



San Francisco Public Works
General – Director’s Office
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Public Works Order No: 212430

TO FACILITATE THE DEVELOPMENT OF THE TWIN PEAKS PROMENADE PROJECT, RECOMMENDING THAT THE BOARD OF SUPERVISORS VACATE THE DESIGNATION OF PORTIONS OF CHRISTMAS TREE POINT ROAD AND THE EASTERN ALIGNMENT OF TWIN PEAKS BOULEVARD, GENERALLY BOUNDED BY ASSESSOR’S PARCEL BLOCK NO. 2719C LOT NO. 021, ASSESSOR’S PARCEL BLOCK NO. 2643 LOT NOS. 006, 007, 009 AND 021 (TOGETHER “EASTERN TWIN PEAKS BOULEVARD”), AS PUBLIC RIGHT-OF-WAY FOR ROADWAY AND SIDEWALK PURPOSES, AND RE-DESIGNATE EASTERN TWIN PEAKS BOULEVARD AS PUBLIC RIGHT-OF-WAY FOR RECREATION AND PARK PURPOSES; APPROVE THE JURISDICTIONAL TRANSFER OF EASTERN TWIN PEAKS BOULEVARD FROM PUBLIC WORKS TO THE RECREATION AND PARK DEPARTMENT; APPLY THE PARK CODE AND REGULATIONS AND THE EXCAVATION AND BACKFILL REQUIREMENTS OF THE PUBLIC WORKS CODE AND ASSOCIATED ORDERS AND REGULATIONS TO EASTERN TWIN PEAKS BOULEVARD, ENABLING THE RECREATION AND PARK DEPARTMENT TO ISSUE EXCAVATION PERMITS CONCERNING EASTERN TWIN PEAKS BOULEVARD; AND APPROVE THE JURISDICTIONAL TRANSFER OF ASSESSOR’S PARCEL BLOCK NO. 2643 LOT NO. 014, WHICH IS ADJACENT TO TWIN PEAKS BOULEVARD, FROM PUBLIC WORKS TO THE RECREATION AND PARK DEPARTMENT; AND APPROVING EXCAVATION BACKFILL STANDARDS APPLICABLE TO EASTERN TWIN PEAKS BOULEVARD.

WHEREAS, The City and County of San Francisco has fee title ownership of property underlying the public right-of-ways pertaining to this order; and

WHEREAS, The Recreation and Park Department (“RPD”) has sought and obtained grant funds to implement the Twin Peaks Promenade project, which will include the conversion of the roadway along the eastern alignment of Twin Peaks Boulevard, between Christmas Tree Point Road to a point approximately 1,580 feet south at the point of closure of the “Figure 8” atop Twin Peaks Boulevard, from paved asphalt to a multi-use pathway material, removal of a portion of concrete barrier and a small section of metal guardrail along the western side of the pavement to provide more expansive views for park users, removal of a dirt trail east of the concrete barrier, and installation of new landscaping, landscape accent elements, bicycle racks, interpretive and wayfinding signage, split-rail fencing, parking area striping and accessible parking spaces, and placement of bollards or boulders for fire and emergency access (the “Project”); and

WHEREAS, The Project will support additional recreational opportunities for San Francisco residents, visitors, and persons with disabilities, while concurrently maintaining existing vehicular access along the western alignment of the Twin Peaks “Figure 8” which will remain unaltered; and

WHEREAS, On February 16, 2012, the Recreation and Park Commission adopted Resolution No. 1202-003, approving the concept plan for the Twin Peaks Trail Restoration, and Resolution No. 1202-005, recommending that the Board of Supervisors approve the interdepartmental transfer of Assessor's Parcel Block No. 2643, Lot No. 014, real property maintained by the Recreation and Park Department within Twin Peaks Park from the Department of Public Works ("Public Works") to the Recreation and Park Department; and

WHEREAS, On March 2, 2021, pursuant to California Vehicle Code section 21101, the San Francisco Municipal Transportation Agency Board of Directors adopted Resolution No. 201302-029 to help achieve the "Twin Peaks for All" project goals, finding that Twin Peaks Boulevard between Burnett Avenue and Christmas Tree Point Road, in both directions, is no longer needed for vehicular traffic, except for bicycles and emergency vehicles; and

WHEREAS, On October 21, 2021, the Recreation and Park Commission adopted Resolution No. 2110-005, approving the application for Regional Park Program Grant Funds for Twin Peaks Promenade and Trails Improvement Project from the California Department of Parks and Recreation, and on October 25, 2022, the Board of Supervisors adopted Resolution No. 449-22, authorizing the Recreation and Park Department to accept and expend grant funding from the California Department of Parks and Recreation in the amount of up to \$1,900,000 to support the Project; and

