



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

Date: May 27, 2013
Case No.: Case No. 2012.0940R
PG&E Crystal Springs Valve Automation

Block/Lot No.: Portion of Sam Mateo County APN 093070071; Parcel ID Number:
452435359

Project Sponsor: Kendrick Li
San Francisco Public Utilities Commission
525 Golden Gate Ave, 10th Floor
San Francisco, CA 94103

Applicant: Kristina Zaccardelli
PG&E
6121 Bollinger Canyon Road
San Ramon, CA 94583

Staff Contact: Steve Wertheim – (415) 558-6612
steve.wertheim@sfgov.org

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

Recommended By: 
John Rahaim, Director of Planning

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The California Public Utilities Commission's Pipeline Safety Enhancement Plan requires PG&E to automate certain valves and improve the safety of its natural gas transmission system. As part of implementing this project, PG&E would need to expand its existing permanent easement rights at the Crystal Springs Valve Lot, located on SFPUC property in San Mateo County, and to perform improvements to the site. The new easement would expand from 6,600 square feet to 18,000 square feet. On the site, PG&E would replace existing valves, install new equipment, run a power line, and perform some minor grading and fencing.

ENVIRONMENTAL REVIEW

On August 30, 2012, the Environmental Planning Section of the Planning Department determined that the proposed project is Categorically Exempt from Environmental Review under CEQA Class 1, as it would consist of minor alteration of existing facilities, would not involve expanding the use, and would have no significant impact on the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, **in-conformity** with the following Objectives and Policies of the General Plan:

Note: General Plan Objectives and Policies are in **bold font**; General Plan text is in regular font. Staff comments are in *italic font*.

COMMUNITY SAFETY ELEMENT

POLICY I-1.13

Reduce the risk presented by the City's most vulnerable structures, particularly privately owned buildings and provide assistance to reduce those risks.

POLICY I-1.15

Abate structural and non-structural hazards in City-owned structures.

POLICY I-1.18

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

Comment: The proposed improvements are intended to remove risks and structural hazards in vulnerable structures and infrastructure, as part of the natural gas Pipeline Safety Enhancement Project.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan
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Eight General Plan Priority Policies Findings

The subject 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.

There is no impact on neighborhood-serving retail, as the project is located within SFPUC watershed protected lands outside of the City of San Francisco.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.
There is no impact on existing housing and neighborhood character, as the project is located within SFPUC watershed protected lands outside of the City of San Francisco.
3. That the City's supply of affordable housing be preserved and enhanced.
There is no impact on the City's supply of affordable housing, as the project is located within SFPUC watershed protected lands outside of the City of San Francisco.
4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
There is no impact on MUNI transit service, as the project is located within SFPUC watershed protected lands outside of the City of San Francisco that are not served by MUNI.
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.
There is no risk of displacement to the industrial and service sector, as the project is located within SFPUC watershed protected lands outside of the City of San Francisco.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The project has a positive effect on preparedness in case of an earthquake, as part of the Pipeline Safety Enhancement Program.
7. That landmarks and historic buildings be preserved.
There is no impact on historic buildings, as no buildings are affected by this project.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
The project occurs on an open space which has been historically used for this purpose, and which is not publically accessible. Therefore, the proposed project is consistent with this policy goal.

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