

SUBSECTION 8.4

Land Use

8.4 Land Use

8.4.1 Introduction

This section provides an inventory of existing and planned land uses in the vicinity of the proposed SFERP facilities. For purposes of this analysis, the affected environment (study area) is defined as those areas within one mile of the proposed SFERP site and within one-quarter mile of the proposed offsite linear facilities. The overview of the project's affected environment includes a description of existing land uses and zoning districts in the project study area. An analysis of the potential impacts on land uses surrounding the proposed project is provided. This section also evaluates the project's consistency with land use plans and policies, including adopted local, regional, state and federal plans applicable to the proposed project.

Land use trends identified for the study area are based on current land use plans and approved development projects. Reasonably foreseeable future development projects are assessed for potential cumulative land use impact. Where appropriate, mitigation measures are proposed to reduce potential project-related land use impacts to acceptable levels.

Land use impacts associated with the proposed SFERP are identified and evaluated based on:

- Site reconnaissance surveys
- A review of current U.S. Geological Survey (USGS) 7.5-minute topographic (i.e., quadrangle) maps
- Aerial photography
- A review of local land use ordinances
- A review of the land use goals and policies identified in the San Francisco General Plan and associated Area Plans and maps
- Future land use development trends (e.g., San Francisco housing initiative, draft of The Central Waterfront Neighborhood Plan)
- Discussions with City Planners

Other local plans reviewed for this assessment include plans adopted by the Bay Conservation and Development Commission (BCDC), the Port of San Francisco, and the Metropolitan Transportation Commission (MTC).

8.4.2 Affected Environment

The affected environment of the project is defined in accordance with the requirements of the CEC. As noted above, the affected land use environment/study area includes, but is not limited to, the area within a one-mile radius of the proposed SFERP facilities and one-quarter mile surrounding the proposed effluent pipeline. Government agencies with land use jurisdiction in the study area include the City, the San Francisco Redevelopment

Agency, BCDC, and the Port of San Francisco. Figure 8.4-1 shows jurisdictional boundaries within the project study area.

8.4.2.1 Regional Setting

San Francisco County is one of nine counties that comprise the San Francisco Bay Area. The City and County of San Francisco (CCSF) are contiguous jurisdictions encompassing an area approximately 8 miles across from east to west and 5 to 7 miles across from north to south. Surrounding counties include Marin to the north, Alameda to the east, and San Mateo to the south. The Pacific Ocean and San Francisco Bay bound San Francisco to the north, east and west. Most of San Francisco is heavily urbanized, with small pockets of open space areas preserved as parks.

The project is situated within Potrero Point along the eastern shoreline of the San Francisco Bay between Central Basin in the north and Islais Creek Channel in the south. This area is referred to as the Central Waterfront and is dominated by industrial land uses. Residential and commercial uses are located west of an industrial band of land uses along the waterfront. Pacific Bell Park is located approximately 1.5 miles north of the SFERP site, and the Hunters Point Power Plant is approximately 1.8 miles to the south.

8.4.2.2 Existing Land Uses and Zoning

The proposed SFERP site encompasses approximately 4.5 acres within the existing Potrero Power Plant (Potrero PP) site. Potrero PP is located on the eastern shore of the San Francisco Bay, and is bounded to the north by Humboldt Street, to the south by 23rd Street, and to the west by Illinois Street. The SFERP site is located on the western portion of the Potrero PP site, immediately east of the existing PG&E 115kV Potrero electrical substation. The City is currently in negotiations with Mirant for an option to purchase the property.

As shown on Figure 8.4-2, existing land uses within the study area include primarily industrial, commercial, and residential uses. Additional uses include parks/open space and institutional uses such as schools, churches and libraries. Zoning districts in the study area are shown on Figure 8.4-3, and generally correlate to existing land uses. A description of the study area zoning districts is provided on Table 8.4-1. The project site falls within the Heavy Industry (M-2) zoning district.

TABLE 8.4-1
Zoning Districts Within the Study Area

Zoning District	Description*
Heavy Industry (M-2)	Areas suitable for heavy industrial uses. Uses in the “M-2” District limited primarily to larger industries dependent upon rail and water transportation and by large utility lines. Allowable uses include manufacturing, wholesale, storage, retail, repair, and service uses. Permitted uses include utility installations and steam power plants. Residential uses are conditional uses requiring authorization by the Planning Commission.
Light Industry (M-1)	Areas suitable for light industrial uses. Uses in the “M-1” District are primarily limited to industrial smaller industrial uses dependent upon truck traffic. Allowable uses include manufacturing, wholesale, storage, retail, repair, and service uses. Residential uses are conditional uses requiring authorization by the Planning Commission.

TABLE 8.4-1
Zoning Districts Within the Study Area

Zoning District	Description*
Small-Scale Neighborhood Commercial (NC-2)	Areas suitable for neighborhood-oriented commercial services. Allowable uses include retail sales and services, and medical professional, and business services. Other uses, including residential, are conditional uses requiring authorization by the Planning Commission.
Public Use District (P)	Applies to land owned by a governmental agency and that is in some form of public use, including open space. Permitted uses include structures and uses of the City subject to certain restrictions, and to structures and uses of other governmental agencies not subject to regulation by the Planning Code.
Residential, House Districts, One-Family (RH-1)	Areas suitable for residential areas. Primary uses include 1 detached residential unit per lot, plus residential care and child care facilities, some open space, and non-industrial public space. Additional uses consistent with residential uses are conditional uses requiring authorization by the Planning Commission.
Residential, House Districts, Two-Family (RH-2)	Areas suitable for residential areas. Primary uses include 2 detached residential units per lot, plus residential care and child care facilities, some open space, and non-industrial public space. Additional uses consistent with residential uses are conditional uses requiring authorization by the Planning Commission.
Residential, House Districts, Three-Family (RH-3)	Areas suitable for residential areas. Primary uses include 3 detached residential units per lot, plus residential care and child care facilities, some open space, and non-industrial public space. Additional uses consistent with residential uses are conditional uses requiring authorization by the Planning Commission.

Source: CCSF, 1999.

* Reference to "compatible" uses within the descriptions is based on the zoning requirements.

Industrial and commercial land uses surround the project site to the north, south, and west (see Figure 8.4-2). Commercial and industrial operations in the nearby vicinity of the SFERP site include shipping piers and dry dock facilities along the waterfront, vehicle storage and impoundment yards to the north, gas stations, warehouses, factories and small commercial business to the west, a railroad yard and trucking companies to the south.

