



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203623

Determination to recommend the summary street vacation of Wills Street, West Point Road, and Hare Street in their entirety, a portion of Middle Point Road and a portion of Ingalls Street at the Hunters View project site, generally bounded by Evans Avenue on the north, Innes Avenue on the south, Hudson Avenue on the west, and Hunters Point Boulevard on the east as part of the Hunters View Phase 3 Project, pursuant to California Streets and Highways Code Sections 8300 *et seq.* and Public Works Code Section 787.

WHEREAS, San Francisco has fee title ownership of property underlying most public right-of-ways, which includes streets and sidewalks; and

WHEREAS, The areas subject to the proposed street vacation (“the Vacation Area”) are the entirety of Wills Street, West Point Road, Hare Street, a portion of Middle Point Road and a portion of Ingalls Street; and

WHEREAS, These streets are located at the Hunters View project site, generally bounded by Evans Avenue on the north, Innes Avenue on the south, Hudson Avenue on the west, and Hunters Point Boulevard on the east and are proposed for vacation as part of the Hunters View Phase 3 Project; and

WHEREAS, The Vacation Area is specifically shown on SUR Map 2019-007, dated August 26, 2020; and

WHEREAS, The Vacation Area is unnecessary for the City’s present or prospective public street, sidewalk, and service easement purposes and that any rights based upon any such public or private utility facilities should be extinguished automatically upon the effectiveness of the vacation; the summary street vacation is appropriate under Streets and Highways Code Sections 8330, 8334.5, 8334(a) and 8334(b) because: (a) Under California Streets and Highways Code Section 8330, the vacation would not cut off all access to a person’s property which, prior to relocation, adjoined the street, or terminate a public service easement, (b) Under California Streets and Highways Code Section 8334.5, there are no in-place public utility facilities that are in use and would be affected by the vacation, (c) Under California Streets and Highways Code Section 8334(a), the portions of Middle Point Road and Ingalls Street to be vacated constitute excess right-of-way and are no longer needed for street purposes, and (d) Under California Streets and Highways Code Section 8334(b), Wills Street, West Point Road and Hare Street are portions of streets that lie within a property under one ownership and do not continue through such ownership or end touching property of another; the Vacation Area is no longer useful as a public street, sidewalk or nonmotorized transportation facility under California Streets and Highways Code Sections 892 and 8314 as there are other such facilities available in close proximity and new facilities shall be provided as part of the Hunters View Phase 3 Project that will serve this purpose; and

WHEREAS, The vacation is being carried out pursuant to San Francisco Public Works Code Section 787; and

WHEREAS, The proposed street vacation is within the scope of the Final Environmental Impact Report (“FEIR”) for the Hunters View Project (the “Project”) and an addendum dated January 16, 2020, both prepared pursuant to the California Environmental Quality Act (CA Public Resources Code §§ 21000 et seq.) (“CEQA”). The Planning Commission certified the FEIR on June 12, 2008 by Motion No. 17617. The Planning Commission in by Motion Nos. 17618 and 17621 adopted findings, as required by CEQA, regarding the alternatives, mitigation measures, significant environmental effects analyzed in the FEIR, a statement of overriding considerations for approval of the Project, and a proposed mitigation monitoring and reporting program. The Planning Commission on February 20, 2020, in Motion No. 20663, adopted the addendum and additional findings as required under CEQA. Planning Commission Motion Nos. 17618, 17621, and 20663 are collectively referred to as the “Planning Commission CEQA Findings;” and

WHEREAS, As part of its Motion No. 20663, the Planning Commission reviewed the street vacation and found pursuant to CEQA Guidelines (California Code of Regulations Title 14, §§ 15000 et seq.) Sections 15162 and 15164, that the actions completed herein are consistent with, and within the scope, of the Project analyzed in the FEIR and addendum, and that (1) no substantial changes are proposed in the Project and no substantial changes have occurred with respect to the circumstances under which this Project will be undertaken that would require major revisions to the FEIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified effects and (2) no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified as complete shows that the Project will have any new significant effects not analyzed in the FEIR, or a substantial increase in the severity of any effect previously examined, or that new mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or that mitigation measures or alternatives which are considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment; and

