



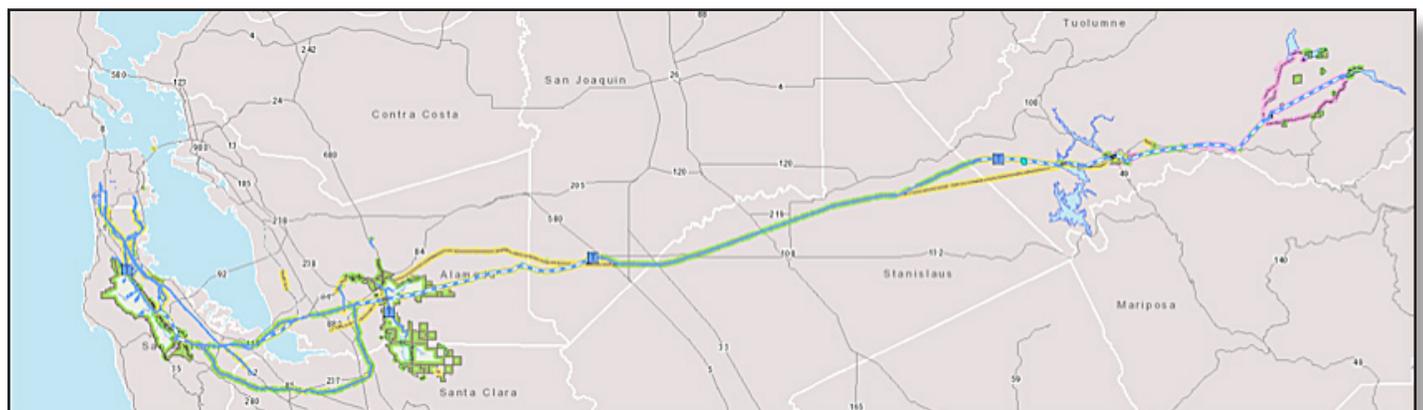
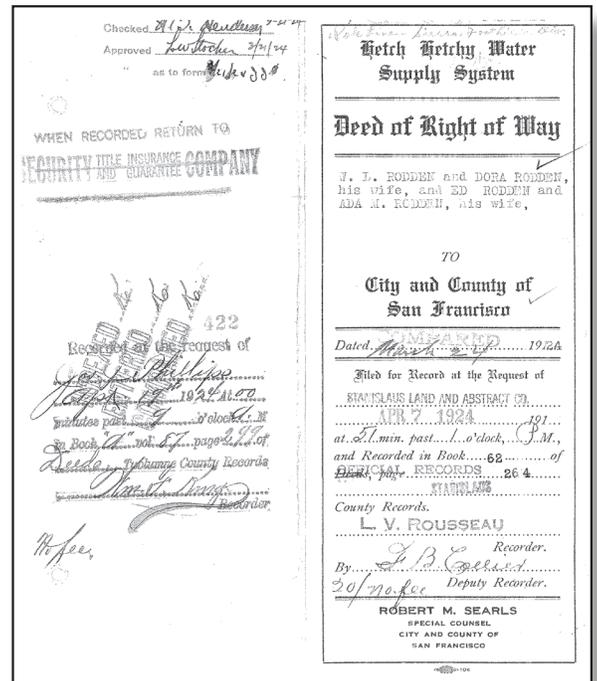
# Obtaining Approval to Farm, Build On, or Use SFPUC Lands or ROW

## Introduction

The San Francisco Public Utilities Commission (SFPUC) owns and operates water transmission pipelines and/or high-voltage electric power transmission lines adjoining or adjacent to your property. The property occupied by these facilities is held by SFPUC in fee or easement and is referred to as SFPUC Lands and Right-of-Way (ROW). The primary purpose of SFPUC Lands and ROW is, first and foremost, to serve the SFPUC mission of providing its customers with high quality, efficient, and reliable water, power, and sewer systems. Hetch Hetchy Water and Power (HHWP), a division of the SFPUC, is legally required to keep SFPUC Lands and Row clear of all structures, fire hazards, vegetation and any other use that may interfere with the safe and reliable operation of our facilities.