The nearest residential development to the SFERP is located approximately 600 feet to the west of the project site. Recent development within the study area includes 63 new housing units located primarily west of Third Street and a significant commercial structure at Cesar Chavez Street and Third Street (Rubin, 2003). A small inlet referred to as Warm Water Cove is located adjacent to the south side of Potrero PP. Islais Creek is located approximately 3,500 feet south of the SFERP site. There are no agricultural land uses within the affected environment.

8.4.2.3 Potentially Sensitive Land Uses

Potentially sensitive land uses in the study area include schools, parks, churches, libraries and residences. Residential development is located approximately 600 feet west of the project site on Third Street. A church is located immediately north of these residences. Two pockets of residential development are also located west of the SFERP site along Tennessee Street. The nearest recreational use is Warm Water Cove, located immediately southeast of the Potrero PP. These uses represent sensitive land uses within one-quarter mile of the SFERP site. Sensitive land uses in the SFERP study area are listed on Table 8.4-2 and include

three schools, five churches, five parks, and a library. A map of these land uses is provided in Subsection 8.6, Public Health, as Figure 8.6-1.

TABLE 8.4-2
Potentially Sensitive Land Uses within the Affected Area

Land Use ^a	Approximate Distance from Proposed Project Site ^b
Warm Water Cove Park	Adjacent to south side of Potrero PP site
St. Stephen Baptist Church	200 yards
Daniel Webster Elementary	800 yards
Aqua Vista Park and Public Viewing Area	800 yards
Potrero Hill Recreation Center (Park)	900 yards
St. Teresa's Church	900 yards
Potrero Library	1,000 yards
Islais Creek Channel (Park)	1,000 yards
First Russian Christian Church	1,200 yards
King Starr Elementary	1,200 yards
Jackson Playground (Park)	1,200 yards
Potrero Hill Middle School	1,300 yards
Hillside Baptist Church	1,400 yards
City View Church	1,400 yards

Notes:

^a Does not include residential land uses (refer to Figure 8.4-2).

^b The affected environment consists of the area within one mile (1,760 yards) of the generating plant site and within a quarter-mile (440 yards) of linear facilities.

Sensitive land uses can also include cultural and historical sites as well as natural scenic areas. See Subsection 8.3, Cultural Resources and Subsection 8.11, Visual Resources for assessments of these environmental areas.

8.4.2.4 Land Use Plans and Policies

The project site is located within the City of San Francisco. Land use plans adopted by San Francisco and applicable to the proposed project include the General Plan, the Central Waterfront Area Plan, and the South Bayshore Area Plan. The Central Waterfront Neighborhood Plan includes the SFERP project site and approximately 500 acres surrounding the project site. A draft of this plan was distributed for public review in January 2003, but has not been adopted by the City.

The following plans do not directly apply to the project site, but apply to land uses within the project study area:

- Port of San Francisco Waterfront Land Use Plan
- Port of San Francisco Waterfront Design and Access Plan
- San Francisco Bay Plan (by BCDC)

- San Francisco Bay Area Seaport Plan (by MTC and BCDC)

Land use plans applicable to the proposed SFERP are discussed in the sections that follow. Specific goals, policies, or objectives applicable to the SFERP are discussed under Subsection 8.4.3 (Laws, Ordinance, Regulations, and Standards) and summarized on Table 8.4-3.

TABLE 8.4-3
Land Use Plans and Policies Related to the Proposed Project

Authority Category	Policy*
San Francisco General Plan Commerce and Industry, Environmental Protection, Urban Design and Air Quality Elements	
Environmental Protection	<p>Assure that all new development meets strict environmental quality standards and recognizes human needs.</p> <p>Promote the use and development of shoreline areas consistent with the Comprehensive Plan and the best interest of San Francisco.</p> <p>Comply with objectives, policies, and air quality standards of the Bay Area Air Quality Management District.</p>
Growth	<p>Encourage development that provides substantial net benefits and minimizes undesirable consequences.</p> <p>Locate commercial and industrial activities according to a generalized Commercial and Industrial Density Plan map.</p>
Open Space	<p>Assure that new development adjacent to the shoreline capitalizes on its unique waterfront location, considers shoreline land use provisions, improves visual and physical access to the water, and conforms with urban design policies.</p>
Urban Design	<p>Promote harmony on the visual relationships and transitions between new and older buildings.</p> <p>Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.</p>
Community Safety	<p>Assure that new construction meets current structural and life safety standards.</p> <p>Consider information about geologic hazards whenever City decisions that will influence land use, building density, building configurations or infrastructure are made.</p>
Central Waterfront Area Plan	
Land Use	<p>Encourage the intensification and expansion of industrial uses. (Policy 1).</p> <p>Prevent the conversion of land needed for industrial activity to non-industrial use (Policy 2).</p> <p>Assure that the adverse environmental impacts of new development are fully mitigated (Policy 3).</p>
Industry	<p>Promote industrial expansion through maximizing and intensifying the use of existing facilities and properties (Policy 1).</p>
Central Basin Subarea	<p>Assure that any power plant expansion on the Potrero PP site will provide additional employment and will not adversely affect the environment (Objective 16, Policy 2).</p>

TABLE 8.4-3
Land Use Plans and Policies Related to the Proposed Project

Authority Category	Policy*
South Bayshore Area Plan	
Land Use	<p>Restrict industrial activities with significant environmental hazards from locating adjacent to or nearby existing residential areas (Policy 1.2).</p> <p>Encourage a wider variety of light industrial uses in South Basin by more efficient use of industrial space (Policy 1.5).</p>
Open Space	<p>Maintain the quality of existing shoreline open space (Policy 13.2).</p> <p>Provide new public open spaces along the shoreline—at Islais Creek and India Basin (Policy 13.4).</p>
Industry	Maintain industrial zones in the Northern Industrial Sub-district (Policy 8.1).

Sources: CCSF, 1988, 1997, and 1998;

Note:

* Plans and policies are summarized as relevant to the SFERP project.

8.4.2.4.1 General Plan. The San Francisco General Plan identifies goals and policies regarding industrial development, and contains a more detailed area plan for the Central Waterfront that encompasses the SFERP site. The General Plan includes specific policies to preserve and enhance existing development and to provide for orderly and appropriate new development to meet the needs of the area over the coming years (CCSF, 1996). The General Plan includes the following elements:

- Air quality
- Arts
- Commerce and Industry
- Community facilities
- Community safety
- Environmental protection
- Recreation and open space
- Residence
- Transportation
- Urban design

Each element contains goals, policies, and implementation measures pertinent to proposed developments at the project site and within the project study area. Those applicable to the SFERP are summarized in Table 8.4-3.

