




GENERAL PLAN REFERRAL

May 5, 2021

Case No.: 2021-003357GPR
Block/Lot No.: N/A – unimproved land in Alameda County
Project Sponsor: SF PUC
Applicant: Anthony Bardo – (415) 250-8582
abardo@sfgov.org
San Francisco Public Utilities Commission
525 Golden Gate Ave
San Francisco, CA 94102
Staff Contact: Ben Caldwell – (628) 652-7443
ben.caldwell@sfgov.org

Recommended By: 
Rich Hillis, Director of Planning

Recommendation: Finding the project, on balance, is **in conformity** with the General Plan

Project Description

The City of San Francisco, under the management of the San Francisco Public Utilities Commission (SF PUC), owns land outside of the City of San Francisco for the purpose of water delivery and water quality management. This includes land around the town of Sunol, in southern Alameda County, adjacent to roadways including State Route 84 (SR-84) and Interstate 680.

The State of California, acting by and through its Department of Transportation (“Caltrans”), and in cooperation with the Alameda County Transportation Commission, proposes to widen and conform SR 84 to expressway standards between south of Ruby Hill Drive and the I-680 interchange in Alameda County (Project). The Project will also improve the SR 84/I-680 interchange ramps and extend the existing southbound I-680 High Occupancy Vehicle/express lane northward by approximately two (2) miles in the City of Pleasanton, the Town of Sunol, and in other portions of Alameda County. Caltrans proposes to acquire certain portions within City's Real Property in fee and as temporary construction easements to construct improvements related to the Project.

Caltrans has the authority to exercise the power of eminent domain and compel City to sell portions of City's Real Property. Caltrans and the City recognize the expense, time, effort, and risk to both parties in determining the compensation for acquiring City's Real Property by eminent domain litigation. To avoid such litigation, the parties have proposed to enter into an Agreement for Sale of Real Estate.

The parcels proposed to be sold are narrow portions of roadway-adjacent property, and the actual amount of land sold small in relation to the large PUC land holdings in the area. The primary reason for PUC ownership of land in this area and of these specific parcels - to preserve long-term water quality or otherwise support nearby Hetch Hetchy water delivery infrastructure or facilities - would not be likely to be impacted in any material way by these land sales, and the PUC supports this sale of property it is responsible for owning and managing on behalf of the City of San Francisco.

Environmental Review

The project received CEQA clearance under the SR 84 Expressway Widening and SR 84/I-680 Interchange Improvements Project Environmental Impact Report/Environmental Assessment, certified by the California Department of Transportation on 5/30/2018.

General Plan Compliance and Basis for Recommendation

As described below, the proposed PUC land sale to Caltrans is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

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 1

ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.

Policy 1.1

Conserve and protect the natural resources of San Francisco.

Conserving and protecting the natural resources of San Francisco requires ownership of land outside of San Francisco related to long-term water quality protection and drinking water delivery. The primary purpose of the PUC and City's large land holdings in and around Sunol is for supporting this water delivery infrastructure. While the widening of SR-84 itself could have impacts on its own, the proposed sale to Caltrans of small pieces of this land that directly adjoins SR-84 and Interstate 680 is not likely to itself materially and negatively impact the primary reason for the PUC's land ownership and management responsibilities in the Sunol area.

OBJECTIVE 2

IMPLEMENT BROAD AND EFFECTIVE MANAGEMENT OF NATURAL RESOURCES.**Policy 2.1****Coordinate regional and local management of natural resources.**

The proposed project demonstrates the practical coordination of state and local management of water and transportation infrastructure. Selling a small percentage of the PUC’s watershed and water infrastructure delivery lands will allow a Caltrans transportation project to move forward while avoiding costly and inefficient eminent domain proceedings. This land sale will not materially impact the purpose of the PUC’s land ownership on this area. Since Caltrans would have been likely to initiate eminent domain proceedings to acquire this land, this land sale agreement is a practical solution that avoids an extended and resource-intensive legal process that would serve no beneficial public purpose.

