



Edwin M. Lee, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
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(415) 554-6920 ■ www.sfdpw.org



DPW Order No: 182055

RE: DETERMINATION TO RECOMMEND VACATION OF A PORTION OF WEST POINT ROAD IN THE HUNTERS VIEW PHASE 2 PROJECT ALONG WITH PUBLIC SERVICE EASEMENTS PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE SECTIONS 8300 ET SEQ. AND SECTION 787(a) OF THE SAN FRANCISCO PUBLIC WORKS CODE, SUBJECT TO CERTAIN RESERVATIONS.

WHEREAS, San Francisco Housing Authority acquired fee title to the lands described in those certain Deeds recorded on July 12, 1943 in Book 3989, at Pages 397 through 401, Official Records, and Deeds recorded on July 12, 1943 in Book 3996, at Pages 75 through 77, Official Records; and

WHEREAS, On February 24, 1950, the San Francisco Housing Authority (SFHA) and the City and County of San Francisco (CCSF) entered into an agreement known as the "Municipal Cooperation Agreement." The SFHA agreed to dedicate for public purposes land which may be owned by SFHA and which it determines to use for streets and alleys within the boundaries of the affordable housing project or for the purposes of providing ingress and egress; and

WHEREAS, On July 31, 1961, SFHA, by its Resolution No. 1325, authorized the dedication of certain lands to CCSF as public streets and execution of a deed in connection with the development of the Hunters View Project CAL 1-18(3); and

WHEREAS, On January 22, 1962, the Board of Supervisors adopted Resolution No. 36-62 approving that certain map entitled "Map showing Opening of Middle Point Road, West Point Road, Wills Street and Hare Street" approved by the Department of Public Works Order No. 60,009 on December 13, 1961. Said Map was filed for record on February 7, 1962 in Book T of Maps, at Page 34, Official Records of the City and County of San Francisco; and

WHEREAS, On February 7, 1962, SFHA granted fee title to CCSF the lands for public street purposes as described in that certain deed recorded in Book A378, at pages 300 through 310, Official Records. These lands correspond to the public streets known as Middle Point Road, West Point Road, Wills Street and Hare Street; and

WHEREAS, On August 18, 2009, the Board of Supervisors adopted Ordinance No. 192-09 ordering the vacation of portions of Fairfax Avenue and West Point Road and various public service easements in the Hunters View Project; making environmental findings of consistency with the City's General Plan, Planning Code 101.1, and the Hunters View Project; quitclaiming



the City's interest in the vacation area, reserving easement rights for various utilities, including AT&T, Pacific Gas and Electric Company, easement holders of record and the City; accepting Department of Public Works Order No. 178,144; and authorizing official acts related to this Ordinance; and

WHEREAS, On December 10, 2010, CCSF quitclaimed in fee title the vacated portion of West Point Road to the SFHA per Quitclaim Deed recorded as Document No. 2010-J096686 in Reel K287, at Image 236, Official Records; and

WHEREAS, On December 23, 2010, the Hunters View Phase 1-entitled "Final Map No. 5461" was filed for record in Book DD of Survey Maps, At Pages 90 through 97, Official Records of the City and County of San Francisco; and

WHEREAS, On April 2, 2013, the Department of Public Works received an application to vacate a portion of West Point Road and public service easement as part of the Hunters View Phase 2 Project; and

WHEREAS, On April 3, 2013, the Department of Public Works received the Hunters View Phase 2 Tentative Map application; and

WHEREAS, On July 5, 2013, the City Planning Department determined that the actions contemplated herein are in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) and the Hunters View Redevelopment Project Environmental Impact Report, which was certified on June 12, 2008, and that the proposed vacations and other actions contemplated herein are consistent with the General Plan and the priority policies of Planning Code Section 101.1; and

WHEREAS, The Director of Public Works for the City and County of San Francisco has determined the following:

Section 787(a) of the San Francisco Public Works Code.

There are no physical public or private utility facilities within the Vacation Area except PG&E power transmission lines and various City utilities.

In regard to these utilities the Director recommends that the City reserve a temporary easement for City utilities that will terminate upon the improvement and acceptance of new replacement facilities.

The existing PG&E Easement shall be unaffected by this streetvacation and remain in full force and effect until such time that PG&E, at its sole discretion, quitclaims its rights to the easement.

NOW THEREFORE BE IT ORDERED THAT,

a. The Director recommends the approval of all the following documents attached hereto:



1. Ordinance of Vacation for the Street;
2. Vacation Area SUR Map No. 2013-02

b. The Director further recommends the Board of Supervisors move forward with the legislation to vacate said Streets and public service easements.

c. The Director recommends the Board of Supervisors approve all actions set forth herein and heretofore taken by the City with respect to this vacation and authorize the Director of Property to execute any quitclaim deed(s), and reservation of easements on behalf of the City for its utilities.

d. The Director further recommends the Board of Supervisors to authorize and direct the Clerk of the Board, Director of Property and Director of Public Works to take any and all actions they or the City Attorney may deem necessary or advisable in order to effectuate the purposes of the Ordinance for Street Vacation.

12/24/2013

X Mohammed Nuru

Nuru, Mohammed
Director-DPW

