

1 [Acceptance and Recording of Avigation Easement - US 180 El Camino Owner, LLC, a  
2 Delaware limited liability company - 180 El Camino Real, South San Francisco]

3 **Resolution authorizing the acceptance and recording of an avigation easement by the**  
4 **City and County of San Francisco from US 180 El Camino Owner, LLC, a Delaware**  
5 **limited liability company for the development at 180 El Camino Real in South San**  
6 **Francisco, California, at no cost to the City and County of San Francisco; and affirming**  
7 **the Planning Department’s determination under the California Environmental Quality**  
8 **Act; and to authorize the Director of Property to enter into amendments or**  
9 **modifications to the grant of avigation easement that do not materially increase the**  
10 **obligations or liabilities to the City and are necessary to effectuate the purpose and**  
11 **intent of this Resolution.**

12  
13 WHEREAS, US 180 EL CAMINO OWNER, LLC, a Delaware limited liability  
14 company (“Grantor”), owns an 11-acre parcel located at 180 El Camino Real in South  
15 San Francisco, California, on which Grantor proposes construction of a new mixed-use  
16 development which includes residential dwellings (the “Development”); and

17 WHEREAS, San Francisco International Airport (the “Airport”) is required by the  
18 State of California Noise Standards for Airports (Title 21, California Code of Regulations)  
19 to eliminate incompatible land uses within its noise impact area; and

20 WHEREAS, The Airport can eliminate incompatibility under Title 21 by acquiring  
21 avigation easements; and

22 WHEREAS, The California Public Utilities Code provides for the adoption of airport land  
23 use compatibility plans to safeguard the general welfare of the inhabitants within the vicinity of  
24 airports and the public in general; and

1           WHEREAS, The City/County Association of Governments of San Mateo County  
2 adopted the Comprehensive Airport Land Use Compatibility Plan for the Environs of San  
3 Francisco International Airport (the “ALUCP”); and

4           WHEREAS, The San Mateo County Airport Land Use Commission (“ALUC”)  
5 determined that the Development was incompatible with the relevant ALUCP noise  
6 compatibility policies and criteria because it was located within the 70 decibel (dB) Community  
7 Noise Equivalent Level contour for the Airport; and

8           WHEREAS, The City of South San Francisco overruled the ALUC’s incompatibility  
9 determination and as a condition of approval of the Development, required the Grantor to  
10 grant the City and County of San Francisco (“City”), at no cost, an avigation easement,  
11 a copy of which is on file with the Clerk of the Board of Supervisors in File No. 251171; and

12           WHEREAS, On November 19, 2024, the Airport Commission by Resolution  
13 No. 24-0244, a copy of which is on file with the Clerk of the Board of Supervisors under File  
14 No. 251171 and incorporated by reference, authorized the Airport to request the Board of  
15 Supervisors approval to accept and record the grant of avigation easement; and

16           WHEREAS, The Director of Planning, by letter dated February 1, 2022, which is on file  
17 with the Board of Supervisors under File No. \_\_\_\_\_ and incorporated by reference, found  
18 that the acquisition of an avigation easement is consistent with the General Plan, and the eight  
19 priority policies of Planning Code, Section 101.1; and

20           WHEREAS, The Planning Department has determined that the actions contemplated in  
21 this Resolution comply with the California Environmental Quality Act (California Public  
22 Resources Code, Sections 21000 et seq.); said determination is on file with the Clerk of the  
23 Board of Supervisors in File No. 251171 and is incorporated herein by reference; the Board  
24 of Supervisors affirms this determination; now, therefore, be it

1           RESOLVED, That in accordance with the recommendations of the Airport Commission  
2 and the Director of Property, the Board of Supervisors approves and authorizes the Director of  
3 Property to accept the grant of avigation easement; and, be it

4           FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of  
5 Property to enter into any additions, amendments, or other modifications to the grant  
6 avigation easement that the Director of Property determines, in consultation with the  
7 Office of the City Attorney, are in the best interest of the City, do not materially increase  
8 the obligations or liabilities of the City, and are necessary and advisable to complete the  
9 transaction and effectuate the purpose and intent of this Resolution, such determination to  
10 be conclusively evidenced by the execution and delivery by the Director of Property of the  
11 grant of avigation easement and any amendments; and, be it

12           FURTHER RESOLVED, That the Director of Property is authorized, in the name  
13 and on behalf of the City and County of San Francisco, to accept the grant of avigation  
14 easement from the Grantor and to take any and all steps (including, but not limited to, the  
15 execution and delivery of any and all certificates, agreements, notices, escrow  
16 instructions, closing documents, and other instruments or documents) as the Director of  
17 Property deems necessary or appropriate in order to accept the grant of avigation  
18 easement, or to otherwise effectuate the purpose and intent of this Resolution, such  
19 determination to be conclusively evidenced by the execution and delivery by the Director  
20 of Property of any such documents; and, be it

21           FURTHER RESOLVED, That within thirty (30) days of the grant of avigation  
22 easement being fully executed by all parties, the Director of Property shall provide copy of  
23 the grant of avigation easement to the Clerk of the Board for inclusion in the official file.  
24  
25