



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No.19444

GENERAL PLAN REFERRAL
HEARING DATE SEPTEMBER 3, 2015

Case No.: 2015-007190GPR
Project: San Francisco Westside Recycled Water Project
Zoning: P (Public) Zoning District
OS (Open Space) Height and Bulk District
Block/lot: 7281/007
Project Sponsor: SF Public Utilities Commission
c/o Scott MacPherson
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ADOPTING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 FOR THE PROPOSED WESTSIDE RECYCLED WATER PLANT PROJECT AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the City Charter and 2A.53 of Administrative Code require General Plan referrals to the Planning Commission (hereinafter "Commission") for certain matters, including determination as to whether the lease or sale of public property, the vacation, sale or change in the use of any public way, transportation route, ground, open space, building, or structure owned by the City and County, would be in-conformity with the General Plan prior to consideration by the Board of Supervisors.

On January 17, 2008, the San Francisco Public Utilities Commission ("Project Sponsor") submitted an Environmental Evaluation Application to the Planning Department ("Department"), Case No. 2008.0091E, in connection with a project to provide an average of up to 4 million gallons per day ("mgd") of groundwater from the Westside Groundwater Basin to augment San Francisco's municipal water supply. The San Francisco Westside Recycled Water Plant Project, meant to diversify the SFPUC's water supply by developing recycled water, develop a new water supply in San Francisco that is both reliable and drought resistant and reduce the use of potable water and groundwater for irrigation and other nonpotable uses by supplying those demands with recycled water; is located at the SFPUC's Oceanside Water

Pollution Control Plan (WPCP) and within a portion of the adjacent California Army National Guard site ("SFRW Project" or "Project").

On June 5, 2008, and September 8, 2010, the Department issued a Notice of Preparation of an Environmental Impact Report ("NOP") for the Project, and, in response to comments received, revised the location of certain project elements and published a revised NOP on July 16, 2014.

On March 18, 2015, the Department published the Draft Environmental Impact Report ("DEIR" or "Draft EIR") for the Project and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment. The DEIR was available for public comment from March 18, 2015 through May 4, 2015.

The San Francisco Planning Commission held a public hearing on the DEIR on April 23, 2015 at a regularly scheduled meeting to solicit public comment regarding the DEIR.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period. This material was presented in a Draft Comments and Responses ("C & R") document, published on August 20, 2015, distributed to the Planning Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

A Final Environmental Impact Report ("FEIR" or "Final EIR") was prepared by the Department, consisting of the Draft EIR and the C&R document.

Project Environmental Impact Report files have been made available for review by this Commission and the public. These files are available for public review at the Planning Department at 1650 Mission Street, and are part of the record before this Commission.

On September 3, 2015, the Planning Commission reviewed and considered the Final EIR and found that the contents of the report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code section 21000 et seq.) ("CEQA"), 14 California Code of Regulations sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and approved the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2008.0091E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") for the Project and these materials were made available to the public and this Commission for this Commission's review, consideration and action.

PROJECT DESCRIPTION

By this action, the Planning Commission adopts and implements the SFRW Project identified in the Final EIR. Specifically, the Project adopted by the Planning Commission includes the following:

- Construction of a recycled water treatment plant at the SFPUC's Oceanside Water Pollution Control Plant (WPCP) and within a portion of the adjacent California Army National Guard site. Recycled water produced at this facility would be used in Golden Gate Park for irrigation and as fill water for Golden Gate Park lakes; and for irrigation in the Panhandle portion of the park; Lincoln Park Golf Course, and various areas of the Presidio. The treatment plant would have an annual average production capacity of up to 2 million gallons per day (mgd) and sized to meet peak-day demands of up to 5 mgd.
- Construction of a transmission pipeline primarily along 36th Avenue that would run between the proposed recycled water treatment plant at the Oceanside WPCP and the existing Central Reservoir in Golden Gate Park. The pipeline would deliver the recycled water from the Oceanside WPCP to the areas of use.
- Construction of transmission pipelines between the Central Reservoir and Lincoln Park and the Presidio and the adjacent Golden Gate Park Panhandle.
- Construction of an expanded underground reservoir to provide additional storage capacity and a new pump station to provide increased pumping capacity at the Central Reservoir site.