OBJECTIVE 5**ASSURE A PERMANENT AND ADEQUATE SUPPLY OF FRESH WATER TO MEET THE PRESENT AND FUTURE NEEDS OF SAN FRANCISCO.****Policy 5.2****Exercise controls over development to correspond to the capabilities of the water supply and distribution system.**

The proposed sale to Caltrans of small pieces of public land that directly adjoins SR-84 and Interstate 680 will not affect the PUC’s ability to assure a permanent and adequate supply of fresh water to San Francisco now and in the future. PUC’s land ownership and management responsibilities in Sunol will continue without material impact, and the important natural resources of San Francisco will continue to be conserved and protected. The development controls in this area that support San Francisco’s water supply and distribution system will remain in place. PUC’s staff resources will not have to be dedicated to a protracted and complex eminent domain proceeding with Caltrans, and staff can remain focused on their fundamental work related to public water supply and delivery.

RECREATION AND OPEN SPACE ELEMENT**OBJECTIVE 4****PROTECT AND ENHANCE THE BIODIVERSITY, HABITAT VALUE, AND ECOLOGICAL INTEGRITY OF OPEN SPACES AND ENCOURAGE SUSTAINABLE PRACTICES IN THE DESIGN AND MANAGEMENT OF OUR OPEN SPACE SYSTEM****Policy 4.2****Establish a coordinated management approach for designation and protection of natural areas and watershed lands.**

The real estate sale demonstrates that the value of a coordinated management approach for protection of natural areas and watershed lands which balances the needs of many users.

TRANSPORTATION ELEMENT

OBJECTIVE 4

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.6

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

The proposed SR-84 widening project in Sunol is intended to improve mobility and safety for drivers in a corridor where few other transportation choices are available. The proposed land sale would support this goal with little to no impact on PUC's water supply and delivery responsibilities.

Planning Code Section 101 Findings

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 proposed land sale by SFPUC is located within the County of Alameda, and would not affect existing neighborhood-serving retail uses in San Francisco.

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

The proposed land sale by SFPUC is located within the County of Alameda, and would not affect existing housing and neighborhood character in San Francisco.

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

The proposed land sale by SFPUC is located within the County of Alameda, and would not affect San Francisco's supply of affordable housing.

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

The proposed land sale by SFPUC is located within the County of Alameda, and would not affect commuter traffic, MUNI transit service or neighborhood parking in San Francisco.

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 resident employment and ownership in these sectors be enhanced;

The proposed land sale by SFPUC is located within the County of Alameda, and would not affect the City's industrial and service sectors, or future employment opportunities for residents.

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

The proposed land sale by SFPUC would not affect the City's preparedness against injury and loss of life in an earthquake. The purpose of the SFPUC's ownership of land in the area – preserving land important for the City's long term water quality, which helps ensure access to fresh water is available to all residents at all times, including in the immediate aftermath of an earthquake or other natural disaster – would not be materially impacted by the sale of these small parcels of roadway-adjacent land.

7. That the landmarks and historic buildings be preserved;

The proposed land sale by SFPUC is located within the County of Alameda, and would have no effect on the City's Landmarks and historic buildings.