WHEREAS, On May 19, 2022, the Recreation and Park Commission adopted Resolution No. 2205-005, approving the application for Habitat Conservation Funds for the Twin Peaks Trails Improvement Project, and on November 15, 2022, the Board of Supervisors adopted Resolution No. 489-22, authorizing the Recreation and Park Department to accept and expend grant funding from the California Department of Parks and Recreation Habitat Conservation Fund in the amount of \$350,000 to support the Project; and

WHEREAS, On June 16, 2022, the Recreation and Park Commission adopted Resolution No. 2206-006, approving a conceptual plan for the Twin Peaks Promenade and, pending confirmation of funding for construction, recommending that the Board of Supervisors transfer jurisdiction of the Twin Peaks Promenade from Public Works to the Recreation and Park Department; and

WHEREAS, On September 21, 2023, the Recreation and Park Commission adopted Resolution No. 2309-010, approving the application to the Recreational Trails Program for the Twin Peaks Promenade Project, and on January 14, 2025, the Board of Supervisors adopted Resolution No. 2-25, authorizing the Recreation and Park Department to accept and expend grant funding from the California Department of Parks and Recreation in the amount of \$1,493,692 to support the Project; and

WHEREAS, On August 15, 2024, the Recreation and Park Commission adopted Resolution No. 2408-003 to accept and expend a cash grant of \$37,000 from the Bay Area Ridge Trail Council to fund the construction of a memorial bench and interpretive and/or wayfinding signs as part of the Twin Peaks Trails Improvements and Promenade Project; and

WHEREAS, The area to be vacated of its roadway designation consists of an undeveloped portion of the eastern alignment of Twin Peaks Boulevard, generally bounded by Christmas Tree Point Road and Assessor's Parcel Block No. 2719C Lot No. 021 to the north, Assessor's Parcel Block No. 2643 Lots 006 and 21 to the west, Assessor's Parcel Block 2643 No. Lot 007 to the east, and Assessor's Parcel Block

No. 2643 Lot No. 009 to the south, as shown on SUR Map No. 2025-005, dated October 20, 2025 (“Eastern Twin Peaks Boulevard”); and

WHEREAS, The re-designation of the Eastern Twin Peaks Boulevard as recommended in this Order is necessary to ensure that Eastern Twin Peaks Boulevard will be used for recreational and park purposes in perpetuity, as intended by the Project and not for roadway purposes; and

WHEREAS, Presently, Eastern Twin Peaks Boulevard contains facilities owned by Pacific Gas and Electric (“PG&E”) and one catch basin owned by the San Francisco Public Utilities Commission (“SFPUC”); and

WHEREAS, To facilitate the Project while enabling PG&E to continue to exercise its franchise rights that apply to City streets that have been publicly dedicated and accepted by the Board of Supervisors for maintenance and liability, pursuant to that certain franchise granted to PG&E according to Board Bill No. 326, Ordinance No. 414 (Series 1939), the Department recommends that the Board vacate the “roadway” designation of Eastern Twin Peaks Boulevard while retaining the City right-of-way designation of the Eastern Twin Peaks Boulevard and re-designating the Eastern Twin Peaks Boulevard as right-of-way for recreation and park purposes; and

WHEREAS, In a letter dated December 20, 2022 (Case No. 2022-011364GPR), the Planning Department found the vacation of Eastern Twin Peaks Boulevard to be in conformity with the General Plan and consistent with the Eight Priority Policies of Planning Code Section 101.1; and

WHEREAS, In the same letter, the Planning Department determined the vacation of the Eastern Twin Peaks Boulevard is not a project under Guidelines Sections 15378 and 15060(c)(2) of the California Environmental Quality Act (“CEQA”); and

WHEREAS, On May 4, 2022, the Planning Department determined that the Twin Peaks Promenade Project is exempt from the California Environmental Quality Act (“CEQA”) under the Class 1 (Guidelines Section 15301), Class 3 (Guidelines Section 15303), and Class 5 (Guidelines

Section 15304) categorical exemptions (2022-003295ENV); and

WHEREAS, The jurisdictional transfer of Assessor’s Parcel Block No. 2643 Lot No. 014 from Public Works to the Recreation and Park Department is necessary to consolidate certain City property within the control and jurisdiction of the Recreation and Park Department along the Twin Peaks hillside and to implement the renovation of the pedestrian trail that connects Crestline Drive to the future promenade at Twin Peaks Boulevard; and

WHEREAS, The Recreation and Park Department is charged with implementing the Significant Natural Resources Management Plan, which includes some of the City’s largest remaining expanses of coastal scrub and coastal prairie communities that provide habitat for the endangered Mission blue butterfly, and which encompasses Assessor’s Parcel Block No. 2643 Lot 014; and the jurisdictional transfer of

Assessor's Parcel Block No. 2643 Lot No. 014 will allow the Recreation and Park Department to more effectively manage the Twin Peaks Natural Area; and