PROJECT OBJECTIVES

The three main objectives of the SFRW Project are:

- Diversify the SFPUC's water supply by developing recycled water.
- Develop a new water supply in San Francisco that is both reliable and drought resistant.
- Reduce the use of potable water and groundwater for irrigation and other nonpotable uses by supplying those demands with recycled water.

In addition, the Project is part of the SFPUC's adopted Water System Improvement Program ("WSIP") adopted by the SFPUC on October 30, 2008 (see Section C.1). The WSIP consists of over 70 local and regional facility improvement projects that would increase the ability of the SFPUC's water supply system to withstand major seismic events and prolonged droughts and

to meet estimated water-purchase requests in the service areas. With the exception of the water supply goal, the overall WSIP goals and objectives are based on a planning horizon through 2030. The water supply goal to meet delivery needs in the SFPUC service area is based on a planning horizon through 2018. The overall goals of the WSIP for the regional water system are to:

- Maintain high-quality water.
- Reduce vulnerability to earthquakes.
- Increase water delivery reliability.
- Meet customer water supply needs.
- Enhance sustainability.
- Achieve a cost-effective, fully operational system.

The Project would help meet WSIP level-of-service goals and system performance objectives. These goals include providing a total of 10 mgd annual average of water supply from recycled water, groundwater, and conservation projects to meet retail demand in San Francisco. Of this amount, the WSIP project description indicated that approximately 4 mgd annual average would be derived from recycled water projects in San Francisco. This Project would provide up to 2 mgd of recycled water; currently identified customers are estimated to use 1.6 mgd. This Project would also enable implementation of the SFPUC's Groundwater Supply Project, approved by the SFPUC in December, 2013. The SFPUC's Groundwater Supply Project calls for installation of new groundwater wells to recover 2.5 to 3.0 mgd of groundwater in the first phase and conversion of existing irrigation wells in Golden Gate Park to potable use, providing 1.0 to 1.5 mgd of groundwater in the second phase. The second phase cannot occur until recycled water is available for Golden Gate Park landscaping or until another landscaping water source is identified. Thus the Project would also help meet the WSIP goal of providing approximately 4 mgd annual average of water supply from groundwater.

ENVIRONMENTAL REVIEW

On September 3, 2015, the Planning Commission (hereinafter "Commission") conducted a public hearing on the Final Environmental Impact Report (EIR) for the Project. The Commission reviewed and considered the EIR and found the contents of said report and the procedures through which the EIR was prepared, publicized and reviewed complied with the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. section 15000 *et seq.*), and Chapter 31 of the San Francisco Administrative Code.

On September 3, 2015, the Commission certified the Final EIR by Motion No. 19442. Additionally, the Commission adopted approval findings, including findings rejecting

alternatives, and making a statement of overriding considerations, and adopted a mitigation monitoring and reporting program ("MMRP") pursuant to CEQA by Motion No. 19443, which findings and MMRP are incorporated by this reference as though fully set forth in this Motion.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The proposal addresses the following relevant 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.

The City and County of San Francisco owns and operates one of the most extensive water and power systems in the world. At present, the supply of fresh water generated by the Hetch Hetchy/Water Department system is more than adequate. Current projections indicate that the present system will meet San Francisco's needs until the year 2020. Over the years, the consumption of fresh water in the city has risen substantially: over 100 percent between 1940 and 1971. This increase in water consumption is primarily due to commercial expansion and has occurred despite a decline in San Francisco's resident population since 1950.

Hetch Hetchy and the SFPUC should continue their excellent planning program to assure that the water supply will adequately meet foreseeable consumption demands. To this end, the City should be prepared to undertake the necessary improvements and add to the Hetch Hetchy/SFPUC system in order to guarantee the permanent supply. Furthermore, San Francisco should continually review its commitments for the sale of water to suburban areas in planning how to meet future demand.

POLICY 5.1

Maintain an adequate water distribution system within San Francisco.

