

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 22-0008

AUTHORIZATION TO ACQUIRE AVIGATION EASEMENTS AS PART OF THE 2019 PHASE OF THE NOISE INSULATION PROGRAM, AND TO REQUEST THE BOARD OF SUPERVISORS' APPROVAL TO ACCEPT AND RECORD THE EASEMENTS

WHEREAS, as part of the Airport's Noise Insulation Program (NIP), between the 1980s and 2000s, the Airport obtained approximately 12,600 avigation easements, insulated approximately 15,200 eligible structures, and thereby eliminated all incompatible land uses and met the State of California's Noise Standard for Airports (Title 21 of the California Code of Regulations); and

WHEREAS, since 2010, the Airport has implemented additional phases of the NIP to insulate properties that were not treated in earlier phases of the NIP, and to acquire avigation easements in exchange for insulation; and

WHEREAS, as part of the ongoing 2019 Phase of the NIP, the Airport recently obtained 56 avigation easements granted by owners of residential properties; and

WHEREAS, the Real Estate Division can accept and record the easements following a General Plan conformity determination by the Planning Department and approval by the Board of Supervisors; now, therefore, be it

RESOLVED, that the Airport Commission hereby authorizes the Director to acquire avigation easements for the properties listed in Attachment 1 to this resolution; and, be it further

RESOLVED, that the Airport Commission hereby authorizes the Director to request the Board of Supervisors' approval to accept and record the easements.

I hereby certify that the foregoing resolution was adopted by the Airport Commission

at its meeting of = **JAN 18 2022**



Secretary



MEMORANDUM

January 18, 2022

TO: AIRPORT COMMISSION
Hon. Larry Mazzola, President
Hon. Eleanor Johns, Vice President
Hon. Everett A. Hewlett, Jr.
Hon. Jane Natoli
Hon. Malcolm Yeung

22-0008
= JAN 18 2022

FROM: Airport Director

SUBJECT: Authorization to Accept and Record Avigation Easements for the 2019 Phase of the Noise Insulation Program

DIRECTOR'S RECOMMENDATION: AUTHORIZE THE AIRPORT DIRECTOR TO ACQUIRE AVIGATION EASEMENTS AS PART OF THE 2019 PHASE OF THE NOISE INSULATION PROGRAM AND TO REQUEST THE BOARD OF SUPERVISORS' APPROVAL TO ACCEPT AND RECORD THE AVIGATION EASEMENTS.

Executive Summary

Staff seeks authorization to acquire avigation easements for 56 residential properties located in the vicinity of the Airport in areas affected by aircraft noise. The avigation easements were granted by owners of residential properties included in the 2019 Phase of the Airport's Noise Insulation Program (NIP). The avigation easements provide protection to the Airport in that property owners acknowledge the City and County of San Francisco's right to permit the flight of aircraft through the airspace above and in the vicinity of the properties, and grant the right to impose noise, sound, vibration, and other environmental effects incidental to the operation of aircraft. Staff also seeks authorization to request the Board of Supervisors' approval to accept and record the avigation easements.

In light of the ongoing COVID-19 crisis and its impact on Airport finances, Staff has considered the financial implications of accepting and recording the avigation easements and determined that the easements would be acquired at no cost to the City and County of San Francisco.

Background

The State of California Noise Standard for Airports (Title 21, California Code of Regulations) requires airports to eliminate incompatible land uses within the "Noise Impact Boundary" (this is the contour of the area around the airport affected by aircraft noise). Incompatible land uses include residences, schools, hospitals, and places of worship. The Airport can eliminate the incompatibility by insulating the properties (reducing the interior noise level to less than 45 decibels) and obtaining avigation easements.

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO THIS PRINT COVERS CALENDAR ITEM NO. 8

LONDON N. BREED MAYOR LARRY MAZZOLA PRESIDENT ELEANOR JOHNS VICE PRESIDENT EVERETT A. HEWLETT, JR. JANE NATOLI MALCOLM YEUNG IVAR C. SATERO AIRPORT DIRECTOR

Since the 1980s, the Airport has worked with the surrounding communities and the County of San Mateo to eliminate incompatible land uses and, through these efforts, the Airport has met all California Code of Regulations requirements. This has involved insulating more than 15,200 properties and acquiring more than 12,600 avigation easements.