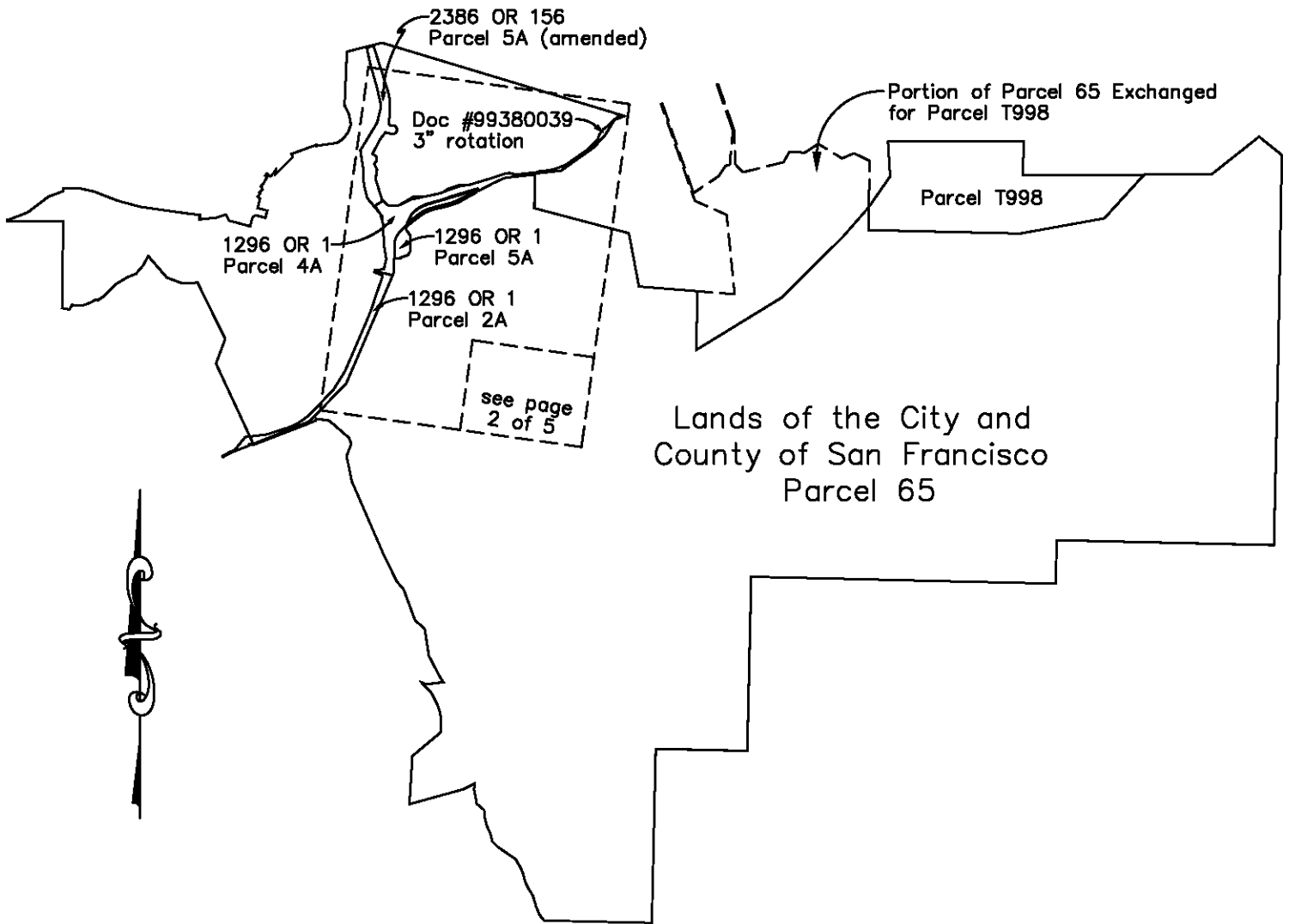
8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed land sale by SFPUC is located within the County of Alameda, and would have no effect on San Francisco's parks and open space and their access to sunlight and vistas.

Recommendation: Finding the project, on balance, is in conformity with the General Plan

Attachments:

Map of the Project Site, showing PUC-owned property to be sold



Notes:

1. 1296 O.R. 1 City and County of San Francisco to the State of California.
2. 2386 O.R. 156 City and County of San Francisco to the State of California.
3. Document Number 99380039 City and County San Francisco to the State of California.
4. 2350 O.R. 1 Spring Valley Water Company to the City and County of San Francisco (Parcel 65).

