

TO: Angela Calvillo, Clerk of the Board

FROM: Jeremy Spitz, Policy and Government Affairs

DATE: October 7, 2022

SUBJECT: [Real Property Sale Agreement - State of California - Portions of SFPUC Parcel Nos. 57 and 65 - State Route 84 / Niles Canyon Safety Improvement Project in Alameda County - \$11,970]

Please see attached a proposed Resolution 1) approving and authorizing the General Manager of the San Francisco Public Utilities Commission (“SFPUC”) and/or the Director of Property, on behalf of the City and County of San Francisco (“City”), to sell fee and easement interest in certain real property located along State Route 84 in the City of Fremont and in unincorporated Alameda County to the State of California, acting through its California Department of Transportation (“Caltrans”); 2) approving and authorizing an Agreement for Sale of Real Estate, Temporary Construction Easement, and Utility Easement (“Sale Agreement”) for the sale of the Property (as defined herein) to Caltrans; 3) authorizing the SFPUC General Manager and/or City’s Director of Property to execute the Sale Agreement, make certain modifications, and take certain actions in furtherance of this Resolution and the Sale Agreement; 4) adopting findings declaring that the real property is “surplus land” and “exempt surplus land” pursuant to the California Surplus Land Act; 5) determining that a competitive bidding process for the conveyance of the Property is impractical and not in the public interest, in accordance with Section 23.3 of the Administrative Code; 6) adopting responsible agency findings under the California Environmental Quality Act (“CEQA”) and Section 15091 of the CEQA Guidelines; and 7) adopting the Planning Department’s findings that the Sale Agreement, and the transaction contemplated therein, is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

The following is a list of accompanying documents:

- Proposed Resolution (Word Doc Version)
- PUC Memo Approval of Property Appraisals 060221 (1) (PDF)
- Reso 22-0159 Adopt Declaration of Surplus Property Fremont_Alameda County (PDF)
- Declaration of Underutilization Caltrans Niles Canyon Safety Improvement Project Exec (PDF)
- ct2880_niles_projects_overview_r5a (map) (PDF)

OUR MISSION: To provide our customers with high-quality, efficient and reliable water, power and sewer services in a manner that values environmental and community interests and sustains the resources entrusted to our care.

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President

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Vice President

Sophie Maxwell
Commissioner

Tim Paulson
Commissioner

Dennis J. Herrera
General Manager



- PSA Exhibit B City's Real Property Niles Canyon_SR84 (PDF)
- RAF_Niles Canyon Safety Improvement (PDF)
- 2A332 MMMRPs (PDF)
- 2A332 FED ECR (PDF)
- 2A332 CEQA Findings 01.18.2018 (PDF)
- 2A332 Final EIR-EA with FONSI 01.18.2018 (PDF)
- 2A332_final_eir_ea_jan2018 (PDF)
- 2a332 nepa-ceqa-revalidation-form-a11y (7) – signed (PDF)
- Final Letter - Niles Canyon Safety Improvement - 2021-003355GPR (PDF)
- Sales_Agree_Niles_Canyon_052722_City_-_Compiled Executed (PDF)

Please contact Jeremy Spitz at jspitz@swater.org if you need any additional information on these items.