



# SAN FRANCISCO PLANNING DEPARTMENT

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## General Plan Referral

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*Date:* May 7, 2013  
*Case No.* Case No. 2013.0439R  
**PG&E Edgewood Valve Station, Additional Permanent Easement,  
Unincorporated San Mateo County**

*Block/Lot No.:* San Mateo County APN # 093-102-110,  
Parcel ID Number 452577818

*Project Sponsor:* Kristina Zaccardelli  
PG&E  
6121 Bollinger Canyon Road  
San Ramon, CA 94583

*Applicant:* Same as Above

*Staff Contact:* Amnon Ben-Pazi – (415) 575-9077  
[amnon.ben-pazi@sfgov.org](mailto:amnon.ben-pazi@sfgov.org)

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

*Recommended  
By:*

  
\_\_\_\_\_  
John Rahaim, Director of Planning

### PROJECT DESCRIPTION

The existing Edgewood Valve Station consists of natural gas valves and related equipment, within a fenced 2,500 square-foot gravel-covered enclosure. The site is located on San Francisco Public Utilities (SFPUC) Peninsula Watershed lands near Highway 280 and Edgewood Road in San Mateo County.

The California Public Utilities Commission has required PG&E to improve the safety of its natural gas transmission system. As part of its Pipeline Safety Enhancement Plan, PG&E proposes to enlarge the Edgewood Valve Station to provide for new and upgraded equipment, and is requesting SFPUC approval to expand its existing utility easement on SFPUC land by approximately 3,000 square feet.

**GENERAL PLAN REFERRAL  
PG&E EDGEWOOD VALVE STATION  
ADDITIONAL PERMANENT EASEMENT**

**CASE NO. 2013.0439R**

**SITE DESCRIPTION AND PRESENT USE**

The site is located on SFPUC Peninsula Watershed lands in unincorporated San Mateo County, near Highway 280 and Edgewood Road, a portion of San Mateo County APN # 093-102-110, Parcel ID Number 452577818. The 2,500 square-foot Valve Station contains valves and related equipment that are part of the PG&E natural gas transmission system. The facility is enclosed by a security fence and paved with gravel.

**ENVIRONMENTAL REVIEW**

The Project was determined to be exempt from environmental review, Categorical Exemption, Class 1 (CEQA Guidelines Section 15301), in Case No. 2012.939E, *Edgewood Station Valve Automation*. The project would consist of minor alterations to and negligible expansion of existing facilities.

**GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION**

This project proposes granting easement to PG&E on a portion of San Mateo County APN # 093-102-110, Parcel ID Number 452577818. If approved, PG&E would be able to expand and upgrade its existing Edgewood Valve Station in order to enhance safety of its natural gas transmission system, as required by the California Public Utilities Commission. 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 1.22**

**REDUCE HAZARDS FROM GAS FIRED APPLIANCES AND GAS LINES.**

*Comment: The project is part of PG&Es Pipeline Safety Enhancement Plan, which aims to improve safety of the natural gas distribution system as required by the California Public Utilities Commission. The expansion of the Edgewood Valve Station will allow installation of new and upgraded equipment at the existing facility.*

**Eight Priority Policies Findings**

The Project is located outside of the City and County of San Francisco. Of the eight Priority Policies set forth in Section 101.1 of the City Planning Code, only the sixth policy, which requires earthquake preparedness, is relevant to the proposed project. One of the primary goals of the proposed project is to reduce the vulnerability of BDPL Nos. 3 and 4 to earthquake damage and increase the seismic and delivery reliability of the regional water system. This would be achieved by making improvements

that meet current seismic standards and by establishing and implementing a defined level of service response after a major earthquake. Overall, the proposed project is consistent with 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 site is located on SFPUC Peninsula Watershed land in unincorporated San Mateo County. 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 site is located on SFPUC Peninsula Watershed land in unincorporated San Mateo County. 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 site is located on SFPUC Peninsula Watershed land in unincorporated San Mateo County. 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 site is located on SFPUC Peninsula Watershed land in unincorporated San Mateo County. 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 site is located on SFPUC Peninsula Watershed land in unincorporated San Mateo County. The Project would not affect the city's economic base.*
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.  
*The project is part of PG&Es Pipeline Safety Enhancement Plan, which aims to improve safety of the natural gas distribution system as required by the California Public Utilities Commission.*
7. That landmarks and historic buildings be preserved.  
*The site is located on SFPUC Peninsula Watershed land in unincorporated San Mateo County. This site contains no landmarks or resources of historic significance.*
8. That our parks and open space and their access to sunlight and vistas be protected from development.

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ADDITIONAL PERMANENT EASEMENT**

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*The site is located on SFPUC Peninsula Watershed land in unincorporated San Mateo County. The Project would have no adverse effect on parks and open space or their access to sunlight and vista.*

<b>RECOMMENDATION:</b>	<b>Find the Project, on balance, in-conformity with the General Plan</b>
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