



SAN FRANCISCO PLANNING DEPARTMENT

December 8, 2008

Mr. Larry Ritter, Principal Real Property Officer
Office of the Director of Real Estate
25 Van Ness Avenue, Suite 400
San Francisco, CA 94102

Re: Case No. 2008.0859R
PUC Pipeline 3-4 Crossover Project

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REAL ESTATE DIV.

Dear Mr. Ritter,

We are responding to a request from your office, received on August 1, 2008 for a General Plan Referral for approval to acquire easements from three property owners in San Mateo and Santa Clara Counties. The General Plan Referral is conducted pursuant to San Francisco Charter Section 4.105 and Section 2A.53 of the Administrative Code. We find the proposed project to be on balance in conformity with the General Plan. The findings are based on General Plan objectives and policies, described in Attachment A. Aspects of the project may be subject to review and approval by other local jurisdictions and/or the State of California.

Findings Summary

The proposed easement acquisition will be used for the construction of crossover facilities along the Bay Division Pipeline Nos. 3 and 4. They would improve the reliability of the PUC's Water System and reduce potential delays to customers in the result of a seismic event by providing an alternate route to avoid breaks in the pipeline and reducing the total length of pipe that could be impacted by a seismic event or planned maintenance.

The three proposed crossover facilities will be located 8 miles apart to relieve existing crossover facilities, which provide service to customers in the East Bay, South Bay, Peninsula, and San Francisco. Each facility will consist of a concrete vault with two adjacent concrete pads supporting a generator, propane fuel tank, and an electrical control enclosure (approximately 5 feet in height), a five-valve configuration, bypass systems, 130 feet of new steel pipe, electrical power, security/access control systems, site work (including excavation, shoring, groundwater and pipeline dewatering), civil work (including fencing, gates, access roads, sidewalks, curbs, grading and road structures across existing swale) and site restoration and environmental work.

Environmental Review

The Major Environmental Analysis Division of the Planning Department determined that the proposed Project is categorically exempt from CEQA review under Class 1(c) and 4(b) of State Environmental Review Guidelines.

Attachment 1: General Plan Policy Findings

Planning Code Section 101.1 Priority Policies

The Project has been found consistent with the Eight Priority Policies of Section 101.1 of the Planning Code, as described in Attachment B.

In summary, we find the proposed project to be on balance in conformity with the General Plan.

Sincerely,



John Rahaim
Director of Planning

Attachments: A. General Plan Policy Findings
B: Planning Code Section 101.1 Findings

cc: Brett Bollinger, Environmental Planner
Rosemary Dudley, Planner
Stephen Shotland, Planner

Attachment 1: General Plan Policy Findings

Re: Case No. 2008.0859R
PUC Pipeline 3-4 Crossover Project
Staff Reviewer: Rosemary Dudley
Date: October 31, 2008

General Plan Policy Findings

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

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 1

ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.

POLICY 1.1

Conserve and protect the natural resources of San Francisco.

POLICY 1.2

Improve the quality of natural resources.

The proposed crossover facilities will improve the Hetch Hetchy water system which supplies the City and region with its source of water, one of the region's critical natural resources. This project will improve water conservation and quality with the replacement of aging pipes and construction of new facilities. It will maintain the above-mentioned policies.

OBJECTIVE 2

IMPLEMENT BROAD AND EFFECTIVE MANAGEMENT OF NATURAL RESOURCES.

POLICY 2.1

Coordinate regional and local management of natural resources.

The proposed crossover facilities will improve the Hetch Hetchy water system which supplies the City and region with its source of water. They will be located in neighboring Santa Clara and San Mateo counties. Our coordination with these regional governments will improve the effectiveness of the Hetch Hetchy water system. The proposal will maintain the above-mentioned policy.

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.

Attachment 1: General Plan Policy Findings

The proposed crossover facilities will improve the Hetch Hetchy water system which supplies the City and region with its source of water. This project will improve water supply, flow and distribution in the case of a seismic event or pipeline maintenance. The proposal will maintain the above-mentioned policies.

OBJECTIVE 6

CONSERVE AND PROTECT THE FRESH WATER RESOURCE.

POLICY 6.1

Maintain a leak detection program to prevent the waste of fresh water.

The improvements proposed will upgrade the existing pipelines, reducing the chance of leakage and unnecessary waste. The proposal will maintain the above-mentioned policy.

The proposal is on balance, X in conformity not in conformity with the General Plan.

Attachment 2: Planning Code Section 101.1 Priority Policies Findings

The following Priority Policies are hereby established. They shall be included in the preamble to the General Plan and shall be the basis upon which inconsistencies in the General Plan are resolved:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
Project conforms with this policy.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
Project conforms with this policy.
3. That the City's supply of affordable housing be preserved and enhanced;
Project conforms with this policy.
4. That commuter traffic not impede Muni transit services or overburden our streets or neighborhood parking;
Project conforms with this policy.
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 resident employment and ownership in these sectors be enhanced;
Project conforms with this policy.
6. That the City achieves the greatest possible preparedness to protect against injury and the loss of life in an earthquake.
Project conforms with this policy. The project will aid in the City's preparedness in the event of an earthquake.
7. That landmarks and historic buildings be preserved; and
Project conforms with this policy.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
Project conforms with this policy.