Legend

Doc # Document Number
 O.R. Official Records

Scale: 1" = 5000'

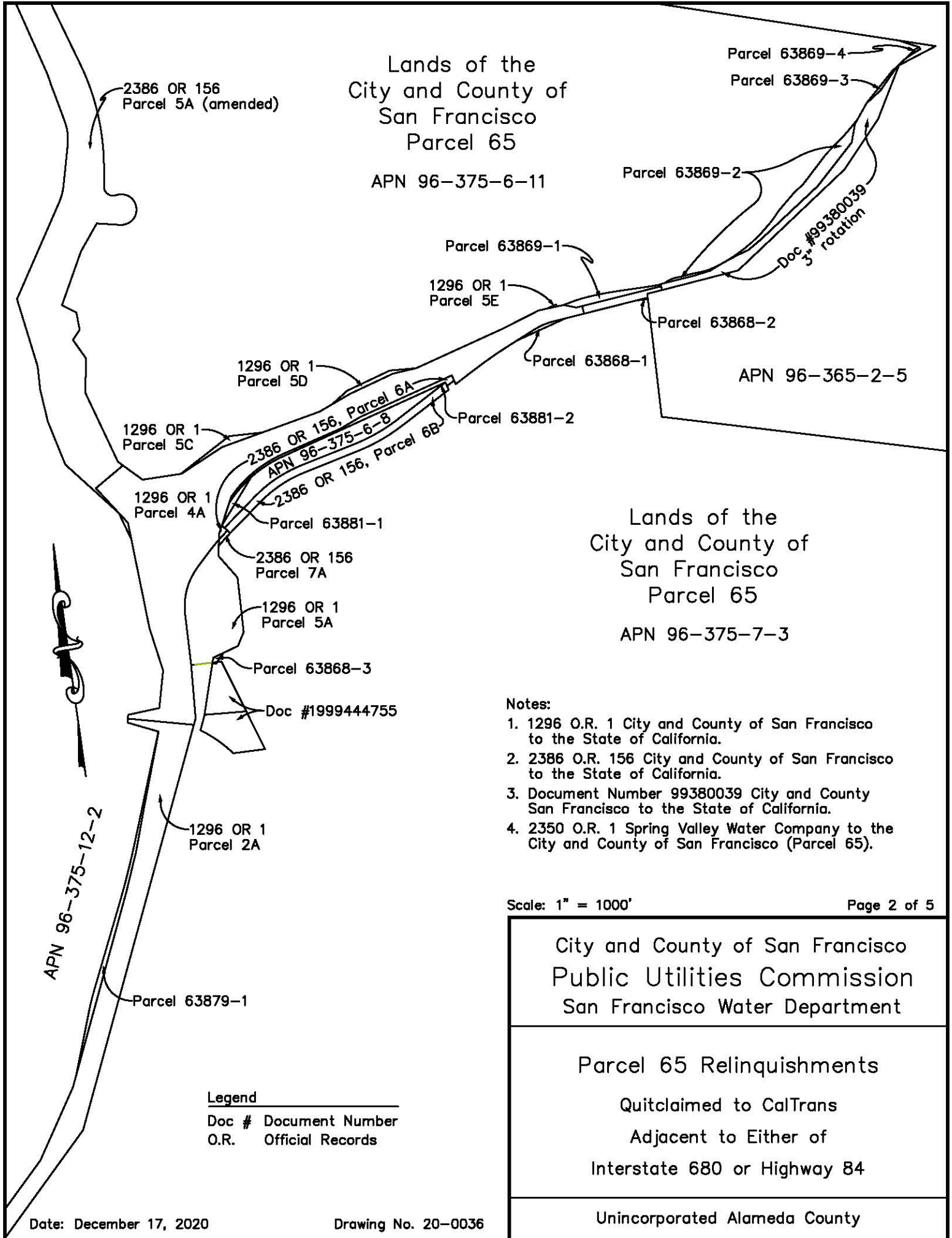
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City and County of San Francisco
 Public Utilities Commission
 San Francisco Water Department

