

File No. 251171

Committee Item No. 1

Board Item No. 27

## COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation

Date: January 26, 2026

Board of Supervisors Meeting:

Date: February 3, 2026

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- Avigation Easement – July 29, 2025
- Planning Gen Plan Referral Letter – September 9, 2025
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- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: John Carroll

Date: January 22, 2026

Prepared by: John Carroll

Date: January 29, 2026

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

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

25

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 September 9, 2025, which is on  
17 file with the Board of Supervisors under File No. 251171 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

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

City and County of San Francisco  
Real Estate Department  
25 Van Ness Avenue, Suite 400  
San Francisco, CA 94102

**WITH A COPY TO:**

Bureau of Planning and Environmental Affairs  
San Francisco International Airport  
P.O. Box 8097  
San Francisco, CA 94128  
Attn: Airport Planning Manager

**GRANT OF AVIGATION EASEMENT**  
(Civil Code Section 1468, Public Utilities Code 21652)

This Grant of Avigation Easement is executed and delivered as of this 29th day of July, 2025, by US 180 EL CAMINO OWNER, LLC, a Delaware limited liability company (GRANTOR), and the City and County of San Francisco, a political subdivision of the State of California (CITY or GRANTEE), with reference to the following facts:

**Recitals**

A. GRANTOR is the owner of that certain property (Real Property), legally described in Exhibit "A," attached hereto and incorporated herein by reference, the street address of which is: 180 El Camino Real, South San Francisco, California.

B. CITY is the owner and operator of the San Francisco International Airport (SFO).

C. Pursuant to the relevant content in the Comprehensive Airport Land Use Compatibility Plan (ALUCP) for the Environs of SFO, as amended, as a condition of, and prior to, approval of a permit by the relevant land use authority (city or county) for the development or improvement of property within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) boundary and higher as shown on the 2020 noise contour map in the ALUCP, the grant by GRANTOR of a permanent non-exclusive easement, rights and servitudes for the purposes set forth in Section 1 below (the Avigation Easement) shall be required in favor of CITY. A copy of the noise contour map for the Fourth Quarter of 2019 filed with the State of California, Department of Transportation, Division of Aeronautics, in accordance with Section 5025 of Title 21 of the California Code of Regulations, referenced herein that illustrates the location of the GRANTOR's Real Property is attached hereto as Exhibit "B." The Avigation Easement shall be recorded in the chain of title in the County of San Mateo Assessor-Clerk-Recorder's Office prior to issuance of the permit.

D. All relevant CNEL noise contour maps and grid data needed to identify the aircraft noise levels for all properties located within the 65 dB CNEL aircraft noise contour and higher, to determine the application of this Avigation Easement as stated in Section 3.2 herein, are available from the www.flysfo.com website or from the Noise Abatement Office staff at SFO.

#### **Grant of Avigation Easement**

1. Grant. GRANTOR, individually and for the heirs, successors and assigns of GRANTOR, hereby grants, conveys and assigns to CITY and its successors, a perpetual and assignable Avigation Easement in and over the Real Property for the purposes described herein below.

1.1 Passage of Aircraft. The Avigation Easement shall include for the use and benefit of the public, the easement and continuing right to fly, or cause or permit the flight by any and all persons, of any aircraft, of any and all kinds now or hereafter known, in, through, across or about any portion of the airspace above and within the vicinity of the Real Property, with such rights of use and passage by aircraft without restriction as to frequency, type of aircraft and proximity to the surface of the Real Property, so long as the exercise of such rights is not in violation of then applicable federal laws governing flight operations.

1.2 Noise and Other Incidental Effects. The Avigation Easement shall include the right to cause within, and to enter or penetrate into or transmit through, any improved or unimproved portion of Real Property, and within all airspace above Real Property, such noise, sounds, vibrations, air currents, illumination, electronic interference and aircraft engine exhaust and emissions, dust, discomfort or other environmental effects incident to aircraft operations, and any and all resulting interference with use and enjoyment, and any consequent reduction in market value, all due to the operation of aircraft to and from SFO upon GRANTOR's Real Property.

1.3 Interference with Air Navigation/Communications. In furtherance of this Avigation Easement, GRANTOR covenants that it will not construct, install, permit or allow any building, structure, improvement, tree, or other object on the Real Property to constitute an obstruction to air navigation, or to use or permit the use of Real Property in such a manner as to create electrical or electronic interference with aircraft communications systems, aircraft navigation equipment, or with Federal Aviation Administration, airline, or airport personnel communication with any aircraft.

2. Baseline. The 65 dB CNEL noise contour shown on the quarterly noise map for the Fourth Quarter of 2019, attached as Exhibit B, shall be the basis for determining the baseline level for the GRANTOR's Real Property.

3. Waiver of Legal Actions and Exceptions. GRANTOR, together with its successors in interest and assigns, hereby waives its right to legal action against CITY, its successors or assigns, for monetary damages or other redress due to impacts, as described in Section 1.2 of the granted rights of

easement, associated with aircraft operations in the air or on the ground at SFO, including future increases in the volume or changes in location of said operations. However, this waiver shall not apply under the circumstances specified below in Sections 3.1 and 3.2. Pursuant to California Public Utilities Code Section 21678, CITY shall be immune from liability for damages to property or personal injury caused by or resulting directly or indirectly from the City of South San Francisco's September 14, 2022 decision to overrule the San Mateo County Airport Land Use Commission's July 14, 2022 determination that the development proposed on the Real Property is inconsistent with relevant noise compatibility policies and criteria in the ALUCP. In addition, the Real Property shall be permanently ineligible to receive funding and/or installation of noise insulation improvements through SFO's Noise Insulation Program or any successor CITY program.