8.4.2.4.2 Central Waterfront Area Plan. The Central Waterfront Area Plan is a component of the General Plan and provides additional goals and policies applicable to the project site and study area. The plan encompasses approximately 900 acres or 1.4 square miles of eastern San Francisco shoreline between China Basin in the north, Islais Creek in the south, and adjacent inland areas. The existing Potrero PP and SFERP are located in the Central Basin Subarea of the Central Waterfront Area Plan.

The goal of this plan is to reverse the pattern of economic decline in the area by promoting land use objectives to retain and expand industrial and maritime activities. In addition, the

plan promotes ancillary development, such as residential, recreational, commercial, and public service infrastructure, that are aligned with the industrial and maritime development goal. Conversely, it discourages developments that do not support the industrial and maritime development goal. Objective 16, Policy 16.2 of the Central Basin Subarea specifically aims to assure that any power plant expansion on the Potrero PP site will: 1) provide additional employment, and 2) will not adversely affect the environment. Additional planning policies applicable to the SFERP are summarized in Table 8.4-3.

8.4.2.4.3 South Bayshore Area Plan. This plan is a tool for residents and the City to guide the future development of the South Bayshore district of San Francisco, which includes the area south of Ceasar Chavez Boulevard and east of Highway 101. South Bayshore, commonly known as Bayview Hunters Point, is a predominantly industrial and residential district. The plan includes policies and objectives related to Land Use, Transportation, Housing, Commerce, Industry, Recreation and Open Space, Urban Design, Community Facilities and Services, and Public Safety. The proposed process water pump station and a portion of the proposed process water pipeline to the SFERP are located within the Northern Industrial Sub-district of the South Bayshore Area Plan.

The principal objectives for land use in the South Bayshore are to “achieve favorable balance among residential, industrial, commercial and open space uses; stimulate development in underused and declining areas; protect low scale physical character; and increase pedestrian-oriented neighborhood commercial and social activities.” Other policies and objectives of the South Bayshore Area Plan applicable to the project site and study area are provided on Table 8.4-3.

8.4.2.4.4 Central Waterfront Neighborhood Plan (Draft for Public Review). The draft Central Waterfront Neighborhood Plan (CCSF, 2003) encompasses approximately 350 acres along San Francisco’s eastern shoreline, and includes the project site. The planning area is bounded to the north by Mariposa Street, to the west by Interstate 280 (I-280), to the south by Islais Creek and to the east by San Francisco Bay. The draft plan was released for public review and comment in January 2003 and has not been formerly adopted by the City.

The plan includes an objective to “Strengthen and expand the Central Waterfront as a residential, mixed use neighborhood.” Policy 2.11 of the plan acknowledges that the area adjacent to the existing power plant is not compatible with residential development and would prohibit residential development adjacent to the power plant, if adopted. The plan recognizes the potential for additional housing east of Illinois Street (i.e., at and in the near vicinity of the project site), but recognizes the conflict that would occur due to existing industrial operations at the Potrero PP site. The Central Waterfront Neighborhood Plan notes the significant potential for residential development in this area should operations at the Potrero PP site cease.

8.4.3 Laws, Ordinances, Regulations, and Standards

A summary of the applicable laws, ordinances, regulations, plans, and standards related to land use at the project site and vicinity are summarized below.

8.4.3.1 Federal

No federal LORS for land use apply to the site or project.

8.4.3.2 State

The Application for Certification (AFC) process under the Warren-Alquist Act has been determined to be California Environmental Quality Act (CEQA)-equivalent. It thus fulfills the requirements of CEQA. CEQA is codified in the California Public Resources Code, Sections 21000-21178.1. Guidelines for implementation of CEQA are codified in the California Code of Regulations (CCR) Sections 15000-15387.

8.4.3.3 Local

At the local level, pertinent regulations involve primarily land use policies, zoning requirements, and building and grading standards. In addition, various resolutions and ordinances enacted by the San Francisco Board of Supervisors and Planning Commission are applicable to the proposed SFERP.

8.4.3.3.1 Planning Policies. The San Francisco General Plan and Area Plan policies applicable to the proposed project are listed in Table 8.4-3. In summary, these policies strive to maintain or enhance the quality of life for San Francisco residents while providing the needed services and minimizing potentially associated negative effects. Zoning and other regulations and actions must be consistent with planning policies and goals outlined in the General Plan and Area Plans.

8.4.3.3.2 Resolutions, Ordinances, and Related Permits. Implementation of the General Plan occurs primarily via the San Francisco Planning Code and Zoning Maps. The Planning Code provides detailed specifications for allowable development (e.g., density, lot size, height, setback). The zoning maps delineate the various zones. The project site is located in an area zoned M-2, which provides for heavy industrial uses. Steam power plants and utility installations are permitted uses in areas zoned Heavy Industry, provided that operating requirements necessitate location within that district (CCSF, 1999).

In addition to regulating land use types, the San Francisco Planning Code also regulates the intensity of development in each zoning district. A floor area ratio (FAR) of 5.0 to 1 is permitted in zones designated Heavy Industry. The project site is in a 40-X height and bulk district. This allows structures to be built to a height of 40 feet and with an unlimited bulk. Section 260(b) of the Planning Code exempts structures and equipment necessary for industrial plants and public utilities where such structures and equipment do not contain separate floors (CCSF, 1999).

Other regulations governing development include the ordinances and resolutions enacted by the San Francisco Board of Supervisors and Planning Commission. The applicable ordinances and resolutions are summarized below in Table 8.4-4.

