Request for Interest
Former Sunol Valley Golf Course & Grazing Parcel
ANNOUNCING AN EXCEPTIONAL LEASE OPPORTUNITY IN SUNOL

The 642-Acre Property Includes the Former Home of the Sunol Valley Golf Course

The San Francisco Public Utilities Commission (SFPUC) is pleased to issue this Request for Interest (RFI) that seeks concepts for the lease of approximately 642 acres northwest of Highway I-680 at 6900 Mission Road in Sunol, California.

Our property at this location consists of two parcels of land. The first parcel (309 acres) was the former home of the Sunol Valley Golf Course. The second parcel (333 acres) is presently being used for grazing.

This RFI will provide you with information about land use policies and objectives including potential uses, a site tour schedule, and the requirements for submitting a response to this RFI, specifically how to submit a Letter of Interest.

We expect that this RFI process, and the evaluation of the timely and qualifying Letters of Interests received, will result in our agency considering the development of a Request for Proposals (RFP) to identify partners to implement the best concepts. Note that the SFPUC will be soliciting comments from the Sunol Citizens’ Advisory Council prior to the issuance of any RFP.

We encourage you to consider pursuing this exceptional lease opportunity, and look forward to hearing from you.

Sincerely,

Harlan L. Kelly, Jr. General Manager
San Francisco Public Utilities Commission
# Table of Contents

- Overview .................................................................................................. 05
- Important Dates and Information ....................................................... 06
- About the San Francisco Public Utilities Commission ....................... 07
- Town of Sunol and Neighboring Communities .................................. 08
- Land Use Policy and Objectives ............................................................ 09
- RFI Property Information ....................................................................... 10
- Response Requirements ....................................................................... 15
- Review Process ....................................................................................... 16
- Appendix A: Potential Utility Uses ....................................................... 22
- Appendix B: Soil Map ........................................................................... 26
- Appendix C: Zoning ............................................................................... 27
REQUEST FOR INTEREST
The San Francisco Public Utilities Commission (SFPUC) is seeking interest letters and proposed concepts to consider in developing a future formal Request for Proposals (RFP) for lease of portions of approximately 642 acres of real property located at 6900 Mission Road, near the unincorporated Town of Sunol, California. The Property is comprised of a former 218-acre golf course, plus 91 acres of grassland and oak woodland (Golf Course Parcel) and a 333-acre parcel of land currently used for cattle grazing.

The SFPUC envisions a mixture of SFPUC utility uses (uses that serve a utility purpose) and third-party uses at the Property.

Staff is considering future uses at the Property that serve SFPUC Water Enterprise operations and maintenance, and other SFPUC utility needs. These uses are not necessarily mutually exclusive, nor have they been prioritized. The list of potential uses is not exhaustive. These proposed utility uses allow third-party use of the Property and proposals should identify how the proposed third-party use will be compatible with potential SFPUC utility uses. Proposers may submit proposals for any legal uses that are not listed, except for golf course, marijuana cultivation, and quarry uses. [1] Please refer to Appendix A for a list of potential SFPUC utility uses.

RESPONDENT QUALIFICATIONS
Respondents must have the relevant experience to implement their concepts and have access to financial resources for their concept’s execution. Please refer to Review Process on Page 15 for proposal evaluation criteria.

[1]: Due to the oversupply of Bay Area golf courses and decreasing demand, the SFPUC does not view a golf course as a financially viable use.
Important Dates and Information

RFI LAUNCH
Friday, February 1, 2019 at noon.
RFI Website: https://sfwater.org/index.aspx?page=1268

SITE TOUR OF THE RFI PROPERTY AND Q&A
Friday, February 22, 2019 at 11 a.m. in Sunol.
Meet in the parking lot of the former Sunol Valley Golf Course
6900 Mission Road,
Sunol, CA 94586.

The site tour is not mandatory.

SUBMIT WRITTEN QUESTIONS OR REQUESTS FOR CLARIFICATION
Submit questions or comments by email to Tony Bardo (SFPUC Real Estate Services) at RES@sfwater.org. Questions received by 5 p.m. Friday, March 8, will be answered and posted to the RFI website.