WHEREAS, On February 20, 2020, as part of Planning Commission Motion No. 20663, the Planning found the proposed vacation of the Vacation Area consistent with the General Plan and priority policies of the Planning Code Section 101.1; and

WHEREAS, Pursuant to the California Streets and Highway Code, Public Works has initiated the process to summarily vacate the Vacation Area; and

WHEREAS, Public Works sent notice of the proposed street vacation, draft SUR drawing, a copy of the petition letter, and a DPW referral letter to the Department of Technology, San Francisco Municipal Transportation Agency, AT&T, Sprint, San Francisco Fire Department, San Francisco Water Department, Pacific Gas and Electric, Bureau of Light, Heat and Power, Bureau of Engineering, Department of Parking and Traffic, Utility Engineering Bureau, and the Public Utility Commission. No public or private utility company or agency objected to the proposed vacation; consequently, Public Works finds the Vacation Area is unnecessary for the City’s present or prospective public street purposes; and

WHEREAS, The public interest, convenience, and necessity require that no other easements or other rights should be reserved by City for any public or private utilities or facilities that may be in place in

the Vacation Area and that any rights based upon any such public or private utilities or facilities are unnecessary and should be extinguished; and

WHEREAS, The Director of Real Property, in a letter dated August 31, 2020, found that the new streets that the Hunters View Phase 3 Project will provide to the City are equal to or greater than the area of streets in the Vacation Area, and therefore, recommends that it is within the public interest to proceed with a quit claim of the City's interest in the Vacation Area notwithstanding the requirements of Administrative Code Chapter 23. The Director urges the Board to adopt this recommendation. A copy of the Director of Real Property's letter and a draft quitclaim deed are attached.

NOW THEREFORE BE IT ORDERED THAT,

The Director approves all of the following documents either attached hereto or referenced herein:

1. Ordinance to summarily vacate the Vacation Area
2. Vacation Area SUR Map No. 2019-007

The Director recommends that the Board of Supervisors approve the legislation to summarily vacate the Vacation Area. The following additional documents are attached:

The Director recommends the Board of Supervisors approve all other actions set forth herein with respect to this vacation. The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable in order to effectuate the purpose and intent of this Ordinance. It is a policy matter for the Board of Supervisors to quitclaim its interest in the streets.

X DocuSigned by:
Bruce Storrs

Storrs, Bruce 97ABC41507B0494...
County Surveyor

X DocuSigned by:
Alvin Degrafinried

Degrafinried, Alvin 817E336C84404A5...
Acting Director

Certificate Of Completion

Envelope Id: 80A85B02E88F4FF79E2F3E500DB4886D	Status: Completed
Subject: Order 203623 - Summary Street Vacation Hunter's View Phase 3	
Source Envelope:	
Document Pages: 3	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	DPW DocuSign
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	49 S Van Ness Ave
	San Francisco, CA 94103
	dpw-docusign.service@sfdpw.org
	IP Address: 208.121.64.7

Record Tracking

Status: Original 9/16/2020 6:06:49 PM	Holder: DPW DocuSign dpw-docusign.service@sfdpw.org	Location: DocuSign
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Signer Events

Bruce Storrs
Bruce.Storrs@sfdpw.org
Public Works
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

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Signature Adoption: Pre-selected Style
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Signed: 9/17/2020 12:11:30 PM

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Degrafinried, Alaric
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Acting Director
City and County of San Francisco
Security Level: Email, Account Authentication (None)

DocuSigned by:

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Signature Adoption: Drawn on Device
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In Person Signer Events

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Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events

Status

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Status

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Wong, Jason
jason.c.wong1@sfdpw.org
Public Works
Security Level: Email, Account Authentication (None)

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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	9/17/2020 2:54:35 PM
Completed	Security Checked	9/17/2020 2:54:35 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

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