

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. 18-0184

WHEREAS, The San Francisco Public Utilities Commission (SFPUC) has developed a 100-Year Storm Flood Risk Map (Map) that shows the areas of San Francisco where significant flooding from storm runoff is highly likely to occur during a 100-year storm, which is a storm that has a 1% chance of occurring in any given year; and

WHEREAS, The SFPUC used hydrologic and hydraulic computer modeling that simulates flooding occurring Citywide under a 100-year storm to identify the 100-Year Storm Flood Risk Zones depicted on the Map; and

WHEREAS, Parcels within the 100-Year Storm Flood Risk Zones are highly likely to experience "deep and contiguous" flooding during a 100-year storm, which means flooding that is at least six inches deep spanning an area at least the size of half an average City block; and

WHEREAS, The purpose of the Map is to inform existing and future property owners about flood risk on their properties so that property owners may take steps to protect their property from stormwater flood risk; and

WHEREAS, In May 2018, SFPUC sent a letter to every owner of parcels located in the 100-Year Storm Flood Risk Zones which included the draft Map, flood insurance information, web links to SFPUC resources, and information on public availability sessions; and

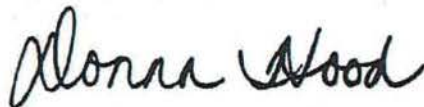
WHEREAS, In June 2018, the SFPUC hosted several public availability sessions to engage with the public, answer questions, and provide information on flood resiliency, and on July 25, 2018, this Commission held a public hearing to discuss the draft version of the Map; and

WHEREAS, On September 25, 2018, by Resolution No. 18-0159, this Commission adopted the Map and adopted the Rules and Criteria for the 100-year Storm Flood Risk Map Parcel Review Process governing the process by which, upon request from a property owner, SFPUC staff will review individual parcels to determine the accuracy of parcel's inclusion in the Flood Risk Zone and, if justified, remove parcels from the 100-Year Storm Flood Risk Zones shown on the Map; and

WHEREAS, It is in the public interest to ensure that prospective buyers and tenants are aware of stormwater flood risks before buying or renting real property in San Francisco, and mandatory written disclosure of flood risk at the point of sale, or before signing a lease, is an effective tool for ensuring that buyers and tenants of real property in San Francisco have access to this information prior to an acquisition or tenancy; now, therefore, be it

RESOLVED, That this Commission hereby recommends that the Board of Supervisors adopt an ordinance, in substantially the same form as on file with the Commission Secretary and attached hereto, requiring sellers and lessors of real property in San Francisco to disclose in writing to prospective buyers and tenants if a property is located within the 100-Year Storm Flood Risk Zone depicted on the SFPUC 100-Year Storm Flood Risk Map.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of November 13, 2018.

A handwritten signature in cursive script that reads "Donna Wood".

Secretary, Public Utilities Commission