SFPUC’S RESPONSE TO QUESTIONS DUE DATE
Answers to questions will be posted to the RFI website no later than 5 p.m. Friday, March 22, 2019.

RESPONSE DUE DATE
5 p.m., PST, on Tuesday, April 30, 2019. Submittals received after the due date will not be considered.

RESPONSE REQUIREMENTS
Express your interest and ideas concerning this opportunity by completing the online application form here.

SELECTION OF QUALIFIED UTILITY AND 3RD PARTY USES DUE DATE
SFPUC staff will evaluate responses using the criteria described on Page 15, Review Process, and post qualified proposals to the RFI website no later than Friday, May 31, 2019.

PUBLIC COMMENT (ONLINE SURVEY) PERIOD
An online survey will be available to the public from June 1, 2019 – June 30, 2019 for public comment regarding the qualified proposals posted to the RFI website.

RFI CONTACT
Anthony (Tony) Bardo,
SFPUC Assistant Real Estate Director
(415) 554-1522
About the San Francisco Public Utilities Commission

THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) is a department of the City and County of San Francisco that provides retail drinking water and wastewater services to the City of San Francisco, wholesale water to three Bay Area counties, green hydroelectric and solar power to Hetch Hetchy electricity customers, and power to residents and businesses of San Francisco through the CleanPowerSF program.

The SFPUC is comprised of three essential 24/7 service utilities: Water, Wastewater, and Power. These functions are supported by the Business Services, Infrastructure, External Affairs and other bureaus.

Headquartered at 525 Golden Gate Avenue in San Francisco, the SFPUC has about 2,300 employees working in seven counties with a combined annual operating budget of over $1 billion.

HETCH HETCHY WATER SYSTEM AND THE SUNOL VALLEY
Prior to the construction of the Hetch Hetchy Aqueduct, half of San Francisco’s water supply (21 million gallons per day) passed through the Sunol Water Temple. Today most of the water that is delivered to the SFPUC’s wholesale and retail customers originates in the Tuolumne River watershed where it is stored in the Hetch Hetchy Reservoir, then transported through a system of tunnels and pipelines prior to delivery to the SFPUC’s 2.7 million customers in Alameda, Santa Clara, San Mateo, and San Francisco Counties. The Sunol Valley is the intersection of pristine Hetch Hetchy water from the Sierra Nevada and water collected in two Alameda Creek watershed reservoirs, the San Antonio Reservoir and the Calaveras Reservoir. In addition to these two reservoirs, the SFPUC has significant treatment and delivery infrastructure in the Sunol Valley, including the Sunol Valley Water Treatment Plant.
**Town of Sunol and Neighboring Communities**

The unincorporated Town of Sunol is situated in southern Alameda County, about 25 miles southeast of downtown Oakland, 18 miles north of downtown San Jose, and 45 miles southeast of San Francisco’s Financial District. Sunol’s neighboring communities include the City of Pleasanton to the north, the Sunol Regional Wilderness to the south, the City of Livermore to the east, and the Cities of Newark and Fremont to the west.

Land uses in proximity to the Property consist of open space, agricultural, mining, residential and commercial development. The immediate area surrounding the Property is comprised of open space, nurseries, and quarry sites. The only commercial and residential uses with a three-mile radius are in the Town of Sunol, approximately 2 miles north of the Property.

**HISTORY OF THE SUNOL VALLEY**

Since the 1800’s, the Spring Valley Water Company owned much of the Alameda Creek Watershed and held a monopoly on water service to San Francisco. In 1906, the Spring Valley Water Company hired Willis Polk to design the Sunol Water Temple at the site where two subterranean water sources converge; Alameda Creek, through the Sunol infiltration galleries, and a 30-inch pipeline from the artesian well field in Pleasanton.

The Spring Valley Water Company, including the Sunol Water Temple, was purchased by San Francisco in 1930.

**GROWTH PATTERNS**

There has been no growth within a one to three-mile radius of the Property. The City of Pleasanton located five miles to the north has experienced stable growth over the past 18 years and future growth is expected. No new development is taking place or planned for the immediate neighborhood.

**MEDIAN INCOMES**

Median incomes in the Sunol area are above-average for the Bay Area and Alameda County.

