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Water Power Sewer

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INTER-OFFICE MEMORANDUM

DATE: January 7, 2013  
TO: Rosanna Russell  
Director, Real Estate Services  
FROM: *for* Irina Torrey  
Manager, Bureau of Environmental Management  
*Barry Pearl*  
SUBJECT: CEQA compliance for SFPUC's Real Estate Division issuance of an expanded easement for PG&E's Edgewood Valve Lot

The Pacific Gas and Electric Company (PG&E) proposes to upgrade existing equipment at the Edgewood Valve Station to improve the operational safety of PG&E's natural gas transmission system as required by the California Public Utilities Commission. The project site is located on San Francisco Public Utilities (SFPUC) Peninsula Watershed lands near Highway 280 and Edgewood Road in San Mateo County. The project would provide remote monitoring and control, automatic valve shutdown and inline inspection capabilities and other safety enhancements. As part of this project, PG&E is requesting SFPUC approval to expand the PG&E easement at the Edgewood Valve Station by approximately 3,000 square feet. SFPUC's Real Estate Division is now considering PG&E's application for the easement expansion (the proposed Project).

Both the safety improvements and the expansion of the easement were subject to California Environmental Quality Act (CEQA) assessment by the San Francisco Planning Department, Environmental Planning Division, under Planning Department Case Number 2012.0939E. The Planning Department determined that the proposed safety enhancement, including expansion of the SFPUC easement, qualified for a Class 1 categorical exemption from CEQA under CEQA Guidelines Section 15301. Class 1 provides for an exemption from environmental review for operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. CEQA Guidelines Section 15301(b) specifically applies to existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage or other public utility services. The proposed project would involve minor alteration of existing mechanical equipment and facilities used to provide natural gas utility service involving negligible expansion of use, and is therefore within the range of activities properly exempted pursuant to Class 1.

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CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where the project would result in a significant cumulative impact (Section 15300.2(b)), where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), for a project that may result in damage to scenic resources within a state designated scenic highway (Section 15300.2(d)), or where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)). San Francisco Environmental Planning Division determined that there are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect, and formalized this determination in a Certificate of Determination (attached) on August 30, 2012.

Subsequent to this time, there have been no significant changes in the easement proposal or other changes in circumstances that would result in new or more significant environmental effects from the proposed issuance of the easement. Therefore, categorical exemption issued on August 30, 2012 by the City of San Francisco provides CEQA compliance for SFPUC's proposed Real Estate transaction, and CEQA compliance can be considered complete.

Attachment: Certificate of Determination

cc: Kendrick Li, RES  
Josh Keene, RES  
Sally Morgan, BEM