Adjacent landowners' reserved rights may include the right to cultivate, occupy, or use SFPUC Lands or ROW for purposes that do not conflict with SFPUC rights. SFPUC ownership or easement rights generally include the right to construct, use, operate, access, replace, maintain, and patrol its infrastructure and facilities. The instruments that grant fee or easement rights generally prohibit any third-party use that may damage SFPUC assets or interfere with SFPUC rights. Such instruments also provide for SFPUC rights to remove vegetation or other objects that may interfere with the safe operation and maintenance of its assets.

The SFPUC issues written agreements to authorize third-party use of SFPUC Lands or ROW, whether the property is fee interest or easement. The type of agreement issued depends on the following: type of proposed use, whether SFPUC owns the property in fee or as an easement, and any existing rights an applicant may have on the SFPUC Lands or ROW. **No third-party use of SFPUC Lands or ROW is permitted without the SFPUC's written authorization, regardless of reserved deed rights.**



Please call the HHWP ROW Group at (209) 989-0618 before using or working on SFPUC Lands or ROW.

## Examples of Third-Party Use Requiring SFPUC Approval

- Work on or above water transmission pipelines/ infrastructure
- Work below or near electric power transmission lines or towers
- Potholing, trenching, excavating, backfilling, or placement of asphalt, concrete, topsoil, or vegetation to restore excavated/disturbed areas
- Land management activities including grading, digging, disking, plowing, weed-eating, planting, prescribed burns or fuel hazard reduction
- Installation and maintenance of fencing
- Farming, tilling, or grazing activities
- Construction or maintenance of structures, roadways, drainage facilities, ditches, culverts, swales, waterways, monitoring wells
- Activities such as discharge, diversion or drainage of water onto SFPUC ROW.
- Utility installation, including water, sewer, gas, electric or telecommunications conduits



## Applying to Use SFPUC Lands or ROW

Download a copy of the Project Review Application or call the HHWP ROW Group at (209) 989-0618 to request a copy.

1. Visit [sfwater.org/ProjectReview](https://sfwater.org/ProjectReview)
2. At the bottom, click Project Review Application: Application to Use SFPUC Land Outside San Francisco (<https://sfwater.org/Modules/ShowDocument.aspx?documentid=13597>)

Applications for use of SFPUC Lands or ROW should be submitted to the following address. All requests for review should be accompanied by copies of all title or other documents that provide the basis for property rights being asserted by the applicant.

Plans or drawings: For proposed third-party uses that involve constructing improvements on SFPUC Lands or ROW, the applicant will be requested to submit plans or drawings stamped by a Professional Engineer showing proposed improvements relative to SFPUC infrastructure and property boundaries.

### HHWP Lands or ROW Use Application

P.O. Box 160, Moccasin, CA 95347

## Summary of HHWP Guidelines for Third-Party Use

To meet HHWP's responsibilities to ensure the safe operation and maintenance of water and electric transmission systems, and to avoid incompatible uses, HHWP reviews all applications to use SFPUC Lands or ROW (including uses which may be considered franchise)<sup>1</sup>.

Examples of criteria considered by HHWP include but are not limited to the following<sup>1</sup>. See the diagram below titled "Example Clearance for SFPUC Water and Power Transmission Corridors" for additional information.

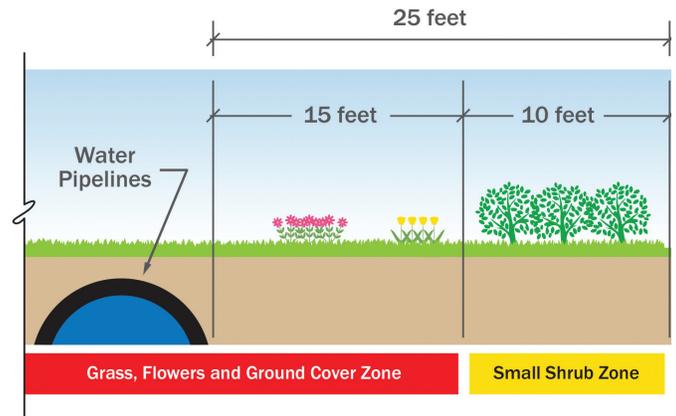
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<sup>1</sup> HHWP's *General Guidelines Used in Review of Third-Party Applications For Use Of Water Or Electric Transmission Line Corridors (O&M-1006)*, Version 2.0 11/04/2019