**ACCESS**

Primary access to the Property is via the Andrade/Mission Road exit from Interstate 680. Interstate 680 extends from San Jose to the south to Fairfield in the north. The commute to downtown San Francisco is about forty minutes with no traffic; the commute to San Jose is about twenty minutes, with no traffic. Both commutes typically have heavy traffic during peak commuting hours.
Land Use Policies and Objectives

ALAMEDA WATERSHED MANAGEMENT PLAN
Both the Golf Course Parcel and the Grazing Parcel are part of the SFPUC’s Alameda watershed land holdings. Through its Watershed Management Plans, the SFPUC has adopted specific land use policies for watershed lands. See Appendix Page 23 for a link to the Alameda Watershed Management Plan (2001) for a description of the primary and secondary goals. The priority uses of SFPUC land are to serve Water Enterprise utility purposes, including the protection and operation of SFPUC infrastructure. Certain secondary uses by third parties on watershed land are allowed under lease or license agreements. Such secondary use may occur if the SFPUC determines that such use benefits the SFPUC and does not in any way interfere with, endanger, or damage existing or future SFPUC operations, security, or facilities. Uses that benefit the SFPUC may include uses that generate fair market rents and/or defray the cost of property improvements, repairs, and maintenance. Click here for more information.

COMMUNITY BENEFITS AND ENVIRONMENTAL JUSTICE
The SFPUC is the first public utility in the nation to adopt an Environmental Justice Policy. This policy guides our agency’s efforts to support environmentally healthy and safe communities in our service area, and it affirms our belief that no group of people should bear a disproportionate share of negative environmental consequences resulting from our agency’s operations, programs, or policies. To that end, our agency is committed to preventing, mitigating, and lessening disproportionate impacts of our activities on communities within our service area.

Additionally, the SFPUC adopted a Community Benefits Policy in 2011, which affirms and commits to the goal of serving and fostering partnership with communities in all SFPUC service areas and to ensure that public benefits are shared across all communities. The SFPUC defines community benefits as those positive effects on a community that result from the SFPUC’s operation and improvement of its water, wastewater and power services.

The SFPUC seeks to be a good neighbor to all whose lives or neighborhoods are directly affected by its activities. The SFPUC has adopted a “triple bottom line” analysis to guide its decisions, balancing the SFPUC’s economic, environmental and social equity goals, to promote sustainability and community benefits. The SFPUC has identified several ways to achieve its Community Benefits goal, which includes the use of land in a way that maximizes health, environmental sustainability and innovative ideas that are compatible with Commission-approved plans and policies.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
Any proposed project, including a lease for third-party uses of the Property, requires compliance with the California Environmental Quality Act (CEQA), as determined by the San Francisco Planning Department. Note the Alameda Watershed Management Plan Final Programmatic Environmental Impact Report (2000) provides the existing context for CEQA compliance for projects on SFPUC lands in the watershed.

RESOURCE AGENCY COMPLIANCE
Any pond improvements may trigger oversight by the following resource agencies:

- California Department Fish & Wildlife (Lake and Streambed Alteration and California Endangered Species Act)
- United States Fish & Wildlife Service (United States Endangered Species Act and Migratory Bird Treaty Act)
- United States Army Corps of Engineers (United States Clean Water Act)
- California Regional Water Quality Control Board (United States Clean Water Act and Porter Cologne Water Pollution Control Act)
- California State Historic Preservation Office (Consultation with United States ACE on cultural resources)
RFI Property Information

PROPERTY DESCRIPTION
The property that is the subject of this Request for Interest (RFI) consists of approximately 642 acres of real property located at 6900 Mission Road, in Sunol California (the Property), comprised of a former 218-acre golf course, plus 91 acres of grassland and oak woodland (Golf Course Parcel) and a 333-acre parcel of land currently used for cattle grazing (Grazing Parcel).

The Property is owned by the City and County of San Francisco and is under the jurisdiction of the SFPUC’s Water Enterprise. The Golf Course Parcel was previously leased as the Sunol Valley Golf Course to the Sunol Valley Golf and Recreation Company (Former Tenant). The Grazing Parcel is currently under a short-term grazing lease. The Golf Course Parcel is being prepared for grazing and is currently used temporarily by Water Enterprise staff while the SFPUC Sunol Yard Improvement Project is constructed. Completion of the Sunol Yard Improvement Project is expected in early 2020.

