hetch Hetchy Regional Water System and delivers water from Hetch Hetchy to San Francisco. In exchange, SFPUC exchanged a 50' Open Space easement to allow Mid-Penn to study the best to locate the ultimate 20' wide Public trail easement on the SFPUC's Ravenswood Property in East Palo Alto in order to complete a section of the Bay Trail. Mid-Penn has finalized the alignment and proposes to convey the 50' wide Open Space Easement back to the SFPUC in exchange for the 20' wide permanent public trail easement

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:

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 5 – ASSURE A PERMANENT AND ADEQUATE SUPPLY OF FRESH WATER TO MEET THE PRESENT AND FUTURE NEEDS OF SAN FRANCISCO

Policy 5.1 – Maintain an adequate water distribution system within San Francisco

Policy 5.2 – Exercise controls over development to correspond to the capabilities of the water supply and distribution system.

Policy 5.3 – Ensure water purity

The proposal is in conformity with the General Plan. The permanent easements will allow SFPUC to maintain its pipeline system in order to supply drinking water to both current and

future San Franciscans. The project supports the City's fresh water supply and needed infrastructure improvements.

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 subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

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 have no 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 have no 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 have no 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, nor would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in this sector.

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

The Project would have no adverse effect on the City's preparedness to protect against injury and loss of life in the event of an earthquake.

7. That landmarks and historic buildings be preserved.

The project would have no adverse effect on landmarks or historic buildings.

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

The Project would have no adverse effect on San Francisco parks and open space or their access to sunlight and vistas. There would be a regional public benefits by having increased access to the Bay Trail.

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