WHEREAS, Pursuant to California Streets and Highway Code Sections 8300 *et seq.* and Public Works Code Section 787(a), Public Works has initiated the process to vacate Eastern Twin Peaks Boulevard; and

WHEREAS, Public Works sent notice of the proposed street vacation, the draft SUR map drawing, a copy of the petition letter, and a Public Works referral letter to the San Francisco Municipal Transportation Agency, the San Francisco Fire Department, the San Francisco Public Utilities Commission, the San Francisco Planning Department, Point to Point, Inc., Level 3 Communications, LLC, Pacific Gas and Electric Co., AT&T, ExteNet Systems, LLC, Wave Broadband, NRG Energy, Inc., Verizon Communications, Sprint / T-Mobile, XO Communications, and the Bay Area Rapid Transit; and

WHEREAS, No public or private utility company or agency objected to the proposed vacation; and

WHEREAS, The Department finds the Eastern Twin Peaks Boulevard is unnecessary for present or prospective public use as public right-of-way for sidewalk and roadway purposes; and

WHEREAS, The vacation of the roadway designation of Eastern Twin Peaks Boulevard is 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 vacation of the roadway designation of Eastern Twin Peaks Boulevard does not deprive any private landowner of access to the built public street grid; and

WHEREAS, The public interest, convenience, and necessity do not require the City to reserve any other easements or other rights for any public or private utilities or facilities that may be in place in Eastern Twin Peaks Boulevard and that any rights based upon any such public or private utilities or facilities are unnecessary and should be extinguished, provided however, that the proposed vacation is not intended to alter PG&E's franchise rights in Eastern Twin Peaks Boulevard; and

WHEREAS, In accordance with Streets and Highways Code, Sections 892 and 8314, the right-of-way and parts thereof proposed for vacation are not useful as a nonmotorized transportation facility, as defined in Streets and Highways Code Section 887; and

WHEREAS, The Department obtained the consent of all property owners adjacent to Eastern Twin Peaks Boulevard to vacate the designation of Eastern Twin Peaks Boulevard as public right-of-way for sidewalk and roadway purposes; and

WHEREAS, Eastern Twin Peaks Boulevard is presently in Public Works' jurisdiction and if the Board of Supervisors approves the street vacation and the designation of Eastern Twin Peaks Boulevard as public right-of-way for recreation and park purposes, the Recreation and Park Department shall have jurisdiction over Eastern Twin Peaks Boulevard and shall apply the excavation and backfill requirements of the Public Works Code and associated Orders and regulations and the Park Code and regulations to Eastern Twin Peaks Boulevard, with the assistance of Public Works, subject to reimbursement from the Recreation and Park Department for Public Works' costs, the terms of which will be memorialized in a memorandum of understanding between the Public Works, the Recreation and Park Department, and the SFPUC, and

SFPUC shall coordinate with the Recreation and Park Department with regard to the SFPUC catch basin and other matters concerning Eastern Twin Peaks Boulevard.

NOW, THEREFORE, BE IT ORDERED THAT:

The Director adopts the preceding recitals as findings and based on the recitals stated in this Order, the Director approves the ordinance and the SUR Map in substantial form as attached herein and referenced in numbers 1 and 2 below, respectively, and the excavation backfill requirements set forth in number 3 below:

1. Ordinance. Proposed Ordinance to vacate the roadway designation of the Eastern Twin Peaks Boulevard as shown on Department of Public Works SUR Map No. 2025-005, dated October 20, 2025, and to designate the Eastern Twin Peaks Boulevard as public right-of-way for recreation and park purposes; to approve the jurisdictional transfer of Assessor's Parcel Block No. 2643 Lot No. 014 from Public Works to the Recreation and Park Department; to apply the excavation and backfill requirements of the Public Works Code and associated Orders and regulations and the Park Code and regulations to Eastern Twin Peaks Boulevard, with the assistance of Public Works, subject to reimbursement from the Recreation and Park Department for Public Works' costs; and to exempt the Recreation and Park Department from any permits issued under the Public Works Code.
2. SUR Map. SUR Map No. 2025-005 dated October 20, 2025.
3. Excavation Backfill Requirements for Eastern Twin Peaks Boulevard. Surfaces comprised of plant cover, landscaping, or other special materials shall be restored in kind. Excavation permittee shall contact RPD for specifications; if specifications are not available, excavator shall submit in kind material submittals for RPD's approval.

In addition, the Director recommends that the Board of Supervisors adopts the findings, recommendations, and determinations of the Director concerning the vacation of the designation of Eastern Twin Peaks Boulevard as public right-of-way for roadway and sidewalk purposes and approve the ordinance to vacate said Eastern Twin Peaks Boulevard, as set forth and subject to the conditions in this Order.

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 vacation.

X **Signed by:**
French, Eli
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French, Eli
City and County Surveyor

X **DocuSigned by:**
Carla Short
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Short, Carla
Director of Public Works