The Property is part of SFPUC Parcels 61 and 65 located northwest of HWY I-680, near Andrade/Mission Road in Sunol, California. The Golf Course Parcel is relatively flat with moderately sloped grassland and oak woodland areas. Primary access to the Golf Course Parcel is via the Andrade/Mission Road on/off ramp from Interstate 680. The Grazing Parcel consists of unimproved, rugged range land with rolling hills and ravines. The Grazing Parcel is not served by an irrigation system, nor is there dedicated access.

The State of California has designated the Golf Course Parcel as Urban and Built Up Land. Please see Appendix B for the National Cooperative Soil Survey Map of the Property published by the National Resources Conservation Service.
EXISTING IMPROVEMENTS

**CLUBHOUSE:** The primary structures on the Golf Course Parcel consist of an approximately 32,500 square-foot two-story wood framed building that served as the former golf course clubhouse, a cart barn and maintenance sheds. The first level of the clubhouse consists of a Pro Shop (approximately 1,000 square feet), a snack bar/grill (approximately 1,900 square feet), a golf club, cart rental area, locker rooms and a banquet facility. The second floor consists of offices, banquet rooms and a kitchen. The banquet facilities once accommodated groups with up to 450 guests.

The clubhouse is in serious disrepair, has been boarded-up, and is no longer in use. In the opinion of SFPUC staff, the clubhouse structure is unsalvageable.

**GREENS AND FAIRWAYS:** The Golf Course Parcel improvements include a former 36-hole daily-fee public golf course. The greens and fairways are seasonally brown as is the surrounding terrain due to lack of irrigation. Over 200 dead or dying non-native trees have been removed. Cart paths are deteriorated.

**PERIMETER FENCING:** Perimeter fencing around the Golf Course Parcel has been repaired.

**NON-POTABLE WATER SUPPLY:** The SFPUC supplies raw, non-potable water to the Property via an aqueduct at the filter galleries near the Sunol Water Temple. The filter galleries provides sufficient irrigation water during winter months. In dry months water is provided by the San Antonio Reservoir. Due to the physical limitations of the aqueduct, the supply of non-potable water to the Property is limited. Depending on the irrigation needs of an agriculture user, upgrades to the non-potable water supply system may be required.

**POTABLE WATER SUPPLY:** The Property is also served with SFPUC potable water.
IRRIGATION SYSTEM: The Property includes four irrigation ponds that store non-potable water supplied by the SFPUC. The ponds feed an antiquated irrigation system that irrigated the former golf course. The ponds and the irrigation system are in disrepair and are no longer used for irrigation. In wet years, the two upper ponds fill from naturally occurring water. The Former Tenant was required to make certain repairs to both the ponds and the irrigation system, however, these repairs were never made.

Proposed uses requiring irrigation must generate sufficient revenues to rehabilitate the aging irrigation system, including improvements to stem the erosion of the spillway at the upper pond. The irrigation system cannot operate without these improvements.
THE SFPUC’S USE OF THE PROPERTY

SFPUC CONSTRUCTION STAGING: The Golf Course Parcel is currently being used for temporary construction staging and as temporary offices for Water Enterprise Sunol Yard staff for the duration of the Sunol Long Term Improvement Project (SLTI Project). The SLTI Project is estimated to be completed in early 2020.

GRAZING: The Grazing Parcel is currently leased to a grazing tenant under a short-term lease. The two upper irrigation ponds are accessible to the grazing tenant’s cattle. Approximately 218 acres of the 309-acre Golf Course Parcel is also being prepared for grazing under a short-term lease.

SFPUC’S REGIONAL WATER SYSTEM: Neither the Golf Course Parcel nor the Grazing Parcel contain infrastructure associated with the SFPUC’s Regional Water System.

ELECTRIC SERVICE: Pacific Gas and Electric Company currently provides electric service to the Golf Course Parcel. Electric service related to any future uses will be provided by the SFPUC Power Enterprise.

