



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

*Date:* June 15, 2017  
*Case No.* Case No. 2017-007550GPR  
Sale of Property at 7484 Sheridan Road, Sunol, CA

*Project Location:* 7484 Sheridan Road, Sunol, CA

*Block/Lot No.:* Assessor's Parcels (Sunol):  
0096-0001-020-0

*Project Sponsor:* San Francisco Public Utilities Commission  
Janice Levy, Real Estate Services  
525 Golden Gate Avenue, 10<sup>th</sup> Floor  
San Francisco, CA 94102

*Applicant:* Same As Above

*Staff Contact:* Pedro Peterson – (415) 575-9163  
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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 San Francisco Public Utilities Commission (SFPUC) proposes to sell 84 acres of real property in Sunol, Alameda County. As part of the sale, the SFPUC will obtain a new dewatering well easement for future utilities use and will retain existing easements for electrical towers and subsurface aqueduct tunnels. The SFPUC intends to sell the property "as is." The revenue from the sale will support the SFPUC in its pursuit of its core mission "to provide our customers with high quality, efficient and reliable water, power, and sewer services in a manner that is inclusive of environmental and community interests, and that sustains the resources entrusted to our care." Specifically, the revenue from the property sale will be recognized as miscellaneous revenue for the Water Enterprise and will be closed out to Fund Balance at the end of the fiscal year. The Fund Balance supports the Enterprise's core mission and provides reserves required under the debt (bonds) indenture.

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*IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE SECTION 54220 THROUGH 54233 AND THE SAN FRANCISCO ADMINISTRATIVE CODE CHAPTER 23A (SURPLUS PROPERTY ORDINANCE), THE SFPUC NOTIFIED RELEVANT PUBLIC AGENCIES AND NON-PROFIT HOUSING DEVELOPERS OF THE PROPERTY'S AVAILABILITY. THE REQUIRED NOTICING PERIOD EXPIRED AND THE SFPUC DID NOT RECEIVE INTEREST FROM ANY PUBLIC AGENCY OR AFFORDABLE HOUSING PROVIDER.*

## SITE DESCRIPTION AND PRESENT USE

The 84-acre site is located at 7484 Sheridan Road, Sunol, California. The land is zoned agricultural with one single-family home, metal barns, pole barns, sheds, and other agriculture-related facilities. The SFPUC purchased the property as a part of its New Irvington Tunnel Project, which has been completed. Prior to purchasing the property, the SFPUC obtained easements for power line transmission and two subsurface water transmission pipelines known as the Irvington and New Irvington Tunnels. As a part of this transaction, the SFPUC will retain those existing facilities and easements; in addition, the SFPUC will reserve a new easement across a portion of the property to be used in the event the SFPUC needs to de-water the two subsurface water transmission tunnels to facilitate future repair work. This potential future utility use is not planned or contemplated at this time.

## ENVIRONMENTAL REVIEW

The sale of land is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

## GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The proposed sale of real property is found, **on balance**, in conformity with the General Plan, as described in the body of this Report.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

## 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 5.2 - Exercise controls over development to correspond to the capabilities of the water supply and distribution system.**

**POLICY 5.3 - Ensure water purity.**

*The revenue from the property sale will be recognized as miscellaneous revenue for the Water Enterprise and will be closed out to Fund Balance at the end of the fiscal year. The Fund Balance supports the Enterprise's core mission and provides reserves required under the debt (bonds) indenture. As the revenue supports the Water Enterprise, the revenues will allow the SFPUC to continue to manage a complex water supply system—one that stretches from the Sierra to the City. The revenues will allow the SFPUC, including the Water Enterprise, to achieve the objective and policies stated above.*

## **HOUSING ELEMENT**

### **OBJECTIVE 8**

**BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING.**

**POLICY 8.1 - Support the production and management of permanently affordable housing.**

*The City's Director of Property issued a notice of public sale to all applicable public agencies in compliance with California Government Code Section 54220 through 54233 and the San Francisco Administrative Code Chapter 23A (Surplus Property Ordinance). Additionally, the City received a request to be noticed from the Non-Profit Housing Association of Northern California, which represents 750 affordable housing organizations. As required by Section 50074 of the California Health and Safety Code, the SFPUC issued notice to the organization and its members. The required noticing period expired, and the SFPUC received no interest from any public agency or affordable housing provider. In complying with these regulations, the SFPUC made a good faith effort to facilitate the production of affordable housing.*

## **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:

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 property zoned for agricultural uses, outside of the City of San Francisco and, therefore, could not be used for commercial purposes or San Francisco resident employment.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

*The property does not lie in a San Francisco neighborhood, and therefore would not impact the cultural and economic diversity or the character of any San Francisco neighborhoods. The land is being sold as-is; future uses are subject to Sunol zoning regulations.*

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

*The property includes one single-family home and it is zoned for agricultural uses, so it is not a suitable site for affordable housing development and the sale of the property would not affect any existing affordable housing. The SFPUC did make non-profit housing developers aware of the land's availability. The agency has not received interest from any affordable housing provider.*

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

*The proposed sale would not have any direct impact on Muni transit service or 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 proposed sale would not adversely affect the industrial and service sectors; it would not displace any industrial uses or occupy land designated for such uses.*

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

*The proposed sale is the as-is sale of agricultural land with one single-family home and structures geared to agricultural uses (a barn and a shed).. Its sale would have no impact on earthquake preparedness, injury, or loss of life.*

7. That landmarks and historic buildings be preserved.

*The proposed sale would not affect any landmarks or historic buildings.*

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

*The proposed sale would not cast any shadows on parks or open spaces nor impact any vistas.*

<b>RECOMMENDATION:</b>	<b>Finding the Project, on balance, in-conformity with the General Plan</b>
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