TABLE 8.4-4
Applicable Land Use Laws, Ordinances, Regulations, and Standards

Jurisdiction	AFC Section	Authority	Administering Agency	Requirements and Compliance
Federal	8.4.3.1	None applicable		
State	8.4.6.3.2	Cal Pub. Res. Code § 25523(a); 20 CCR §§ 1752, 1752.5, 2300-2309, and Chapter 2, Subchapter 5, Appendix B, Part (i)(3) and (4).	CEC	Evaluate compatibility of the proposed project with relevant land use plans.
	8.4.7	California Environmental Quality Act (CEQA), Pub. Res. Code §§ 21000-21177	CEC	Appropriate mitigation measures for potential environmental impacts.
Local	8.4.6.3.1	General Plan	San Francisco Department of Planning	Compliance with goals and policies, and specific zoning requirements.
	8.4.6.3.2			
Local	8.4.6.3.1	Central Waterfront Area Plan	San Francisco Department of Planning	Consistent with goals and policies.
	8.4.6.3.2			
Local	8.4.8	Public Works Code, Articles 2.44, 18	San Francisco Department of Public Works Bureau Of Street-Use and Mapping	A Minor Encroachment Permit will be obtained for shoring during construction; a Street Improvement Permit will be obtained for repairs following excavation.
Local	8.4.6.3.2	San Francisco Charter Section 4.105 and Administrative Code Section 2A.53 (General Plan Referrals)	San Francisco Planning Department and Board of Supervisors	Requires a General Plan conformity review from the Planning Department for projects involving the acquisition of property by the City. Projects found to be inconsistent with the General Plan cannot be approved by the Board of Supervisors without a two-thirds majority.
Local	8.4.6.3.2	Resolution 16202 (Establishing Policies and Procedures for Development Proposals in Industrial Zoning Districts)	San Francisco Planning Department and Planning Commission	Establishes policies and procedures for an industrial protection zone and a housing zone, which will be considered during the Planning Commission's discretionary review of the SFERP.
Local	8.4.6.3.2	Unreinforced Masonry Buildings (UMB) Building Code, chapters 16B and 16C.	San Francisco Planning Department	An owner is required to either structurally alter or demolish masonry buildings that do not meet code. The SFERP would demolish two existing masonry buildings and would retrofit another to meet code.
Industry		None applicable.		

8.4.4 Land Use Trends

According to the Association of Bay Area Governments (ABAG), San Francisco's population is expected to increase by an estimated one percent between 2000 and 2020 (ABAG, 2000). In particular, the population of eastern San Francisco is expected to increase during this period due to availability of additional housing units anticipated in the Mission Bay and Hunters Point Redevelopment areas (Lee, 2000). Additional planned development in eastern San Francisco includes the Rincon Point/South Beach Redevelopment project. These redevelopment projects are not located within the SFERP study area.

On March 2, 2004, the citizens of San Francisco rejected a ballot initiative (Proposition J) that would have: 1) allowed for the construction of up to 10,000 residential units in downtown San Francisco and the Central Waterfront area; and 2) required the San Francisco Planning Department to ensure that there is sufficient land for at least 5,000 additional housing units in the Central Waterfront area. Although Proposition J was defeated, it is evidence of significant interest by some policy makers to facilitate additional affordable residential housing in the City with a particular focus on the Central Waterfront area.

8.4.5 Recent Discretionary Reviews

Based on communication with the San Francisco Planning staff (Rubin, 2003), applications for 281 housing units have been recently approved or are pending approval. Figure 8.4-4 shows those housing units within the study area. Development is currently being planned at Pier 70 by the Port of San Francisco. The goal of this plan is to rehabilitate and adaptively use the existing historic buildings onsite. The Port intends to provide public-oriented uses at Pier 70, anchored by an institutional tenant such as a government agency or non-profit organization (Paez, 2004).

8.4.6 Environmental Consequences

This section discusses the environmental consequences of the proposed SFERP related to land use impacts within the project study area. The potential environmental consequences concern both the construction and the operation of the power plant and associated linear facilities.

8.4.6.1 Significance Criteria

Significance criteria for impacts to land use were determined through review of applicable State and local regulations. Because the Warren-Alquist Act is equivalent to a CEQA review, the following criteria developed from the CEQA Guidelines and the CEQA Checklist were used to evaluate the potential environmental impacts of the project:

- Will the project physically divide an established community?
- Will the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?

- Will the project result in noise and odor nuisances that will cause existing land uses to cease or be adversely affected, or inhibit the development of future planned land uses?
- Will the project generate traffic problems that will restrict access, adversely affecting land uses?

8.4.6.2 Construction Impacts

Construction activities at the SFERP site will be designed so that an interruption of existing electrical generation and transmission activities would be avoided. No impact to land uses internal to the Potrero PP site would result. Construction of the SFERP will occur adjacent to commercial and industrial land uses. Due to the nature of operations at these adjacent uses, no impact to adjacent land uses is expected to occur during construction.

Construction activities would result in noise, dust, equipment exhaust emissions, and other nuisances that could affect sensitive land uses in the study area. However, given the distance between the project site and the nearest sensitive land uses, these impacts would be sufficiently buffered such that existing activities would not be substantially interrupted. Moreover, the City will implement dust reduction methods as discussed in Subsection 8.6, Public Health. Finally, the impact from noise, dust, and exhaust emissions would be temporary. Therefore, sensitive land uses within the project study area would not be significantly impacted by project construction activities. Additional detail regarding potential noise and air quality impacts during construction activities is provided in Subsection 8.1, Air Quality and Subsection 8.5, Noise.

Material and equipment staging areas will be required during the construction period, which will serve as base stations for employees, field office locations, lay down areas as well as the storage of materials, equipment, and vehicles. Construction staging is proposed on an approximately 10-acre site located southeast of the project site, between 25th Street and Cesar Chavez Street and Water Front Street and Georgia Street (see Figure 8.4-1). This site is vacant and is surrounded by industrial land uses; construction-related activities at the staging area are not expected to impact these uses.

The delivery of construction materials and equipment, and transport of personnel will generate traffic that could temporarily impede access to study area land uses. Based on the anticipated volume of construction traffic (refer to Subsection 8.11, Traffic and Transportation), access to surrounding land uses would be maintained such that existing activities and operations would be uninterrupted or substantially maintained. Therefore, no significant land use impact would result from construction-related traffic.

Construction of the project's linear facilities (process water pipeline) will require excavating portions of local roadways, and could temporarily restrict vehicle and pedestrian access to adjacent land uses. If necessary, detours and alternate routes would be provided to maintain access to study area land uses. These issues would be addressed as a component of the project's traffic management plan. Any restriction of access to existing land uses would be temporary, and would not result in a significant impact to adjacent land uses. Traffic impacts associated with construction activities are assessed in detail under Subsection 8.11, Traffic and Transportation.

8.4.6.3 Operational Impacts

The SFERP facilities are sited within an area dedicated to heavy industrial uses that include electrical generation facilities and a 115 kV electrical substation. The proposed SFERP facilities are sited on a 4.5-acre parcel, and would not impact operation of the existing facilities at the Potrero PP site. Selection of the SFERP site at Potrero PP was due in part to the existing electrical transmission infrastructure available at the site and compatibility with surrounding industrial and electric utility land uses.