The project implements this policy. The proposed project would diversify and increase the reliability of San Francisco's water supply. It would provide an average of up to 4 million gallons per day of groundwater to augment San Francisco's municipal water supply.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

The San Francisco Westside Recycled Water Plant Project is consistent with Planning Code Section 101.1(b) Priority Policies as follows:

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 preserve current neighborhood-serving retail uses and enhance future opportunities for residential employment in or ownership of such businesses. The Project would diversify and increase the reliability of San Francisco's water supply. A reliable and drought-tolerant water supply is essential for the preservation and enhancement of the neighborhood-serving retail uses.*
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 conserve neighborhood character. The Oceanside WPCP and Golden Gate Park Central Reservoir locations are not located in any residential or commercial neighborhoods and would not affect housing or neighborhood character. The remainder of the Project would consist of underground pipelines.*
3. That the City's supply of affordable housing be preserved and enhanced. *The Project would preserve the City's supply of affordable housing by diversifying and increasing the reliability of the City's water supply. The Project would not affect the development of affordable housing as the Project sites would not be located on residentially zoned parcels.*
4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking. *The Project would not increase commuter traffic and therefore would not impede Municipal Railway (MUNI) transit service or overburden the streets or neighborhood parking. Operation of the recycled water treatment plant would require approximately four full-time employees, while the operation and maintenance of other Project facilities would utilize existing SFPUC employees. As such, commuter traffic would not increase notably that would impede MUNI services or the streets.*
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 in this area. Project would protect the diversity of retail and service uses already existing in the City by diversifying and increasing the reliability of the water supply.*
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. *The Project would diversify and increase the reliability of San Francisco's water supply, which would improve the City's preparedness for an earthquake. Moreover, the Project would be designed and constructed to comply with applicable San Francisco Municipal Code standards to ensure public safety in the event of an earthquake.*

7. That landmarks and historic buildings be preserved. *The Project would not affect designated landmarks or buildings. Golden Gate Park is a registered Historic District; however, the proposed Project would not affect any landmarks or historic buildings within Golden Gate Park, or affect any contributors to the historic district. The Central Reservoir location in Golden Gate Park does not contain any historical landmarks or buildings, and the adjacent yard area is currently used as a wood waste storage and composting facility. Distribution pipelines are located within existing rights-of-way, and construction of pipeline would not alter the historical circulation system of Golden Gate Park. The Oceanside WPCP was completed in 1994 and is not considered a historic structure.*

8. That our parks and open space and their access to sunlight and vistas be protected from development. *The Project would involve construction of underground pipelines under various roadway and a new pump station in the Central Reservoir location within Golden Gate Park. Siting a pumping station at the Golden Gate Park Central Reservoir location would not reduce Golden Gate Park recreation use areas as this site is not used for recreation. Similarly, new pipelines within Golden Gate Park would not reduce any recreation use areas.*

The Project would not affect the parks' access to vistas and sunlight. New pipelines would be underground. Within Golden Gate Park, the new pumping station would be approximately 20 feet tall. This would not affect any significant vistas and no new shade would be created, as the new pumping station would be in an area surrounded by trees that are higher than 20 feet tall.

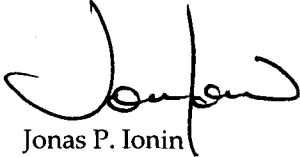
The Project would provide an irrigation supply for both Golden Gate and Lincoln Parks and ornamental lake supply for Golden Gate Park, which would contribute to the upkeep of existing recreation areas for both parks. For the reasons stated above, the Project would not affect public parks and open spaces.

The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed findings of General Plan conformity on September 3, 2015.

On September 3, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the General Plan Referral application, Case No. 2008.0091R. The Commission heard and considered public testimony presented at the hearing and has further considered written and oral testimony provided by Department staff and other interested parties.

NOW THEREFORE BE IT RESOLVED that the Commission hereby adopts the CEQA Findings set forth in No. 19443 and finds the proposed SFRW Project, as described above, to be consistent with the General Plan of the City and County of San Francisco, including, but not limited to the Environmental Protection Element, and is consistent with the eight Priority Policies in City Planning Code Section 101.1 for reasons set forth in this motion.

I hereby certify that the foregoing Motion was adopted by the Commission at its meeting on September 3, 2015.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Wu, Antonini, Hillis, Johnson, Moore, Richards

NOES:

ABSENT:

ADOPTED: September 3, 2015

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