San Francisco
Water Power Sewer
Services of the San Francisco Public Utilities Commission

Lower Alemany Area Sewer Improvements Project
Easement Acquisition
San Francisco, California

February 11, 2026

Dina Brasil, Right-of-Way Manager, Real Estate Services

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Project Purpose

- The Lower Alemany area sits in the Islais Creek watershed and has historically flooded during large storm events.
- The project's primary objective is to address Sewer System Improvement Program (SSIP) Level of Service (LOS) goals of managing stormwater during a 5-year, 3-hour storm.
- The project complies with the regulatory requirements outlined in the 2021 Cleanup and Abatement Order agreed to between the Regional Water Quality Control Board (RWQCB) and the SFPUC.

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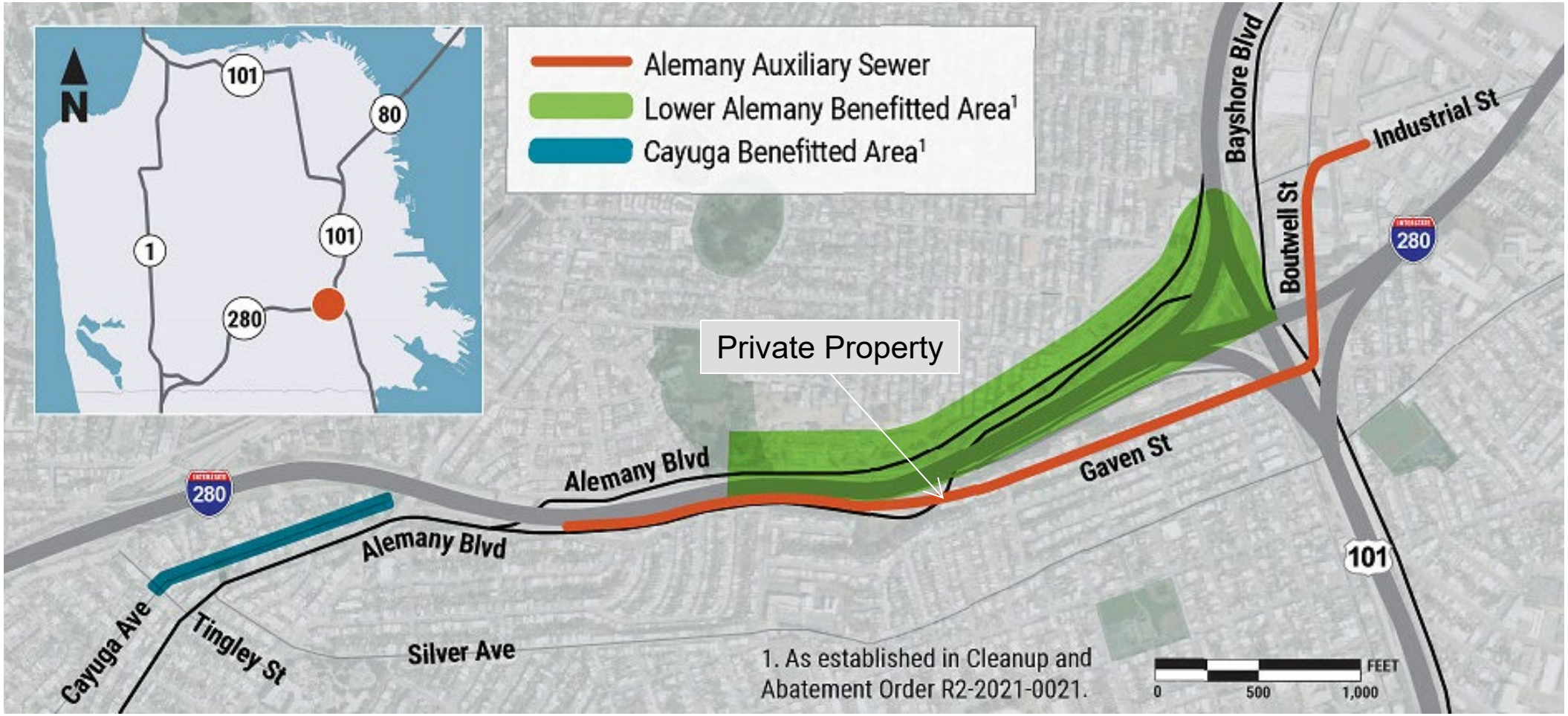
Project Location and Overview



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Impact to Private Properties

- Tunnel crosses beneath the driveways of three private residential properties.
- Over 50 feet deep.
- No excavation or disturbance on the surface of the properties.
- SFPUC requires an easement to install and operate the tunnel on each property.