Potential conflicts and compatibility impacts with existing and proposed land uses in the study area are discussed below, followed by an assessment of the project's consistency with land use plans, policies and regulations.

8.4.6.3.1 Compatibility with Existing and Proposed Land Uses. The nearest residences to the project site are located approximately 600 feet to the west. Therefore, the project would not physically divide an established community. The project would constitute industrial development on land that is zoned for heavy industrial use by the City. Both the General Plan and the Central Waterfront Area Plan indicate that power plants are compatible adjacent land uses to other heavy industrial activities along the Central Waterfront.

Based on the scale of the proposed facilities, the existing operational characteristics of the site would not be substantially altered by the SFERP. That is, subsequent to implementation of the SFERP, noise, odors, traffic, and the visual character of the Potrero PP site would be similar to existing conditions. Because the operational characteristics of the project site would be predominantly unchanged by SFERP operations, potential adverse impacts to surrounding land uses (including residential and other sensitive uses) are not expected to be significant. Nonetheless, implementation of the SFERP would intensify the existing industrial operations at the Potrero PP site, and would increase the potential for conflict with surrounding residential and other sensitive land uses.

In the recent past, an increasing number of new residential units have been approved for development and/or constructed within the Central Waterfront area. As noted previously, applications for 281 housing units have been recently approved or are pending approval (see Figure 8.4-4, for those near the project site. The intensification of industrial operations at the Potrero site resulting from implementation of the SFERP has the potential to conflict with planned residential development. However, the existing land use characteristics of the project site would not be substantially altered by project operations.

Future changes to San Francisco housing policy (such as those envisioned under the Central Waterfront Neighborhood Plan) could result in an increase in the intensity of residential development in the project vicinity. Implementing such changes may require formal modification of zoning and/or land use plans affecting the study area. These modifications would respond to the existing industrial characteristics at the Potrero PP site and, if implemented, those associated with the SFERP.

Development of the SFERP facilities would not alter access to surrounding land uses, including open space areas that provide public access to the San Francisco Bay. Warm Water Cove and Islais Creek would continue to provide public access and recreational opportunities.

The effluent pipeline alignment occurs within predominantly commercial and industrial land uses. Because this facility will be located sub-surface, project operations will have no effect on surrounding land uses. The associated pump station would not interfere with adjacent commercial and industrial operations.

8.4.6.3.2 Consistency with Existing Land Use Plans, Policies, and Regulations. The proposed project is consistent with applicable land use policies established in the General Plan and applicable Area Plans. Implementation of the SFERP is consistent with the General Plan policies related to growth in that it will result in a net benefit to the citizens of San Francisco by enhancing energy reliability with a relatively clean new energy source.

Applicable policies of the Central Waterfront Area Plan noted on Table 8.4-3 relate to: expanding and protecting existing industrial uses, mitigating adverse environmental impacts of new development, and assuring that expansion of the Potrero PP site provides additional employment. The SFERP would intensify existing electrical generation operations at the Potrero PP site, and preclude the conversion of industrial land to non-industrial uses. The project will comply with applicable regulatory requirements to ensure that public health and safety is preserved (see Subsection 8.6, Public Health and Subsection 8.7, Worker Health and Safety). Mitigation measures to avoid or minimize environmental effects of the SFERP are described throughout this document for each discipline. Thus, the proposed SFERP is considered consistent with all applicable goals and policies of the Central Waterfront Area Plan.

Project elements within the boundaries of the South Bayshore Area Plan are limited to subsurface facilities, with the exception of the effluent pumping station. This facility is proposed within the Northern Industrial sub-district, and operation would not conflict with any of the South Bayshore Area Plan planning policies.

The zoning designation at the proposed project site is Heavy Industry (M-2). Utility installations are a permitted use in the M-2 District under Section 227(e) of the Planning Code, provided that operating requirements necessitate location within the district. The SFERP is sited immediately adjacent to existing electric transmission and substation facilities, which are required ancillary facilities to operate the SFERP. The Planning Code indicates a 40-foot height limitation on structures; however, unoccupied structures necessary for industrial facilities or public utilities are exempt from the height restrictions. Therefore, development of the SFERP facilities conforms to the zoning and planning code requirements applicable to the project site.

The project's effluent pipeline alignment and pump station also fall within an area zoned for heavy industry (refer to Figure 8.4-3). Utility installations are permitted areas zoned Heavy Industry, provided that operating requirements necessitate location within that district (CCSF, 1999). The pipeline line is required by the proposed project, and is therefore, a permitted use.

Resolution 16202 of the San Francisco Planning Commission sets forth additional guides for development proposals in areas including the Central Waterfront. The Commission provides as one of the reasons for this policy: “[a]dditional policy direction from the Planning Commission is necessary to protect and preserve the City’s diminishing supply of industrially zoned land and building space, and to alleviate the threat to that limited supply of industrially zoned land and building space caused by office development in certain industrially zoned areas. It establishes “industrial protection zones” to protect diminishing

industrial land uses along Third Street and north of 24th Street, and a “housing zone” encompassing the Potrero PP site, in which mixed-use housing is encouraged. The SFERP is located in the “housing zone.” Nonetheless, Resolution 16202 does not preclude industrial development in the housing zone.

Unreinforced Masonry Buildings (UMB) San Francisco Building Code, Chapters 16B and 16C requires an owner to either structurally alter or demolish masonry buildings that do not meet current building code. The SFERP may include demolition of two of the three existing masonry buildings at the project site, and would retain one of the masonry structures (see Subsection 8.3, Cultural Resources), which would be rehabilitated to meet current code. As such, the project would be consistent with the UMB requirements.

8.4.6 Cumulative Impacts

The CEQA Guidelines (Section 15355) define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” The CEQA Guidelines further note that “[t]he cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

As noted above, recently completed “cumulative projects” within the study area include the construction of 63 new housing units and a significant new commercial structure at Cesar Chavez Street and Third Street. Present and foreseeable projects include the 281 additional housing units that have either been approved or are pending approval and a large mixed-use development planned at Pier 70. No other commercial electrical generation projects are planned or proposed within the project study area.

Land use impacts are typically limited to a project site and nearby vicinity. Cumulative land use impacts can result from multiple concurrent projects within in close proximity. Relative to the study area size and density, the amount and type of cumulative projects noted above are not substantial. Further, the SFERP is consistent with applicable zoning and land use policies, and is considered compatible with adjacent and nearby land uses, including sensitive land uses. Given the minimal land use impact anticipated from the SFERP, the local nature of land use impacts in general, and the amount and type of cumulative projects, significant cumulative land use impacts are not anticipated to result from SFERP implementation.

