



**Citizens' Advisory Committee (CAC)
 Power Subcommittee**

Approved Minutes

Tuesday, March 6, 2012

5:30 p.m. – 7:00 p.m.
 1155 Market Street, 4th Floor

Members:

Doug Cain – Chair
 Walt Farrell
 Stephen Bjorgan
 Jessie Buendia

Staff Liaison: Ben Chan

ORDER OF BUSINESS

1. **Call to order and roll call**
2. **Approval of minutes of February 7, 2012**
3. **Public comment—matters within Subcommittee’s scope, not on today’s agenda**
4. **Report from the Chair**

The Google presentation regarding the use of the City’s power lines to transmit broadband signal would be postponed until further notice.

5. Staff presentation

Proposed Land Use Framework
 Presenter Michael Carlin, Deputy General Manager - SFPUC

SFPUC has a new, proposed policy on land use that will be subject to commission approval shortly. Mr. Carlin specified that it’s more of a guidance document, rather than a strict use policy.

He explained that the SFPUC owns a lot of property inside and outside San Francisco. The SFPUC has 60,000 acres in San Mateo and Alameda counties. He noted that there are policies in place for some of our properties and watershed lands. We also have dual uses for some of our land and we acquire land as time goes on. Sunset Reservoir is an example of a dual use facility; the Water Enterprise manages the water supply side while the solar panels installed on top of the reservoir are managed by the Power Enterprise.

He noted again that the SFPUC is actively acquiring land, especially the watersheds in the Peninsula and in Alameda County. He explained that there are pockets of privately owned parcels within our watersheds. We’re in the process of acquiring those parcels over time for watershed protection.

Edwin M. Lee
 Mayor

Anson Moran
 President

Art Torres
 Vice President

Ann Moller Caen
 Commissioner

Francesca Vietor
 Commissioner

Vince Courtney
 Commissioner

Ed Harrington
 General Manager



The Land Use Framework document is not intended to change or revise policy already in place, but rather, it will introduce a guiding policy to evaluate SFPUC land and property. The policy will ensure that the SFPUC looks at its land from an economic, environmental and community standpoint. The framework is an analytical tool for the Commission to look at in real estate transactions.

The Commission will consider the Land Use Framework on March 13.

Mr. Farrell asked if the SFPUC had any criteria for selling properties.

Mr. Carlin specified that when the SFPUC declares a property as surplus, there's SF charter language that said it has to be declared as having no utility purpose. He noted that the agency is not in the business of holding onto useless property. For example, the property at 425 Mason St, which was purchased from Spring Valley Water Company, was no longer needed; this is why it was sold.

Mr. Cain asked if the Real Estate Services was outsourced. Mr. Carlin responded and said no, the unit was reorganized.

On Francisco Reservoir, Mr. Carlin said SFPUC representatives have met with neighborhood groups in the Mayor's Office. In the meetings, the SFPUC informed the neighborhood that the agency would move forward with taking the roof off of the structure to make it safe and more secure. He noted that there is still internal debate as to whether there's still utility purpose for this reservoir. Mr. Cain emphasized that the SFPUC has a lot of assets and is responsible for determining how to make use of those assets.

Mr. Cain noted that the Francisco Reservoir issue may still present an opportunity for CAC to serve a conduit for both the agency as well as the community. He hopes that in the future, the CAC could provide this service.

6. Announcement/Public comment

Ms. Jennifer Clary said she was glad that the Real Estate division was revamped.

Ms. Jennifer Clary was concerned that natural area in San Francisco would not be treated the same way as watershed land outside the city. She insisted that the stewardship policies adopted for the SFPUC watershed land should also apply to properties in San Francisco because there are natural areas with significant habitat concerns in San Francisco under SFPUC's jurisdiction, such as Laguna Honda Reservoir and Lake Merced.

Mr. Carlin said the sale of the parcel at 17th and Mission was a great example that featured economic benefits for the SFPUC and met the needs and requests of the community. The transaction followed a long period of public outreach. The parcel was declared surplus property that no longer serves a utility purpose. The SFPUC then sold this property to the Mayor's Office of housing for \$6.2 million, which was market value.

Mr. Cain noted that the CAC has a dual role; to represent the voice of the community and represent the SFPUC to the community. Regarding the Francisco Reservoir, Mr. Cain noted that people should understand that the neighbors should not consider themselves the sole beneficiary of that property. He explained that the ratepayers need to be represented in the negotiations as well. There should be a compromise among the City, the ratepayers, and the neighborhood.

Ms. Clary urged Mr. Carlin to insert into the Land Use Framework a section that directs the SFPUC to account for local San Francisco policies and plans when the SFPUC evaluates surplus land or other property. She also insisted that the land stewardship policies that the SFPUC has outside of the City should also be utilized for land and property inside of the City.

Mr. Carlin responded that the SFPUC is subject to laws/policies in the City Charter, which mandates a different course than other City agencies. He also noted the city's policies are important as well as environmental justice guidelines community benefit policies. He said they all should be given equal weight when evaluating land and property.

Mr. Cain said that the SFPUC seems to be conducting a lot of outreach to the communities.

Mr. Cain and Ms. Clary disagreed about the extent of influence the Board of Supervisors has over the SFPUC in the City budget process.

Ms. Jan Blum, board member of the Russian Hill Improvement Association, displayed a copy of her group's resolution to the committee, and requested its approval and that of the full Commission.

Ms. Clary suggested a resolution on land management framework should include consideration of local policies.

Mr. Cain, Mr. Jones and Ms. Clary noted that since the resolution is not an action item, Ms. Blum should submit her resolution to the full CAC as an agenda item.

The Committee noted that the discussion of the March 6th minutes would be posted online and technically the minutes would be approved at the next CAC meeting, subject to amendment by the Commission.

Mr. Cain asked that the minutes reflect that there was a discussion regarding the SFPUC's proposed Land Use Framework and that there was no recommendation made. The committee members agreed that a resolution from an outside group can be presented to the full CAC.

7. Adjournment at 6:50 pm.