



SAN FRANCISCO PLANNING DEPARTMENT

General Plan Referral

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Date: June 4, 2019

Case No. Case No. 2019-005685GPR
SFPUC Pipeline Right-of-Way Easements in City of Mountain View


Block/Lot No.: Various, in City of Mountain View

Project Sponsor: Dina Brasil
San Francisco Public Utilities Commission (SFPUC)
525 Golden Gate Ave. 10th Floor
San Francisco, CA 94102

Applicant: Dina Brasil, SFPUC

Staff Contact: Paolo Ikezoe – (415) 575-9137
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Recommendation: Finding the project, on balance, is **in conformity** with the General Plan.

Recommended By: 
John Rahaim, Director of Planning

PROJECT DESCRIPTION

The SFPUC's Bay Division Pipelines 3 and 4 are located in the SFPUC's pipeline right of way that crosses Mountain View. Although the SFPUC owns fee interests or permanent easement rights in virtually all of its pipeline rights of way and is informed and believes it has permanent real estate rights to its entire pipeline right of way in Mountain View city streets, the SFPUC lacks documentation of such permanent rights in several parcels (Gap Parcels) constituting portions of its pipeline right of way that lie beneath certain Mountain View streets. In order to assure its continued permanent rights in, and use of, the Gap Parcels for the benefit of its constituents and rate payers, the SFPUC desires to document and confirm its permanent real estate rights to place, operate, maintain, repair, and replace its pipelines and related appurtenances within, across, and under the Gap Parcels. Mountain View will convey easement rights via easement deeds to the SFPUC in the following street crossings in Mountain View: Crisanto Avenue, Fayette Drive, Moffett Boulevard, Ortega Avenue, Rengstorff Avenue, San Antonio Road, Stierlin Road, Tyrella Avenue, and Whisman Road. No improvements to the streets are proposed as part of these easement acquisitions.

The submittal is for a General Plan Referral to recommend whether the Project is in conformity with the General Plan, pursuant to Section 4.105 of the Charter, and Section 2A.52 and 2A.53 of the Administrative Code.

ENVIRONMENTAL REVIEW

Not defined as a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a direct or indirect physical change in the environment.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is SFPUC's acquisition of several easements in the City of Mountain View, intended to assure continued permanent rights in, and use of below-grade water distribution infrastructure. 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:

ENVIRONMENTAL PROTECTION ELEMENT

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 5.3 - Ensure water purity.

The Project supports the City's fresh water supply by confirming permanent real estate rights to place, operate, maintain, repair and replace pipelines and related appurtenances within, across, and under the parcels in question.

COMMUNITY SAFETY ELEMENT

OBJECTIVE 2

BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE, AND BY ENSURING THE NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE.

POLICY 2.8 – Ensure potable water is available in an emergency.

The Project supports the availability of fresh water in cases of emergency by ensuring that the necessary Water Line Easements are in place to allow the City access to water delivery infrastructure for maintenance and operational purposes.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed 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.

The Project involves acquiring easements in the City of Mountain View. It 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 Project would have no adverse effect on the City's housing stock or on neighborhood character. The existing housing and neighborhood character will be not be negatively affected

3. That the City's supply of affordable housing be preserved and enhanced.

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 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 Project would not affect the existing economic base in this area.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project would not adversely affect preparedness against injury and loss of life in an earthquake. Acquiring the easements in Mountain View will ensure the SFPUC retains access to the below-grade water facilities for maintenance and repair in the case of an earthquake or other natural or man-made disasters.

7. That landmarks and historic buildings be preserved.

The Project would have no adverse effect on historic landmarks or buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project would have no adverse effect on parks and open space or access to sunlight and vistas.

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| RECOMMENDATION: | Finding the Project, on balance, in-conformity with the General Plan |
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