8.4.7 Mitigation Measures

No significant land use impacts are anticipated from implementation of the SFERP. Therefore, no mitigation measures are proposed. However, project implementation will require demonstration of conformity to the LORS, and applicable permits noted below in Subsection 8.4.8. Project implementation will also be subject to City planning regulations, as follows:

Prior to the commencement of construction activities, a site plan will be prepared and submitted to the City for review and comment, and to the CEC Compliance Project Manager for review and approval. The site plan will comply with all applicable provisions of the San Francisco Planning Code, including, but not limited to, Chapters 1.2, 1.5, 2.0, and 2.5.

8.4.8 Permits Required and Permit Schedule

Table 8.4-5 summarizes the required permits and anticipated schedule.

TABLE 8.4-5
Permits Required and Permit Schedule

Responsible Agency	Permit/Approval	Schedule
San Francisco Department of Public Works, Bureau of Street-Use and Mapping	Minor Encroachment Permit (for shoring during construction) and Street Improvement Permit (for repairs following excavation)	60-90 days
San Francisco Planning Department	Building Permit	60-90 days

8.4.9 Involved Agencies and Agency Contacts

Table 8.4-6 lists the agency contact names and phone numbers.

TABLE 8.4-6
Involved Agencies and Agency Contacts

Agency	Contact/Title	Telephone
San Francisco Department of Planning 1660 Mission Street San Francisco, CA 94103	Gerald Green, AICP Director	(415) 558-6411
San Francisco Department of Public Works Bureau of Street-Use and Mapping 30 Van Ness Avenue, 5 th Floor San Francisco, CA 94102	John Kang Director of Permits	(415) 554-6209
Port of San Francisco Pier 1 Port of San Francisco San Francisco, CA 94111	Ken Winters Director of Real Estate	(415) 274-0400

8.4.10 References

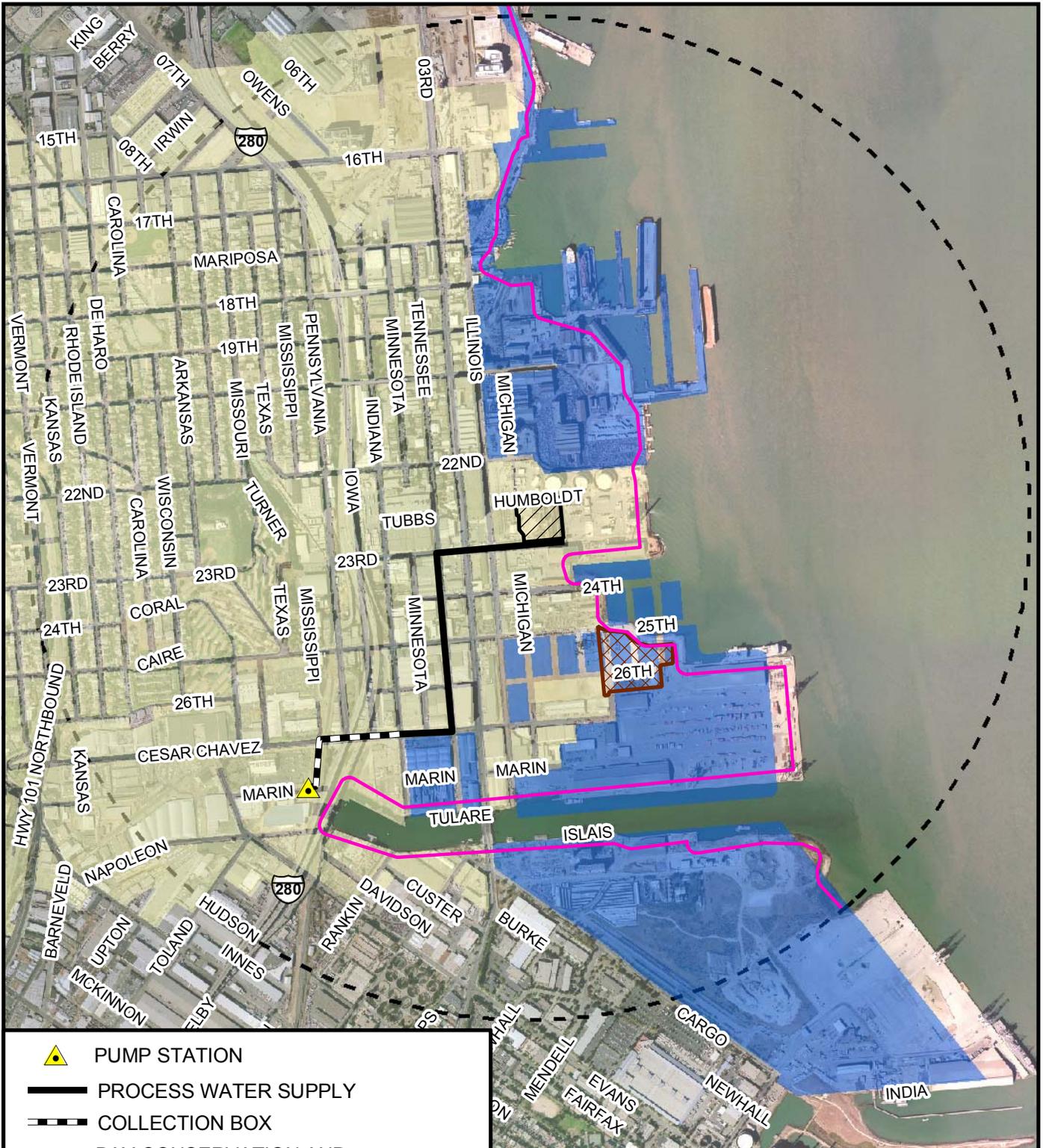
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Association of Bay Area Governments. 1998. Bay Area Population Projections.

