The SFPUC is pleased to share the qualifying proposals, including two additional proposals, that were received in response to the Sunol Request for Interest (Sunol RFI). Staff evaluated the proposals to ensure that each met the minimum qualifications as reflected in the evaluation criteria described in the RFI Brochure. The proposals were not ranked or prioritized. Consideration will be given to the minimum acreage required for each potential use.

Proposed uses must provide a utility benefit to SFPUC ratepayers and/or a benefit to communities directly impacted by SFPUC activities. A fair market rent paid by a third-party user is considered a utility benefit. Community benefits are evaluated pursuant to the SFPUC Community Benefits and Environmental Justice Policies which seek to share public benefits to all whose lives or communities are directly affected by the SFPUC’s activities. The Community Benefits Policy can be found here. The Environmental Justice Policy can be found here.

We encourage members of the community, the Sunol Citizen’s Advisory Council, and other stakeholders to read the proposals we received from the community, review the SFPUC utility uses described in Appendix A of the RFI Brochure, and complete the new online survey to provide feedback on the concepts proposed.

These concepts can be divided into four categories; (1) Agriculture/Agriculture Education, (2) Environmental, (3) Recreation, and (4) Other.

A brief discussion of the various concepts can be found below.
**AGRICULTURE/AGRICULTURE EDUCATION**

Agricultural uses are consistent with existing state farmland designations and local zoning.

**Small Vineyard**

Vineyards are a viable crop for the region and when combined with a winery/tasting room the vineyard will serve as a visitor destination.

**Livestock Management**

This concept is like the National Future Farmers of America Organization which supports agricultural education.

**Organic Farming/Gardens**

Part of a “Farm to Table” educational program that teaches sustainable farming practices.

**Permaculture**

Permaculture is a forward-thinking design system based on principles found in nature. Its purpose is to create living environments that are harmonious, sustainable and productive; while greatly reducing the work and energy required to maintain them.

**Fruit Orchard and Greenhouse**

Part of a proposed permaculture program of agriculture.

**Native Plant Nursery**

See Environmental section below.

**Seed Amplification Farm**

See Environmental section below.

**ENVIRONMENTAL**

Climate change, invasive species, and development are leading threats to Bay Area ecosystems. The following proposed concepts are consistent with the SFPUC’s commitment to sustainability and environmental stewardship.

**Mitigation Land Bank**

Using a portion of the former golf course as a mitigation bank to offset the environmental impacts of SFPUC projects in other areas would require the restoration of native habitats to support California tiger salamander, California red-legged frog, and other species protected under state or federal law.
ENVIRONMENTAL USES CONT’D

Native Plant Nursery

Over the past 15 years, coast live oak, tan oak, madrone, manzanita, and numerous other native plant species have suffered from attacks by more than one type of invasive Phytophthora plant pathogen. Container plants used in revegetation and mitigation projects are a source of the pathogens and to protect watershed lands from further infestations, the SFPUC would like to construct a nursery that will use newly established best management practices to produce pathogen-free plants. The focus of the nursery will be to provide plants for landscaping projects in and around SFPUC watershed lands.

Seed Amplification Farm

To minimize the risk of introducing invasive species, the direct sowing of seeds in the field is often used instead of container plants in restoration projects. Direct sowing is a cost-effective method of revegetation, but there is limited availability of regionally-appropriate native seeds for the SFPUC’s revegetation and erosion control efforts. Thus, the SFPUC would like to start a seed amplification farm to meet this ongoing need.

Solar Farm

The City and County of San Francisco, along with many other communities in the Bay Area, determined that moving to 100% renewable electricity by 2030 is one of the single most impactful measures to mitigate the impacts of global climate change. The Golf Course Parcel is one of the SFPUC’s best locations for developing a large photovoltaic project within the Bay Area that could help displace electricity generated from regional power plants utilizing greenhouse gas emitting fossil fuels.

Carbon Sequestration

While the migration from fossil fuels to renewable energy such as solar reduces the level of new carbon emissions in the atmosphere, enhancing carbon sequestration through effective soil and vegetation management can help remove carbon from the atmosphere. The former golf course property is well-suited for a pilot study to explore land management approaches designed to increase carbon sequestration, uptake, and storage on SFPUC watershed lands.
RECREATION

Event Center
An event center will serve as a community center/meeting space and provide a source of revenue to fund other activities, programs, and improvements at the former golf course site.

Winery/ Tasting Room / Distillery
When combined with a small vineyard, the winery and tasting room will serve as a visitor destination.

Public Trails
The East Bay Regional Park District (EBRPD), in partnership with the SFPUC and Alameda County, is exploring possible alignments for a trail and creek crossing on the RFI Property. SFPUC will continue to collaborate with EBRPD to ensure future trail connection opportunities are preserved as part of any potential future uses. In addition, the SFPUC will explore future trails and interpretive opportunities on the property.

RECREATION Cont’d

Family Recreation Center
Extreme Sports Productions would like to design, construct and operate a new outdoor, family themed, adventure park, offering adventure-oriented sports activities such as ropes courses, ziplines, rock climbing, paintball, outdoor laser tag, bazooka ball and shared open space such as playgrounds.

OTHER

Staging for SFPUC Projects
Flat staging areas near SFPUC’s facilities in the Sunol Valley are scarce, and this scarcity could impact the cost of the SFPUC’s Regional Water System maintenance. Setting aside a portion of the RFI Property for staging will enable the SFPUC to avoid the cost and uncertainty of locating laydown space when needed.

Temporary Emergency Shelter
A temporary place for significant numbers of displaced persons to seek refuge after a disaster or emergency.

Indigenous Peoples Ceremonial/Events Site
It has been suggested that a portion of the property be used as a ceremonial site by indigenous peoples, who could also make use of native plants from the Native Plant Nursery for basketry, food, and other plant materials to revitalize tribal ethnobotanical traditions.

Animal Sanctuary:
A no-kill animal sanctuary to be constructed in phases on the property, partnering with municipal shelters to provide services for surplus animals (dogs, cats, rabbits, horses). The Center would include adoption services, spay and neuter services, as well as therapy, camps, and educational programs.

Cooking Classes
Part of a “Farm to Table” educational program that teaches sustainable farming practices and healthier eating. Cooking classes are also a popular social activity.
NEXT STEPS

At the close of the public comment period on January 17, 2020 the SFPUC will analyze the results of the survey and finalize the list of uses at the RFI Properties and develop a site plan. The site plan will be shared with the community. Ultimately, there will be a formal Request for Proposals (RFP) process to select operators for each of the chosen concepts. If the RFP process is successful, and if the chosen uses, both SFPUC utility and third-party, require irrigation, an investment in the rehabilitation of the irrigation system will be made. Note that SFPUC and thirty-party users requiring irrigation must share in the cost of the irrigation system improvements.