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Easement on 499 Gaven Street (Hall)

Seller:

- Waylen Ruiwei Hall, et al

Location:

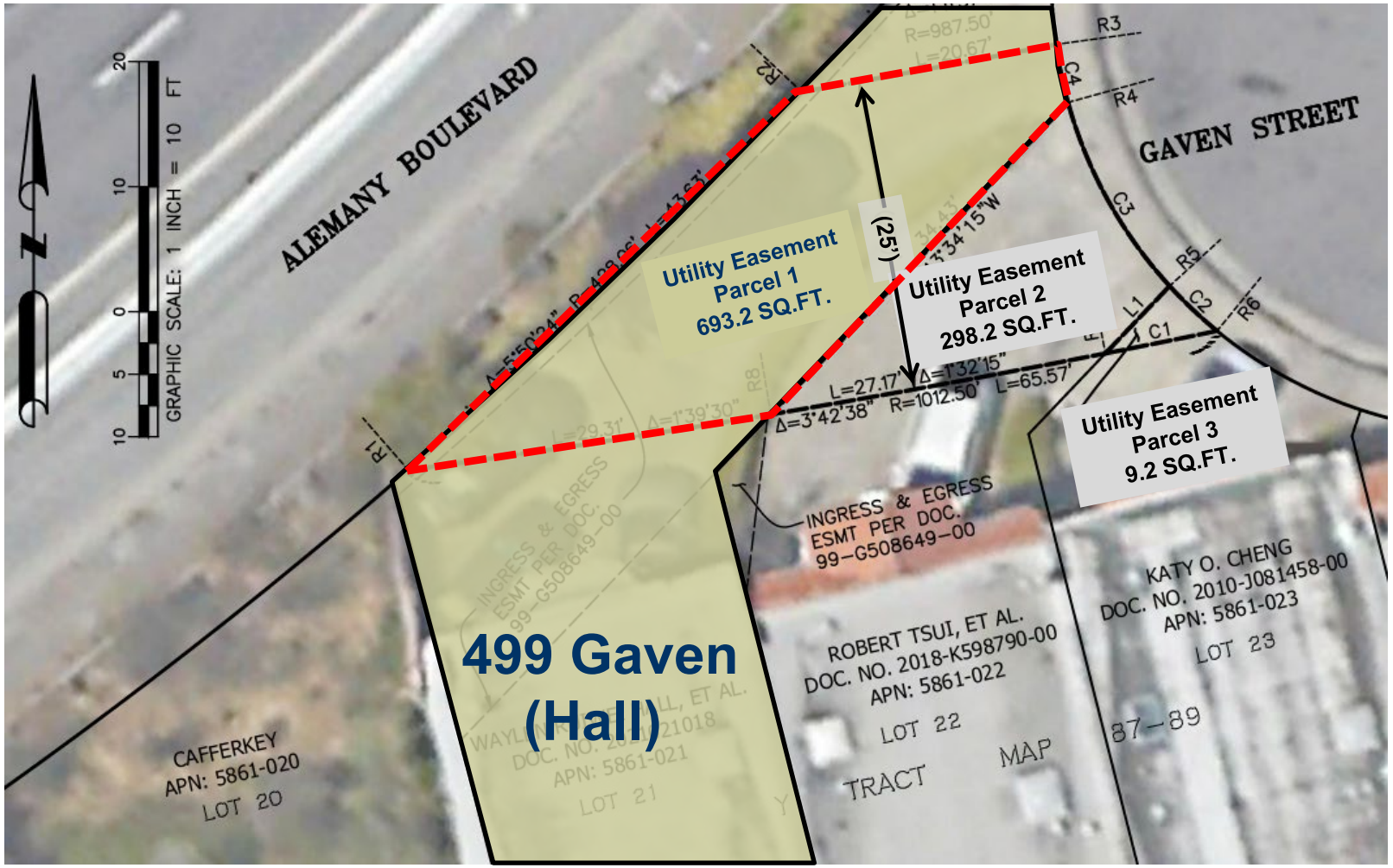
- 499 Gaven Street, San Francisco, California