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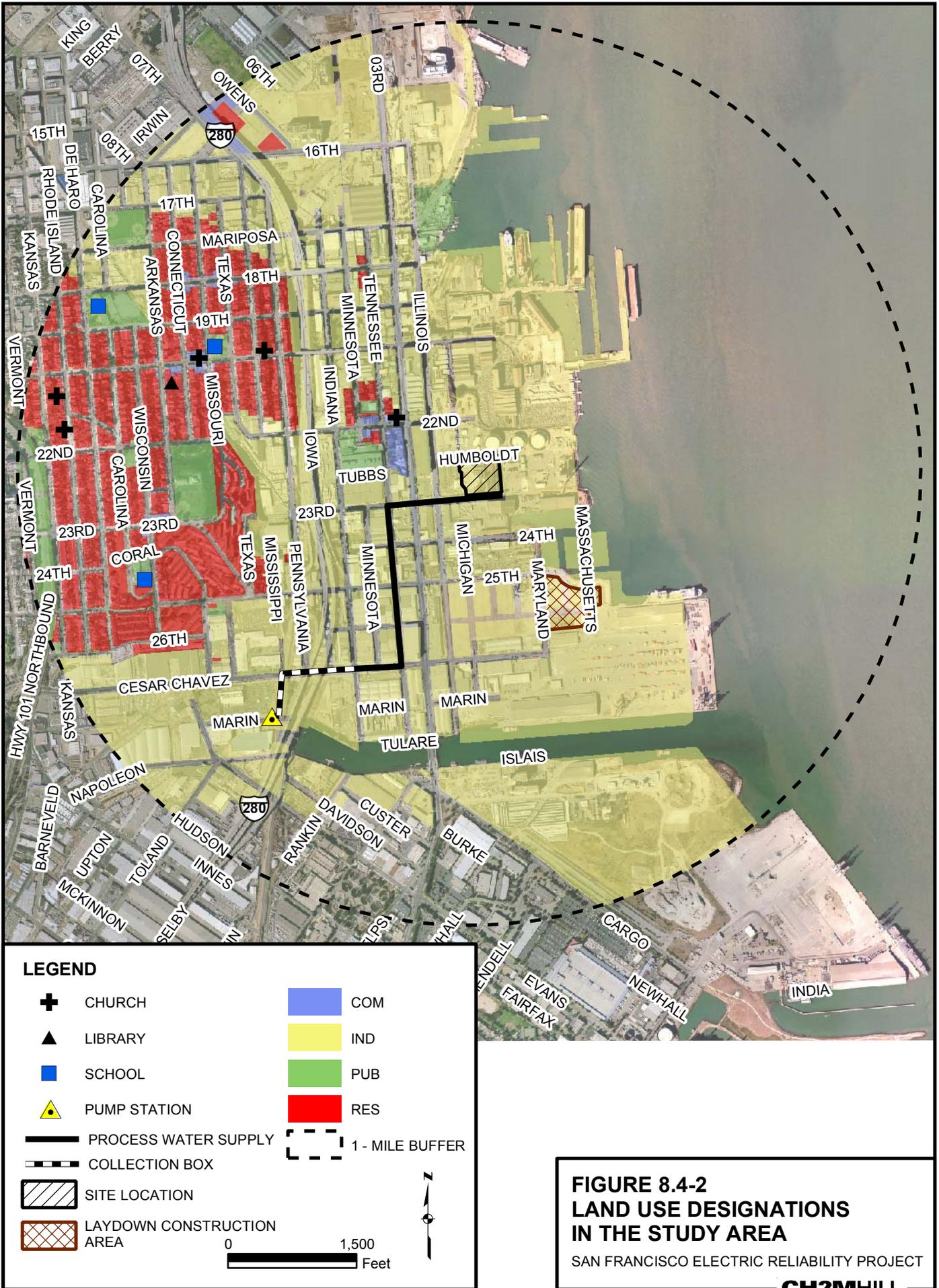
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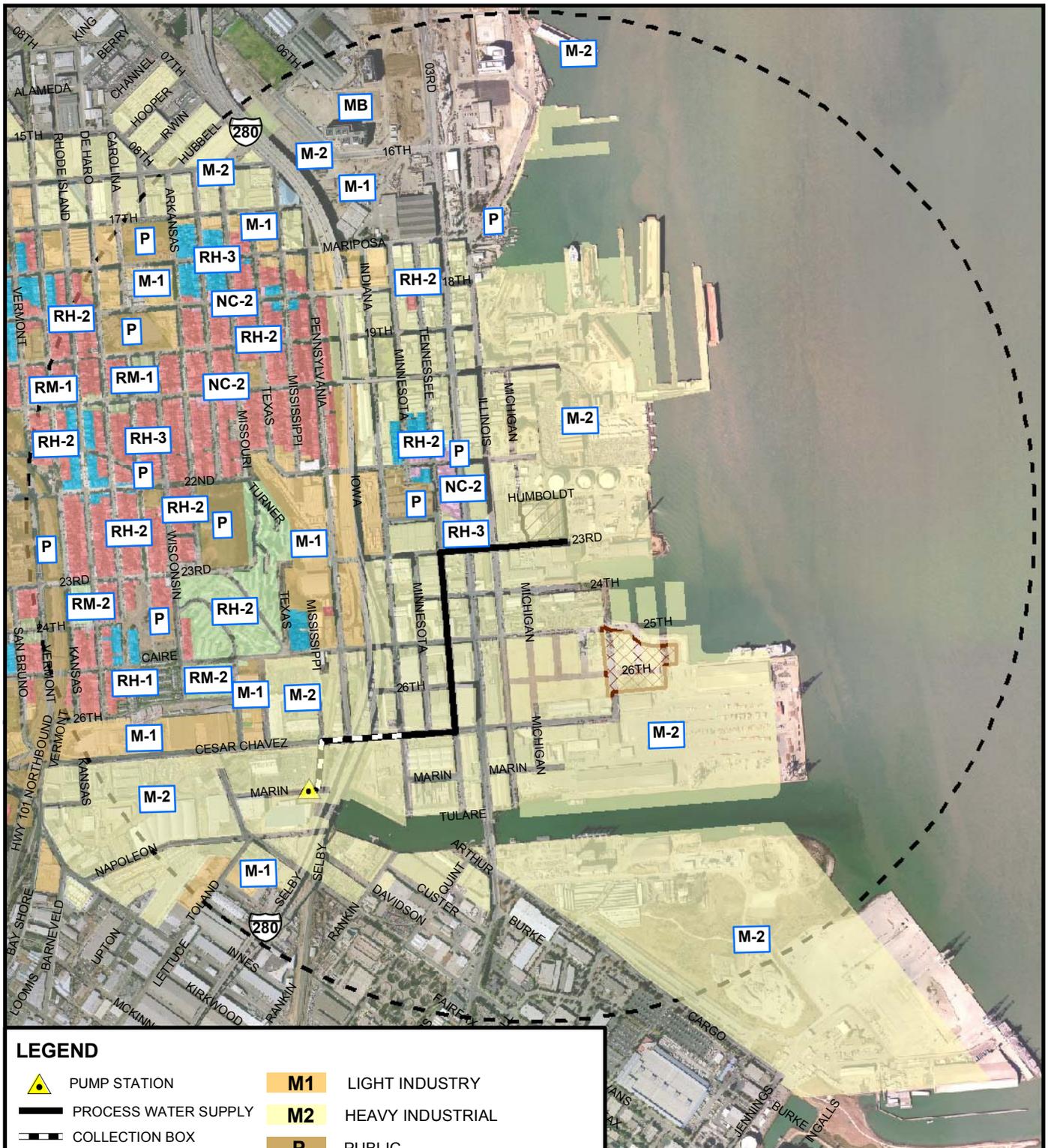