SEWER/WASTEWATER SERVICE: The sole sewer/wastewater services were provided by an onsite private wastewater/sewage treatment facility that was decommissioned and is no longer permitted for operation. Wastewater services related to any future uses must comply with state and local laws and the SFPUC’s Alameda Watershed Management Plan.
The City does not guarantee that the information is accurate or complete. The City is not responsible for any damages arising from the use of data. Users should verify the information before making project commitments.

Legend

- Golf Course Parcel (~309 acres)
- Grazing Parcel (~333 acres)
In your proposal for the Property, please provide answers to the following questions.

1. Please provide a short title that describes your proposal.

2. What is your proposed organizational model and business plan?

3. How would your proposed organizational model/business plan comply with the SFPUC’s Land Use Policies and Objectives for the Property?

4. Please identify the minimum level of initial investment required to effectively operate and maintain the Property.

5. Please describe your organization’s capacity to secure any approvals, lease the Property, finance and construct improvements, and ensure ongoing maintenance and repair of the Property.

6. For your organization’s proposed use of the Property, please describe clearly and with specificity the overall staffing plan of your organizational model/business plan. To the extent possible please provide the following:
   • Estimates of full-time equivalent (FTE) jobs;
   • A break-down of permanent, temporary, seasonal and part-time work opportunities;
   • The occupation, skill level, and experience requirement for each employee; and
   • The estimated percentage of each type of position that could be “hired” locally.

7. What is the minimum acreage required for the proposed use?

8. What length lease term would you require to recover your capital investment in the Property?

Please submit your answers using the following application form to use for your responses.
The SFPUC will evaluate all responses using the evaluation criteria described below. However, the SFPUC will not rank responses, nor will the SFPUC use responses to create a pool for potential future solicitations.

**EVALUATION CRITERIA**

The proposals for third-party uses will be evaluated based on the following criteria:

**FEASIBILITY:** Is the proposed use legally permitted, financially feasible, and consistent with the SFPUC’s Land Use Policies and Objectives for the Property, including the Alameda Watershed Management Plan and local zoning ordinances such as Alameda County Measure D?

**COMPATIBILITY:** Is the proposed use compatible with the SFPUC’s proposed utility uses? Does the proposed use interfere or hinder the SFPUC’s utility use?

**EXPERIENCE:** Does the Proposer have a minimum of five years’ experience conducting the proposed use in a manner that achieved its business plans and objectives?

**FINANCIAL CAPACITY:** Does the proposer have the financial resources to sustainably support the proposed use?

**UTILITY BENEFIT:** Does the proposed use provide a utility benefit (e.g. uses that generate fair market rents and/or defray the cost of property improvements, repairs, and maintenance)?

**COMMUNITY BENEFIT:** Does the proposed use serve the local community? Does the use result in facilities that are available for public use?

**SUNOL CITIZENS’ ADVISORY COUNCIL**

The Sunol Citizens’ Advisory Council advises the Alameda County Board of Supervisors on all matters concerning services which are or may be provided to Sunol by the County or other local governmental agencies, including but not limited to advice on matters of public safety, welfare, public works, and planning. The SFPUC staff provides regular updates to the Sunol Citizens’ Advisory Council (Sunol CAC). Members of the Sunol CAC and other community members will have the opportunity to comment on the ultimate selection of SFPUC utility uses and qualified third-party uses of the Property prior to the formal RFP by participating in a survey that will be made available on this website at a later date.
Review Process

RFI Process

- RFI Launch: February 1, 2019
- Site Tour and Q&A: February 22, 2019
- Deadline to Submit Written Questions or Requests for Clarification: March 8, 2019
- Answers to Questions Posted: March 22, 2019
- RFI Responses due: Tuesday April 30, 2019 at 5:00 pm
- Selection of Qualified Utility and 3rd Party Uses: Posted May 31, 2019
- Public Comment Period (Online Survey): June 1, 2019 - June 30, 2019
- Issue RFP’s (at SFPUC Discretion):
Appendix A: Potential Utility Uses

POTENTIAL UTILITY USES
The SFPUC previously identified the following potential utility uses for the Property. These uses are not necessarily mutually exclusive, nor have they been prioritized. The list of potential uses is not exhaustive. Proposers may submit proposals for any legal uses that are not listed below, except for golf course, marijuana cultivation, and quarry uses [1].