Parcel 65 Relinquishments

Quitclaimed to CalTrans
 Adjacent to Either of
 Interstate 680 or Highway 84

Unincorporated Alameda County



Lands of the
City and County of
San Francisco
Parcel 65

APN 96-375-6-11

Parcel 63869-4

Parcel 63869-3

Parcel 63869-2

Parcel 63869-1

1296 OR 1
Parcel 5E

Parcel 63868-2

APN 96-365-2-5

1296 OR 1
Parcel 5D

Parcel 63868-1

1296 OR 1
Parcel 5C

2386 OR 156, Parcel 6A

Parcel 63881-2

APN 96-375-6-8

2386 OR 156, Parcel 6B

1296 OR 1
Parcel 4A

Parcel 63881-1

2386 OR 156
Parcel 7A

Lands of the
City and County of
San Francisco
Parcel 65

APN 96-375-7-3

1296 OR 1
Parcel 5A

Parcel 63868-3

Doc #1999444755

1296 OR 1
Parcel 2A

APN 96-375-12-2

Parcel 63879-1

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City and County of San Francisco
Public Utilities Commission
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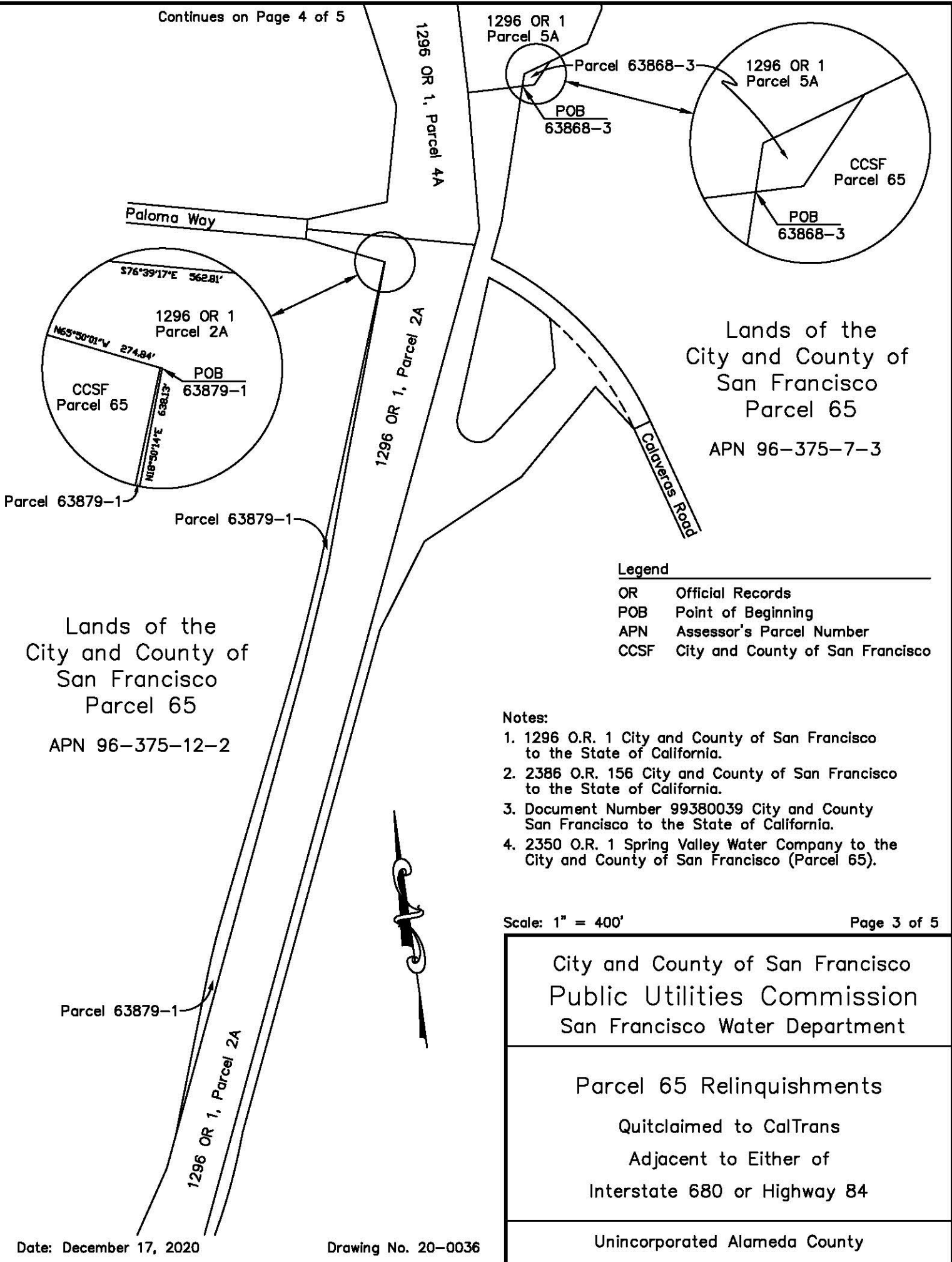
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San Francisco
Parcel 65
APN 96-375-7-3