During previous phases of the NIP, some property owners chose not to participate in the program or failed to respond to invitations to participate and, as a result, the Airport did not acquire avigation easements for those properties. Subsequently, since 2010, the Airport has implemented additional phases of the NIP to insulate properties that were not treated in earlier phases of the NIP, including through the Second Chance Initiative. The Second Chance Initiative provides another opportunity to properties located inside the current Noise Impact Boundary to participate in the NIP, in exchange for avigation easements. As part of the 2019 Phase of the NIP, the Airport recently obtained 56 perpetual avigation easements. A list of these properties is attached as Attachment 1 to the resolution.

Acceptance and Recordation of Avigation Easements

With Commission authorization, Airport staff can submit the avigation easements signed by the property owners to the Real Estate Division. Subsequently, following a General Plan conformity determination by the Planning Department and approval by the Board of Supervisors, the Real Estate Division can accept and record the avigation easements.

Recommendation

I recommend the Commission authorize the Director, through the Real Estate Division, to: (1) acquire avigation easements for the properties identified in Attachment 1 to the resolution, and (2) request the Board of Supervisors' approval to accept and record the avigation easements.



Ivar C. Satero
Airport Director

Prepared by: Geoffrey W. Neumayr
Chief Development Officer
Planning, Design & Construction

Attachments

**ATTACHMENT 1 - LIST OF PROPERTIES FOR WHICH AVIGATION
EASEMENTS HAVE BEEN COLLECTED**

2019 Grant - Final Address List		
APN No.	Property Address	City
91603310	291 Hampshire Court	Daly City
91602020	77 Plymouth Circle	Daly City
91601380	98 Plymouth Circle	Daly City
91603450	429 Verducci Drive	Daly City
20192270	724-726 2nd Avenue	San Bruno
20187180	832 2nd Avenue	San Bruno
20191120	719 4th Avenue	San Bruno
14264170	10 Atlantic Avenue	San Bruno
14267260	77 Atlantic Avenue	San Bruno
20112370	836 Masson Avenue	San Bruno
20113050	869 Masson Avenue	San Bruno
10251070	367 Arbor Drive	SSF
10342220	222 Arroyo Drive	SSF
10370110	227 Arroyo Drive	SSF
10315070	129 Berenda Drive	SSF
10362160	60 Capay Circle	SSF
10361030	61 Capay Circle	SSF
13034170	11 Carlsbad Court	SSF
13233060	280 Conmur Street	SSF
13124010	382 Dorado Way	SSF
14171580	360 El Cortez Avenue	SSF
14173010	116 Francisco Drive	SSF
10324070	131 Lomitas Avenue	SSF
10251020	387 Newman Drive	SSF
13191050	206 Northwood Drive	SSF
13152020	416 Northwood Drive	SSF
13280020	3 Pisa Court	SSF
13280140	8 Pisa Court	SSF
13280030	10 Pisa Court	SSF
13280040	11 Pisa Court	SSF
13280050	12 Pisa Court	SSF
13280060	14 Pisa Court	SSF
13280080	16 Pisa Court	SSF
13280150	18 Pisa Court	SSF
13280060	22 Pisa Court	SSF
13171660	309 Rockwood Drive	SSF

APN No.	Property Address	City
13271200	102 Rosa Flora Circle	SSF
13271020	103 Rosa Flora Circle	SSF
13271190	104 Rosa Flora Circle	SSF
13271030	105 Rosa Flora Circle	SSF
13271040	107 Rosa Flora Circle	SSF
13271180	108 Rosa Flora Circle	SSF
13271060	111 Rosa Flora Circle	SSF
13271170	112 Rosa Flora Circle	SSF
13271100	119 Rosa Flora Circle	SSF
13271120	123 Rosa Flora Circle	SSF
13271130	124 Rosa Flora Circle	SSF
13271260	125 Rosa Flora Circle	SSF
13271280	129 Rosa Flora Circle	SSF
13271230	136 Rosa Flora Circle	SSF
13271220	138 Rosa Flora Circle	SSF
13271210	140 Rosa Flora Circle	SSF
13131040	281 Taylor Drive	SSF
13011210	736 W Orange Avenue	SSF
13051090	436 Yellowstone Drive	SSF
13052160	451 Yellowstone Drive	SSF