Except for the solar farm, the potential future uses described below are contemplated in the Alameda Watershed Management Plan Final Programmatic Environmental Impact Report (PEIR), and accordingly, environmental review would potentially be limited to review under this existing document. Potential future uses not included under the existing Alameda Watershed Management Plan PEIR, such as the solar farm, would likely require additional environmental review.

GRAZING
Grazing is currently the primary land management tool on the Alameda Watershed, as described in the Alameda Watershed Management Plan. The former Golf Course Tenant also leased a grazing parcel adjacent to the Golf Course, which is now under permit to an adjacent SFPUC grazing tenant. The SFPUC is preparing to lease 243 of the 309 acres of the Golf Course Parcel for grazing under a short-term lease. Some or all grazing areas could continue to be grazed consistent with a future proposed use.

EDUCATION/ AGRICULTURE
Uses that promote education (including agricultural education) may be considered. Agricultural uses are consistent with existing state farmland designations, and the Alameda Watershed Management Plan. The current state farmland designation is “Urban and Built up Land.” A soil map of the Property can be found at Appendix B.

The SFPUC manages the Sunol AgPark under a lease to the Alameda County Resource Conservation District near the Sunol Water Temple just to the north of the Property.

Proposed agricultural uses requiring irrigation must generate sufficient revenues to rehabilitate the aging irrigation system, including improvements to stem the erosion of the spillway at the upper pond. The irrigation system cannot operate without these improvements.

PUBLIC TRAILS
The Alameda Watershed Management Plan provides for new trails in low vulnerability zones adjacent to developed areas and SFPUC watershed boundaries, and connections with urban areas and trail facilities of other agencies.

The proposed SFPUC Alameda Creek Watershed Center, located near the Sunol Water Temple, is envisioned as a hub for a future regional trail system. The trail to Vargas Regional Park could be the first of several trails to help increase recreation and public access in the area. The 1,200-acre Vargas Regional Park is located adjacent to Highway 84 in Niles Canyon, roughly located between Sunol and Fremont in southern Alameda County.

The East Bay Regional Park District (EBRPD), in partnership with the SFPUC and Alameda County, recently completed a feasibility study to assess possible alignments for the trail and creek crossing. Starting at the planned picnic area near the Sunol Water Temple, the nearly 3.6-mile trail would cross Alameda Creek via a bridge and climb up-slope approximately 900 feet and connect to existing roads on SFPUC property. A portion of the trail may cross the Property, and the SFPUC will continue to collaborate with EBRPD to ensure future trail connection opportunities are preserved as part of any proposed future uses.

[1]: Due to the oversupply of Bay Area golf courses and decreasing demand, the SFPUC does not view a golf course as a financially viable use.
Appendix A: Potential Utility Uses

NATIVE PLANT NURSERY AND SEED PRODUCTION FARM
A temporary nursery has been constructed in the area adjacent to the proposed Alameda Creek Watershed Center near the Sunol Water Temple. The nursery will provide all initial and replacement native plants for the Sunol Yard Improvements Project (including the Alameda Creek Watershed Center landscaping), as well as supply plants for existing mitigation projects throughout the Alameda Watershed.

Based on this experience during the next few years, a permanent site may be needed to continue providing plants for the Alameda Creek Watershed Center Native Plant Garden and ongoing mitigation, re-vegetation, and restoration projects.

In addition, the current temporary nursery site does not have enough space for seed production, and seed collection efforts for purposes of revegetation may inadvertently contribute to the depletion of native plant seed banks on both the SFPUC’s Alameda and Peninsula Watershed lands. Additionally, acquiring seeds with appropriate provenance is difficult. To avoid seed bank depletion and have a reliable source of seeds of appropriate origin, a seed production farm is needed for seed cultivation for amplification.

A permanent plant nursery and seed production farm would require approximately 40 acres. The nursery would include a shade-house, greenhouse, office, soil bins, a garage, and approximately 35 acres of hedgerow farming for seed production. The entire area will require grading, proper drainage, water and electricity hookups.