-  PUMP STATION
-  PROCESS WATER SUPPLY
-  COLLECTION BOX
-  BAY CONSERVATION AND DEVELOPMENT COMMISSION
-  CITY AND COUNTY OF SAN FRANCISCO
-  PORT OF SAN FRANCISCO
-  1 - MILE BUFFER
-  SITE LOCATION
-  LAYDOWN CONSTRUCTION AREA




FIGURE 8.4-1
JURISDICTIONAL BOUNDARIES
IN THE STUDY AREA
 SAN FRANCISCO ELECTRIC RELIABILITY PROJECT
CH2MHILL





LEGEND

-  PUMP STATION
-  PROCESS WATER SUPPLY
-  COLLECTION BOX
-  SITE LOCATION
-  LAYDOWN CONSTRUCTION AREA
-  1 - MILE BUFFER
-  **M-1** LIGHT INDUSTRY
-  **M-2** HEAVY INDUSTRIAL
-  **P** PUBLIC
-  **MB** MIXED BUSINESS
-  **NC-2** NEIGHBORHOOD COMMERCIAL
-  **RM-1** MIXED HOUSE & APARTMENT CHARACTER DISTRICTS
-  **RM-2** MIXED HOUSE & APARTMENT CHARACTER DISTRICTS
-  **RH-1** HOUSE CHARACTER DISTRICTS
-  **RH-2** HOUSE CHARACTER DISTRICTS
-  **RH-3** HOUSE CHARACTER DISTRICTS



**FIGURE 8.4-3
ZONING DESIGNATIONS IN THE
STUDY AREA**
SAN FRANCISCO ELECTRIC RELIABILITY PROJECT
CH2MHILL

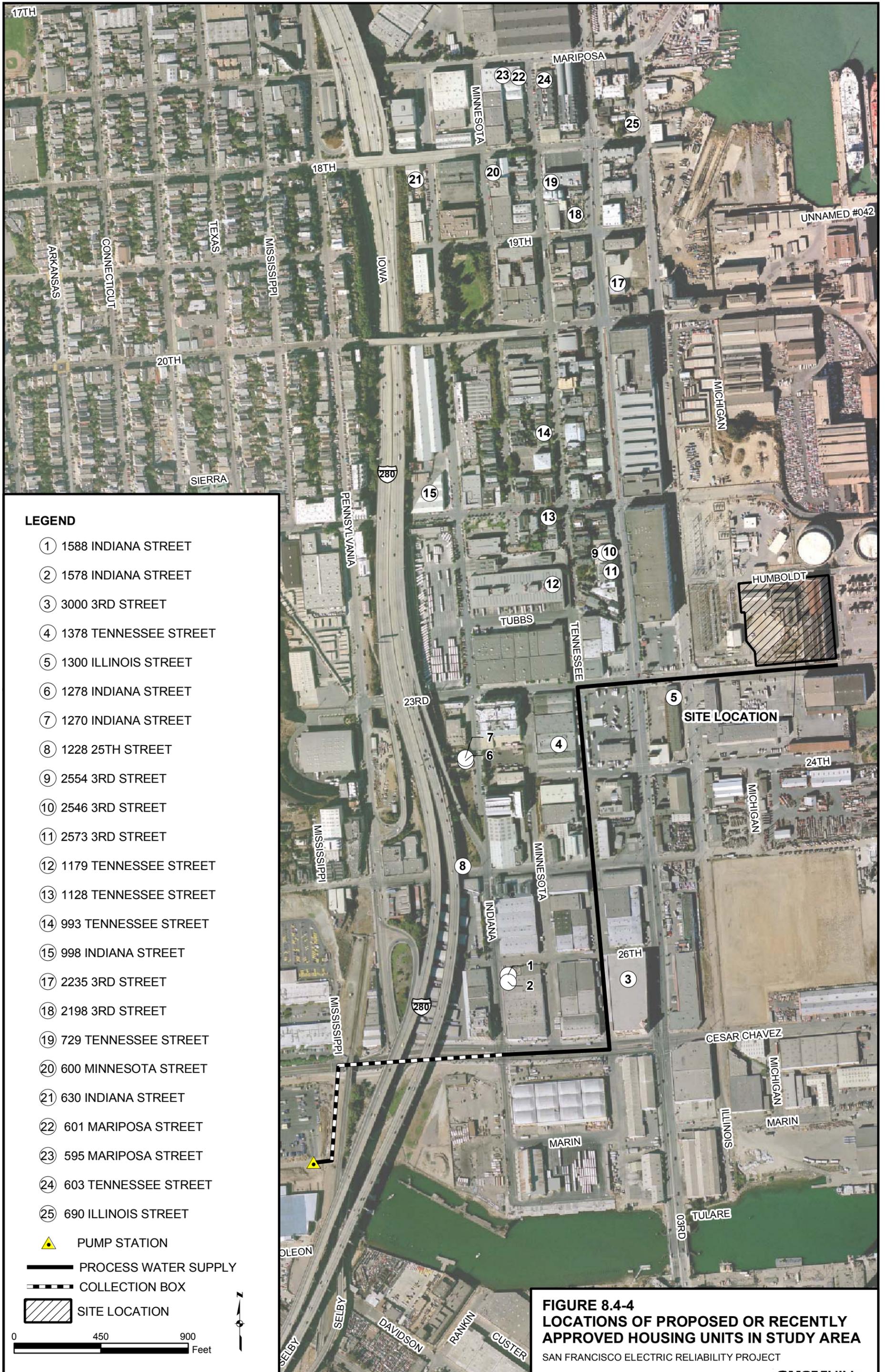


FIGURE 8.4-4
LOCATIONS OF PROPOSED OR RECENTLY
APPROVED HOUSING UNITS IN STUDY AREA
 SAN FRANCISCO ELECTRIC RELIABILITY PROJECT