Lands of the
City and County of
San Francisco
Parcel 65
APN 96-375-12-2

Legend

OR	Official Records
POB	Point of Beginning
APN	Assessor's Parcel Number
CCSF	City and County of San Francisco

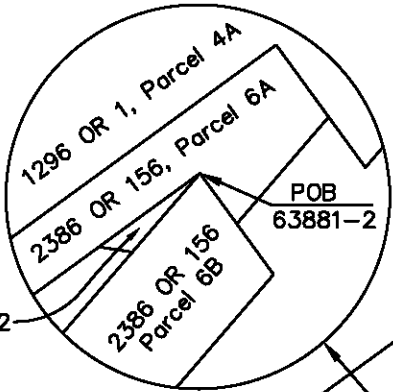
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Scale: 1" = 400' Page 3 of 5

<p>City and County of San Francisco Public Utilities Commission San Francisco Water Department</p>
<p>Parcel 65 Relinquishments Quitclaimed to CalTrans Adjacent to Either of Interstate 680 or Highway 84</p>
<p>Unincorporated Alameda County</p>

Lands of the
City and County of
San Francisco
Parcel 65

APN 96-375-6-11



Parcel 63881-2

1296 OR 1
Parcel 5D

2386 OR 156, Parcel 6A

Parcel 63881-2

Lands of the
City and County of
San Francisco
Parcel 65

APN 96-375-7-3

Legend

- OR Official Records
- POB Point of Beginning
- APN Assessor's Parcel Number
- CCSF City and County of San Francisco

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Adjacent to Either of
Interstate 680 or Highway 84

Unincorporated Alameda County

1296 OR 1
Parcel 5C

2386 OR 156, Parcel 6A

Parcel 63881-1

POB
63881-1

2386 OR 156
Parcel 7A

1296 OR 1
Parcel 5A

1296 OR 1, Parcel 4A

Parcel 63868-3

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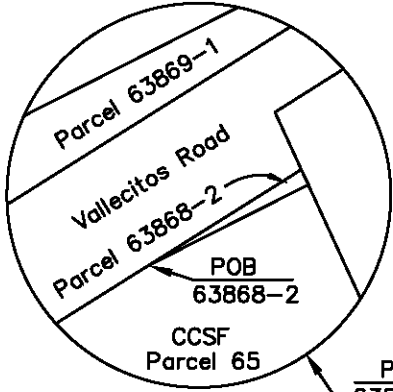
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Lands of the
City and County of
San Francisco
Parcel 65

APN 96-375-6-11



POB
63869-4
Parcel 63869-4
Document
Number
99380039

Parcel 63869-3
POB
63869-3

Parcel 63869-2
Document Number 99380039

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- APN Assessor's Parcel Number
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Parcel 63869-1
POB
63869-1
Parcel 63868-1
POB
63868-1
Parcel 63868-1

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