POTENTIAL CARBON SEQUESTRATION STUDY
SFPUC Natural Resources and Lands Management staff has developed “An Overview of Carbon Storage and Watershed Management” memorandum, which includes a rough estimate of the above-ground carbon sequestration value of the protected natural areas owned and managed by the SFPUC in the Alameda Creek Watershed. Staff has subsequently initiated a follow-up study to take a more comprehensive look at both above-ground and below-ground carbon and to evaluate the SFPUC’s land management practices in relation to carbon sequestration on watershed lands. The former Golf Course Parcel is a likely site to pilot the recommendations that arise from this study on a trial basis because of the parcel’s accessibility and land use history.

SOLAR FARM
A recent feasibility study conducted by the SFPUC Power Enterprise determined that a portion of the Golf Course Parcel is a suitable candidate for the installation of a large ground-mount photovoltaic (PV) project. On a preliminary basis, it is estimated that 145 acres are suitable for solar farm use, which could accommodate from 20 to 40 megawatts (MW) DC, depending on whether grading is used to optimize the Ground Cover Ratio (ratio of the area of the PV modules to the area occupied by the modules and racking). The estimated annual electricity production would range from approximately 32,000 MWh/year for a 20 MW fixed-tilt racking up to 75,000 MWh/year for single-axis tracker racking system (can generate 15-30% more energy than traditional fixed-tilt systems).
Appendix A: Potential Utility Uses

**TEMPORARY AND PERMANENT STAGING FOR SFPUC REGIONAL WATER SYSTEM PROJECTS**

The primary use of SFPUC property is for its utility use including facilitation of capital projects. Flat staging areas near SFPUC’s facilities in the Sunol Valley are scarce, and this scarcity could impact the cost of maintaining the SFPUC’s Regional Water System. Because the Golf Course Parcel is developed (including paved roads and parking areas) and relatively flat, it can support material and equipment staging for the Water Supply and Treatment and the Natural Resources and Lands Management Divisions. Space can also be reserved for SFPUC capital improvement projects and temporary offices, as needed. It is estimated that approximately three acres (about half of the existing parking lot area) would be required for future staging.

**INFRASTRUCTURE-FOCUSED MITIGATION LAND BANK**

Policy AR11 of the Alameda Watershed Management Plan is the promotion of mitigation banks within the watershed to offset impacts to environmental resources from SFPUC activities on SFPUC lands. Use as a mitigation bank would require the removal of golf course improvements and the restoration of native habitats to support California tiger salamander (CTS), California red-legged frog (CRLF) and/or other native listed species as mitigation for large public infrastructure and capital improvement projects. Any mitigation bank that the SFPUC develops on publicly owned land could provide credits for the SFPUC and other infrastructure-related public works such as: (1) sewer and water district projects; (2) County and public works department projects; (3) public or private power generation projects; (4) school district projects; and (5) State and Federal sponsored projects.
Appendix B: Soil Map

Soil Map—Alameda Area, California
(Sunol Golf Course)

Natural Resources Conservation Service
Web Soil Survey
National Cooperative Soil Survey

Map projection: Web Mercator   Corner coordinates: WGS84

Map Scale: 1:28,200 if printed on A landscape (11” x 8.5”) sheet.

REQUEST FOR INTEREST
Appendix C: Zoning

ZONING
The following chart summarizes the RFI Property’s zoning requirements.

<table>
<thead>
<tr>
<th>ZONING SUMMARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning</td>
</tr>
<tr>
<td>Legally Conforming</td>
</tr>
<tr>
<td>Uses Permitted</td>
</tr>
<tr>
<td>Conditional Uses</td>
</tr>
<tr>
<td>Zoning Charge</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Zoning Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>100 acres</td>
</tr>
<tr>
<td>Minimum Setbacks</td>
<td>Unknown</td>
</tr>
<tr>
<td>Front Yard</td>
<td>30 Feet</td>
</tr>
<tr>
<td>Street Side Yard</td>
<td>10 Feet</td>
</tr>
<tr>
<td>Interior Side Yard</td>
<td>10 Feet</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>10 Feet</td>
</tr>
</tbody>
</table>

Source: Alameda County Planning & Zoning Department

ANALYSIS AND CONCLUSION
The zoning information was obtained from the Alameda County Planning Department. The grazing land represents a legally-conforming use; however, the former golf course is not a permitted use but fell under the guidelines of a conditional use (outdoor recreation facility).