PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. **25-0175**

WHEREAS, The San Francisco Public Utilities Commission (SFPUC) has developed Project. No. 10034360, Lower Alemany Area Stormwater Improvements (Project) to improve collection system capacity and increase flood resilience during wet weather events within the Lower Alemany area in San Francisco (City) to comply with California Regional Water Quality Control Board Clean-up and Abatement Order R2-2021-0021; and

WHEREAS, The Project intends to construct a 10-foot internal diameter tunnel, to be known as the Alemany Auxiliary Sewer. The tunnel would be installed from Stoneybrook Avenue, along Alemany Boulevard and Gaven Street, south of I-280, and along Boutwell Street northeast of the I-280/US-101 interchange. The tunnel would consist of an approximately 1.26-mile-long sewer line that connects to the existing Alemany Sewer, the Industrial Sewer, and the Islais Creek Transport/Storage Box, and

WHEREAS, The proposed tunnel alignment crosses under the driveways of three private residential properties at the western terminus of Gaven Street, including on property owned by Waylen Ruiwei Hall, et al (Hall or Property Owner). The Hall property is located at 499 Gaven Street, San Francisco, California, designated as a portion of San Francisco Assessor's Parcel No. 5861-021 (Property); and

WHEREAS, The Project requires the acquisition of an approximately 693.2-square-foot easement for a subsurface sewer tunnel (the Easement) on the Property; and

WHEREAS, SFPUC staff, through consultation with the Office of the City Attorney, have negotiated with the Tsui Family the proposed terms and conditions of City's acquisition of the Easement for a purchase price of $32,000, plus all escrow and recording fees, the title insurance costs, as set forth in the form of an Agreement for Purchase and Sale of Real Estate (Agreement) and Easement Deed to convey the Easement (Easement Deed); and

WHEREAS, The Property Owner accepted the City's offer to purchase the Easement and signed the Agreement; and

WHEREAS, On March 25, 2025, the San Francisco Planning Department determined the Project to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines section 15301, Class 1 (Existing Facilities) and section 15303, Class 3 (New Construction or Conversion of Small Structures) under Case No. 2023-000654ENV; now, therefore, be it

RESOLVED, That this Commission hereby approves the terms and conditions of the Purchase and Sale Agreement and authorizes and directs the General Manager to execute the Agreement and Easement Deed, subject to the approval of the Board of Supervisors and Mayor; and, be it

FURTHER RESOLVED, That this Commission hereby authorizes the General Manager to enter into and approve any amendments or modifications to the Agreement and Easement Deed, including without limitation, the exhibits, that the General Manager determines, in consultation with the City Attorney, are in the best interest of the City; do not materially increase the obligations or liabilities of the City; are necessary or advisable to effectuate the purposes and intent of the Agreement, Easement Deed, or this resolution; and are in compliance with all applicable laws, including the City Charter.

I hereby certify that the foregoing resolution was adopted by the San Francisco Public Utilities Commission at its meeting of December 9, 2025.

Director of Commission Affairs
San Francisco Public Utilities Commission