



**San Francisco
Planning**

2025-0000097

FILED

SAN FRANCISCO County Clerk

December 31, 2025

M. Nadonza
by: Mariedyne Nadonza
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF EXEMPTION

Final Approval Date: November 28, 2025
Case No.: **2025-009149ENV**
Project Title: **McElwaine Property Purchase in Moccasin, CA**
Lead Agency: San Francisco Planning Department
Project Sponsor: San Francisco Public Utilities Commission (SFPUC)
(415) 934-5700
Staff Contact: Timothy Johnston, Senior Environmental Planner
(628) 652-7569
Timothy.johnston@sfgov.org

<i>To:</i>	County Clerk, City and County of San Francisco City Hall Room 168 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102	County Clerk, Tuolumne County 2 South Green Street Sonora, CA 95370-4618
<i>Attached Fee:</i>	\$84 filing fee	\$100 filing fee

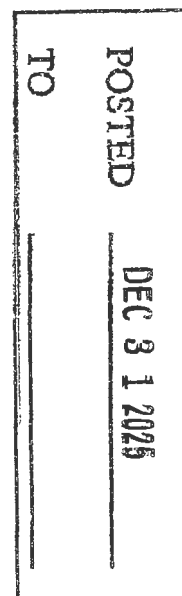
State of California Clearinghouse electronically via CEQASubmit

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Project Description

The Project consists of the fee acquisition of the McElwaine Property, an approximately 42-acre parcel located at 10515 Moccasin Switchback Road in Moccasin, Tuolumne County (Assessor's Parcel Number 065-160-018). The parcel is currently owned by the William A. McElwaine Revocable Trust. The property includes an approximately 1,600-square-foot modular home (vacant since 2024), several small outbuildings, a septic system, driveway, and water/propane storage tanks. Existing SFPUC water and electrical transmission facilities cross the site under easement rights and would continue to be operated and maintained similarly after the property purchase. Acquiring the property would also improve the SFPUC's access to the Moccasin Penstocks, the Moccasin Power Tunnel, the Surge Shaft, and other facilities located within the property.

The SFPUC is seeking ownership of this property to secure and protect existing SFPUC infrastructure within and adjacent to the property, improve and formalize access to the Moccasin penstocks and related facilities, and provide flexibility for future facility planning and capital improvements. Any future upgrades, changes in



use, or physical alterations to the property would undergo separate CEQA review, as appropriate, and are not part of this Project.

Determination

The City and County of San Francisco decided to carry out or approve the project on October 28, 2025 with approval decided at a SFPUC Commission Meeting. The project was officially approved on November 28, 2025 when no appeal of the Categorical Exemption was filed during the 30-day appeal period. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2025-009149ENV.

1. **Exempt Status:**

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption. State type and section number: _CEQA Section 15301, Class 1 (Existing Facilities)
- ☐ Statutory Exemption. State code number: _____
- ☐ Community Plan Exemption (Sec. 21083.3; 15183)

2. **Reason for Determination:** This project in its approved form has been determined to be exempt from environmental review because it fits the definition of the above-stated classes of categorical exemption and would not trigger any of the exceptions to the issuance of a categorical exemption.

Julie Moore

For Lisa Gibson
Environmental Review Officer

December 15, 2025

Date

Date Received for Filing at SCH:

cc: San Francisco Public Utilities Commission, Environmental Management
Other interested parties



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

38-12/31/2025-169

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 12/31/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000097	
PROJECT TITLE MCELWAINE PROPERTY PURCHASE IN MOCCASIN, CA		

PROJECT APPLICANT NAME TIMOTHY JOHNSTON	PROJECT APPLICANT EMAIL Timothy.johnston@sfgov.org	PHONE NUMBER (628) 652-7569
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
	ZIP CODE 94103	

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

☒ Exempt from fee
 ☒ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 84.00 \$ 84.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other JE 779785 **TOTAL RECEIVED** \$ 84.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
--	---