Size:

- 693.2 square feet

Purchase Price:

- $32,000



Easement on 495 Gaven Street (Tsui)

Seller:

- Tsui Family Trust

Location:

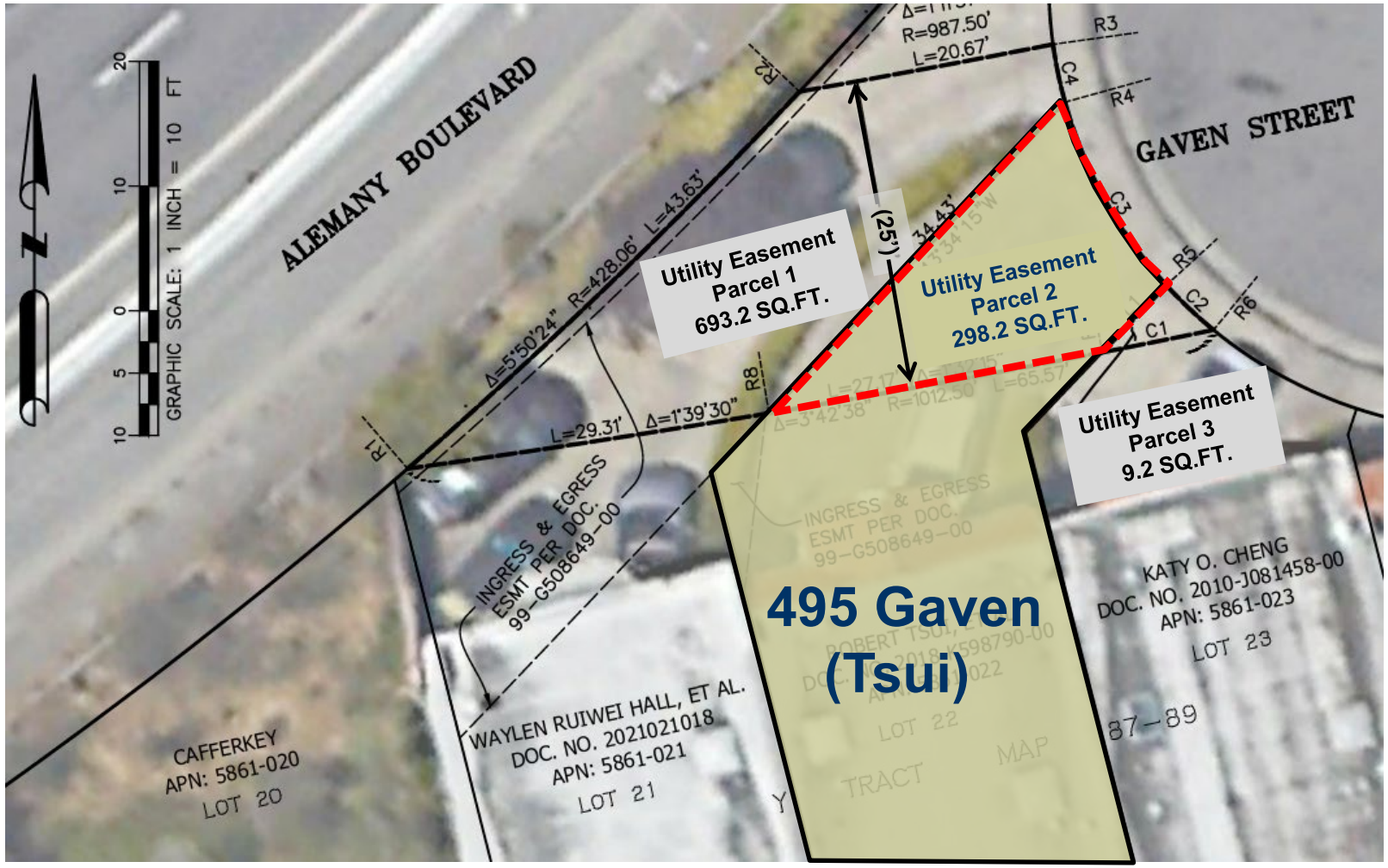
- 495 Gaven Street, San Francisco, California

Size:

- 298.2 square feet

Purchase Price:

- $25,000



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Easement on 491 Gaven Street (Cheng)

Seller:

- Katy O. Cheng

Location:

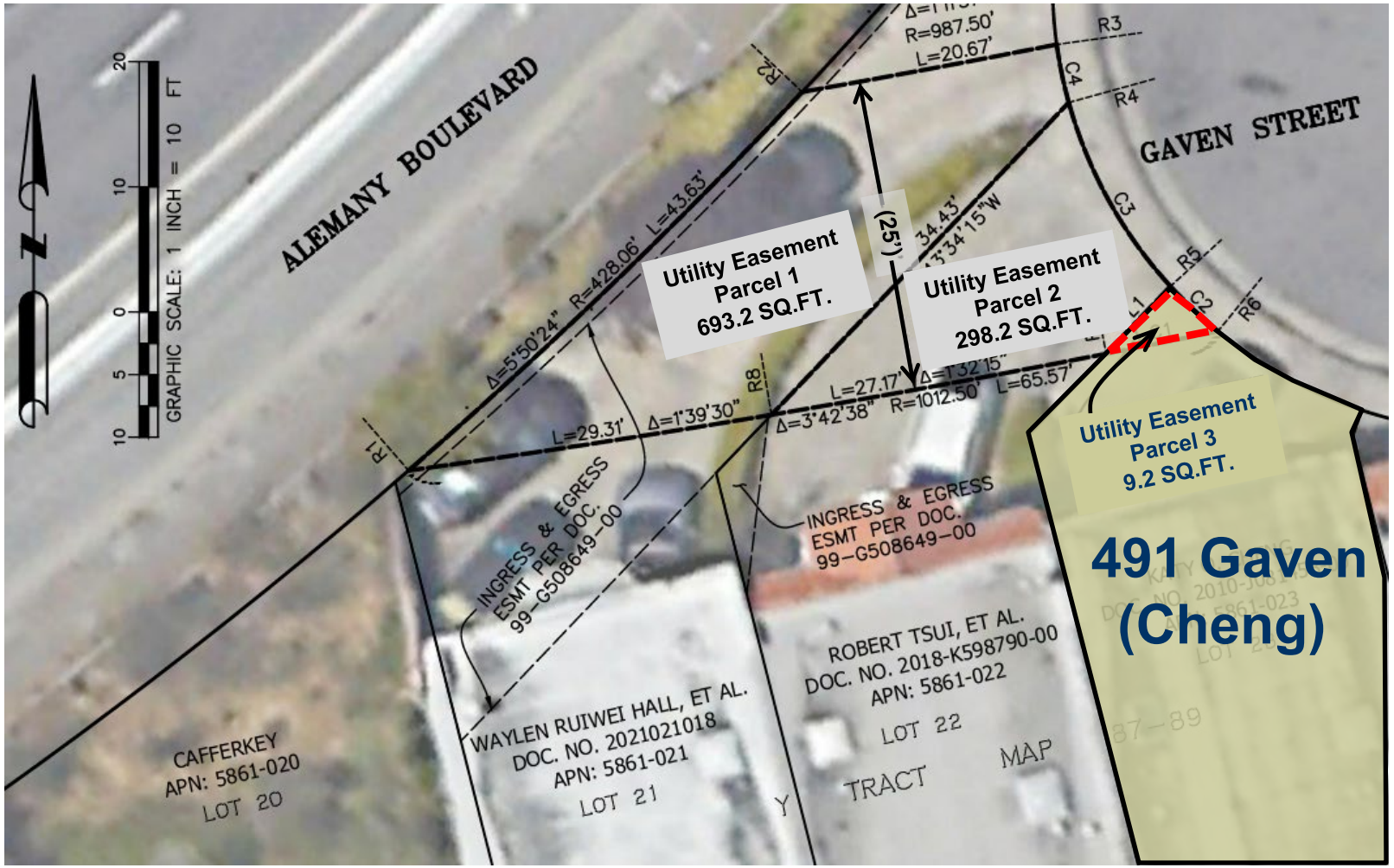
- 491 Gaven Street, San Francisco, California

Size:

- 9.2 square feet

Purchase Price:

- $2,500



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CEQA

- On March 25, 2025, the San Francisco Planning Department determined the Project to be categorically exempt under the California Environmental Quality Act (CEQA) under Case No. 2023-000654ENV.

- On September 10, 2025, the San Francisco Planning Department filed the Notice of Exemption at the San Francisco County Clerk's office, and it was subsequently posted at the State Clearinghouse on September 11, 2025.

Questions?