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## General

- Proposed improvements to the corridors shall not have an adverse impact on public or HHWP personnel safety, nor shall they interfere with HHWP'S ability to safely operate, maintain, and repair HHWP assets.
- HHWP requires visual and physical access to its ROW and HHWP structures, facilities, and appurtenances at all times. Access roads shall be a minimum of 20 feet wide.
- No third-party utilities may be installed on the HHWP ROW running parallel to HHWP pipelines and overhead transmission lines.
- Road or street crossings shall be perpendicular (i.e., at a 90° angle).
- Proposed improvements shall have at least two ingress/egress routes.
- Any permanent fence must have gates that allow HHWP staff unrestricted vehicle access.
- Horizontal setbacks shall comply with the local jurisdiction, or a minimum of 10 feet if not otherwise specified.
- Trench digging and burning are prohibited.
- Any proposed use that may have an adverse effect on the environment may be subject to further review as required by the California Environmental Quality Act or other applicable local, state, tribal, or federal laws.



The following vegetation types are permitted on the ROW

### Plantings that may be permitted directly above existing and future pipelines:

Ground cover, grasses, flowers, and very low growing plants that reach no more than one foot in height at maturity.



### Plantings that may be permitted 15–25 feet from the edge of existing and future pipelines:

Shrubs and plants that grow no more than five feet tall in height at maturity.

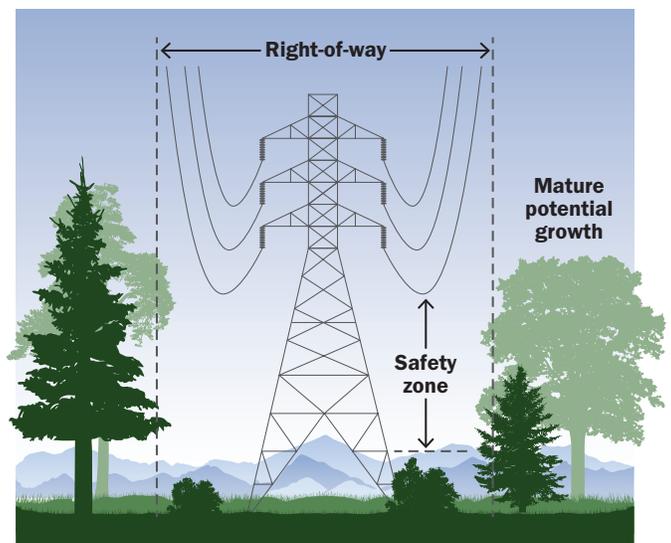


## Considerations for Water Transmission Conveyances (i.e., Pipelines and Tunnels)

- Unobstructed clearance of at least 40 feet in all directions (radial) is required around valve boxes (that is, no planted vegetation or other obstruction shall impinge within 40 feet).
- The provisions of the Right of Way Integrated Vegetation Management Policy shall be applied within 25 feet of the edge of each water transmission line.
- No ground elevation changes are authorized within 20 feet of any water transmission line or appurtenant structure. In no case shall cover over water transmission lines be less than 36 inches.

## Considerations for Electric Transmission Lines

- All proposed uses must conform to minimum clearances specified by California Public Utility Commission (CPUC) General Order (GO) 95.
- Unobstructed clearance of at least 60 feet in any direction (radial) is required around towers (that is, no planted vegetation or other obstruction shall impinge within 60 feet).
- If authorized, planted vegetation in the corridor may not exceed a height of 12 feet at maturity.
- No ground elevation changes are authorized within 20 feet of any electric transmission line or appurtenant structure.
- Lighting standards must conform to CPUC GO 95. All lighting standards must be grounded.
- If authorized, fencing must be grounded.



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Any proposal for third-party use of SFPUC Lands and ROW must be evaluated individually and may be considered and approved on a case-by-case basis only when such uses are consistent with the SFPUC's primary utility purpose, its adopted plans and policies, and SFPUC's existing and future uses. The SFPUC will not be liable for damage or destruction to, or removal of, improvements installed in connection with an approved third-party use resulting from any facility failure or from any repair, maintenance, or expansion activities by HHWP.

### To Request Additional Information

To request additional information, call the HHWP ROW Group at (209) 989-0618.

## Example Clearance for SFPUC Water and Power Transmission Corridor

**Note:** No third-party use of SFPUC Land or Right of Way is permitted without the SFPUC's consent in the form of written authorization, regardless of reserved deed rights.

