



San Francisco Public Works
 General – Director’s Office
 49 South Van Ness Ave., Suite 1600
 San Francisco, CA 94103
 (628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 206510

Determination to recommend the vacation of a portion of Griffith Street and a portion of Hudson Avenue, generally bounded by Assessor’s Block 4629A Lot 010 and a portion of Hudson Avenue and Block 4646, Lots 001, 002 and 003, and a portion of Innes Avenue and a portion of Griffith Street and Block 4645 Lot 010 and a portion of Hudson Avenue and Block 4630 Lot 002 and a portion of Galvez Avenue (“the Street Vacation Area”); and to recommend the vacation of unaccepted 10’ public utility easements affecting portions of Block 4607, Lots 024 and 025; Block 4620, Lots 001 and 002 (with Lot 002 more recently referred to by the City as Lots 004 and 005); Block 4621, Lot 100; Block 4606, Lot 026; Block 4631, Lots 001 and 002; and Block 4644, Lots 009 and 010 “the Easement Vacation Area” .

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

WHEREAS, The area to be vacated consists of a portion of Griffith Street and a portion of Hudson Avenue, generally bounded by Assessor’s Block 4629A Lot 010 and a portion of Hudson Avenue and Block 4646 Lots 001, 002 and 003 and a portion of Innes Avenue and a portion of Griffith Street and Block 4645 Lot 010 and a portion of Hudson Avenue and Block 4630 Lot 002 and a portion of Galvez Avenue (“the Street Vacation Area”) and is specifically shown on Public Works Map SUR Map 2022-001, dated May 10, 2022; and the public utility easements to be vacated affect portions of portions of Block 4607, Lots 024 and 025; Block 4620, Lots 001 and 002 (with Lot 002 more recently referred to by the City as Lots 004 and 005); Block 4621, Lot 100; Block 4606, Lot 026; Block 4631, Lots 001 and 002; and Block 4644, Lots 009 and 010 (“the Easement Vacation Area”) and are shown in Public Works SUR Map No. 2022-002, sheet 1, dated May 10, 2022.

1. Undeveloped portions of Griffith Street between Innes Avenue and Galvez Avenue, and
2. An undeveloped portion of Hudson Avenue between Griffith Street and Hunters Point Boulevard.

WHEREAS, The street vacation and easement vacation were evaluated as part of India Basin Mixed-Use Project, which was analyzed and received several Planning Commission approvals under Case No. 2014-002541 pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Specifically, on July 26, 2018, the Planning Commission certified the Final Environmental Impact Report (Motion No. 20247) and adopted CEQA Findings, including a statement of overriding considerations (Motion No. 20248).

WHEREAS, The street vacation is necessary to implement the 900 Innes Avenue (India Basin) Park Development (“Project”), that would transform a post-industrial brownfield site into a 21st century legacy park in a historic waterfront context, with an emphasis on habitat/wetland restoration and enhancement, public access, resiliency to sea level rise, social equity and waterfront recreation. The Project would serve a historically underserved southeast San Francisco community and support a contiguous 1.5 mile waterfront open space and trail network, as well as connect a total of 64 acres of parkland from Heron’s

Head Park to the future Northside Park. The Project would further connect these spaces to the Blue Greenway and create a segment of the San Francisco Bay Trail that would provide pedestrian and bicycle connections from the Embarcadero all the way to Candlestick Point. Specifically, the Project would combine the existing India Basin Shoreline Park and 900 Innes into one grand 10-acre waterfront park development that would include six major zones including the neighborhood edge, the historic shorewalk, the marineway, the sage slopes, the marsh edge and the boatyard and also includes a significant segment of the Bay Trail.

WHEREAS, The easement vacation is necessary to implement the 700 Innes and India Basin Open Space portions of the India Basin Mixed Use Project. These portions at completion would include approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces, and would also include approximately 15.5 acres of publicly accessible open space, and new network of streets and pedestrian paths.

WHEREAS, Pursuant to the California Streets and Highway Code Sections 8300 *et seq.* and Public Works Code Section 787(a), Public Works, Bureau of Street Use and Mapping (the “Department”) has initiated the process to vacate the Street Vacation Area and the Easement Vacation Area; and

WHEREAS, The Department sent notice of the proposed street vacation, draft SUR drawings, a copy of the petition letter, and a Public Works referral letter to the San Francisco Municipal Transportation Agency, the Fire Department, the San Francisco Public Utilities Commission, the San Francisco Planning Department, Point to Point, Inc., Level 3 Communications, Pacific Gas and Electric, AT&T, ExteNet Systems, Inc., Wave Broadband, NRG Energy, Inc., Verizon Communications, Sprint / T-Mobile, XO Communications, and the Bay Area Rapid Transit. 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 vacations are being carried out pursuant to the California Streets and Highways Code sections 8300 *et seq.*, and section 787 of the San Francisco Public Works Code; and

WHEREAS, The vacations of the Street Vacation Area and the Easement Vacation Area do not deprive any private landowner of access to the built public street grid; 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 Street Vacation Area or in the Easement Vacation Area and that any rights based upon any such public or private utilities or facilities are unnecessary and should be extinguished; and

WHEREAS, In accordance with Streets and Highways Code Section 892 and 8314, the Street Vacation Area and the Easement Vacation Area are no longer useful as a nonmotorized transportation facility; and

WHEREAS, the Street Vacation Area is in Department of Public Works jurisdiction and if the street vacation and related interdepartmental transfer are approved, it would be under the jurisdiction of the Recreation and Park Department; the Easement Vacation Area is under a combination of private and City ownership, and will continue to be under its current ownership after the easement vacation.

NOW THEREFORE BE IT ORDERED THAT,

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

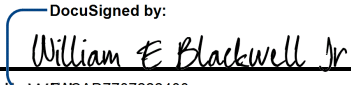
1. Ordinance to vacate the Vacation Area and the Easement Vacation Area as shown, respectively, on Department of Public Works drawing SUR No. 2022-001, dated May 10, 2022 and Public Works SUR Map No. 2022-002, sheet 1, dated May 10, 2022.
2. Vacation Area SUR Map No. 2022-001, dated May 10, 2022.
3. Vacation of Public Utility Easements, SUR Map No. 2022-002, sheet 1, dated May 10, 2022.

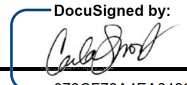
The Director recommends that the Board of Supervisors move forward with the legislation to vacate said Street Vacation Area and Easements Vacation Area, subject to the reservations described above.

The Director further recommends the Board of Supervisors authorize the Mayor, Clerk of the Board, Director of Property, Recreation and Park General Manager, County Surveyor, and Director of Public Works to take any and all actions which they or the City Attorney may deem necessary or advisable to effectuate the purpose and intent of said vacations.

RECOMMENDED:

APPROVED:

X 
Blackwell, William
Acting City and County Surveyor

X 
Short, Carla
Interim Director of Public Works