**3.1** For Property Located Outside the 65 dB CNEL Boundary. The waiver shall not be in effect for property located outside the 65 dB CNEL noise contour boundary as shown on Exhibit B, if three (3) of any four (4) quarterly noise report maps, as reported to the State of California, for any calendar year show that the noise level imposed on GRANTOR's Real Property exceeds 68 dB CNEL or higher, and the waiver shall remain not in effect until two (2) consecutive subsequent quarterly noise maps show the level of noise to be at or lower than 68 dB CNEL.

**3.2** For Property Located Within the 65 dB CNEL Boundary and Higher. The waiver shall not be in effect for property located within the 65 dB CNEL noise contour boundary and higher, as shown on Exhibit B, if three (3) of any four (4) quarterly noise report maps, as reported to the State of California, for any calendar year show that the noise level imposed on GRANTOR's Real Property exceeds the baseline CNEL level as stated in Section 2 by more than 3 dB CNEL (68 dB CNEL and higher), and the waiver shall remain not in effect until two (2) consecutive subsequent quarterly noise maps show the level of noise to have been no more than 3 dB CNEL greater than the baseline.

**3.3.** Exceptions. Any change in the noise level, as reported on a quarterly noise map for SFO filed with the State of California, Department of Transportation, Division of Aeronautics, in accordance with Section 5025 of Title 21 of the California Code of Regulations, which reflects a change in noise level which results from the temporary increased use of certain runways, due to construction or repair of other runways, or due to any other cause or causes beyond the control of CITY (e.g., weather or wind conditions, but not flight pattern shifts authorized by the Federal Aviation Administration) shall not be used to compute the noise level imposed on GRANTOR's Real Property for the purposes of this Section 3.

**4.** Negligent or Unlawful Acts Excepted. This grant of Avigation Easement shall not operate to deprive the GRANTOR, its successors or assigns, of any rights which it may from time to time have against any air carrier or private operator for negligent and/or unlawful operation of aircraft to, from,

or in or about SFO, nor does this Avigation Easement include or authorize aircraft landing, explosion, crash, or falling objects causing direct physical injury to persons or direct physical damage to property.

5. Easement Benefit. The Avigation Easement shall be deemed both appurtenant to and for the direct benefit of that real property which constitutes the San Francisco International Airport, and shall be deemed in gross, being conveyed to CITY for the benefit of the CITY and any and all members of the general public who may use said easement, taking off from, landing upon, or operating such aircraft in or about SFO, or otherwise flying through the airspace above or in the vicinity of Real Property.

6. Covenants Run with the Land. These covenants and agreements run with the land (Real Property) in perpetuity, and any grantee, heir, agent, successor, or assign of the GRANTOR who acquires any estate or interest in or right to use Real Property shall be bound by this Avigation Easement for the benefit of CITY, and its agents, successors and assigns.

7. Termination. This Avigation Easement shall terminate and have no further force and effect if the project for which the easement was granted is not built and the permit and any permit extensions authorizing the construction of the use have expired or been revoked. Upon notification by the city or county granting the permit, CITY shall record a Notice of Termination in the chain of title in the County of San Mateo Recorder's Office.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed this 29th day of July, 2025.

**SIGNATURE ON NEXT PAGE**

**GRANTOR**

**US 180 EL CAMINO OWNER, LLC,**  
a Delaware limited liability company

By: US 180 El Camino Venture, LLC,  
a Delaware limited liability company,  
as sole member

By: US 180 El Camino Manager LLC,  
a Delaware limited liability company,  
as Administrative Manager

By: SW El Camino GP, LLC,  
a Delaware limited liability company,  
as Administrative Manager

By: SW El Camino Investments, LLC,  
a Delaware limited liability company,  
its managing member

By: SteelWave, LLC,  
a Delaware limited liability company,  
its managing member

By: \_\_\_\_\_

Name: Rick Wada

Title: Senior Vice President



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Mateo )

On July 29, 2025, before me, Kim McDowell, a Notary Public, personally appeared Rick Wada, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Kim McDowell*



**CERTIFICATE OF ACCEPTANCE**

As required under Government Code Section 27281, this is to certify that the interest in real property conveyed by the Grant of Avigation Easement dated \_\_\_\_\_, 2025, from US 180 EL CAMINO OWNER, LLC, a Delaware limited liability company, to the City and County of San Francisco, a municipal corporation (“Grantee”), is hereby accepted by order of its Board of Supervisors’ Resolution No. \_\_\_\_\_, adopted on \_\_\_\_\_, and Grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY AND COUNTY OF SAN FRANCISCO,  
a municipal corporation

By: \_\_\_\_\_  
Andrico Penick  
Director of Property

Attachment: Exhibit “A” – Legal Description of Real Property  
Exhibit “B” – Quarterly Noise Map Depicting Location of Real Property

**Exhibit "A" – Legal Description of Real Property**

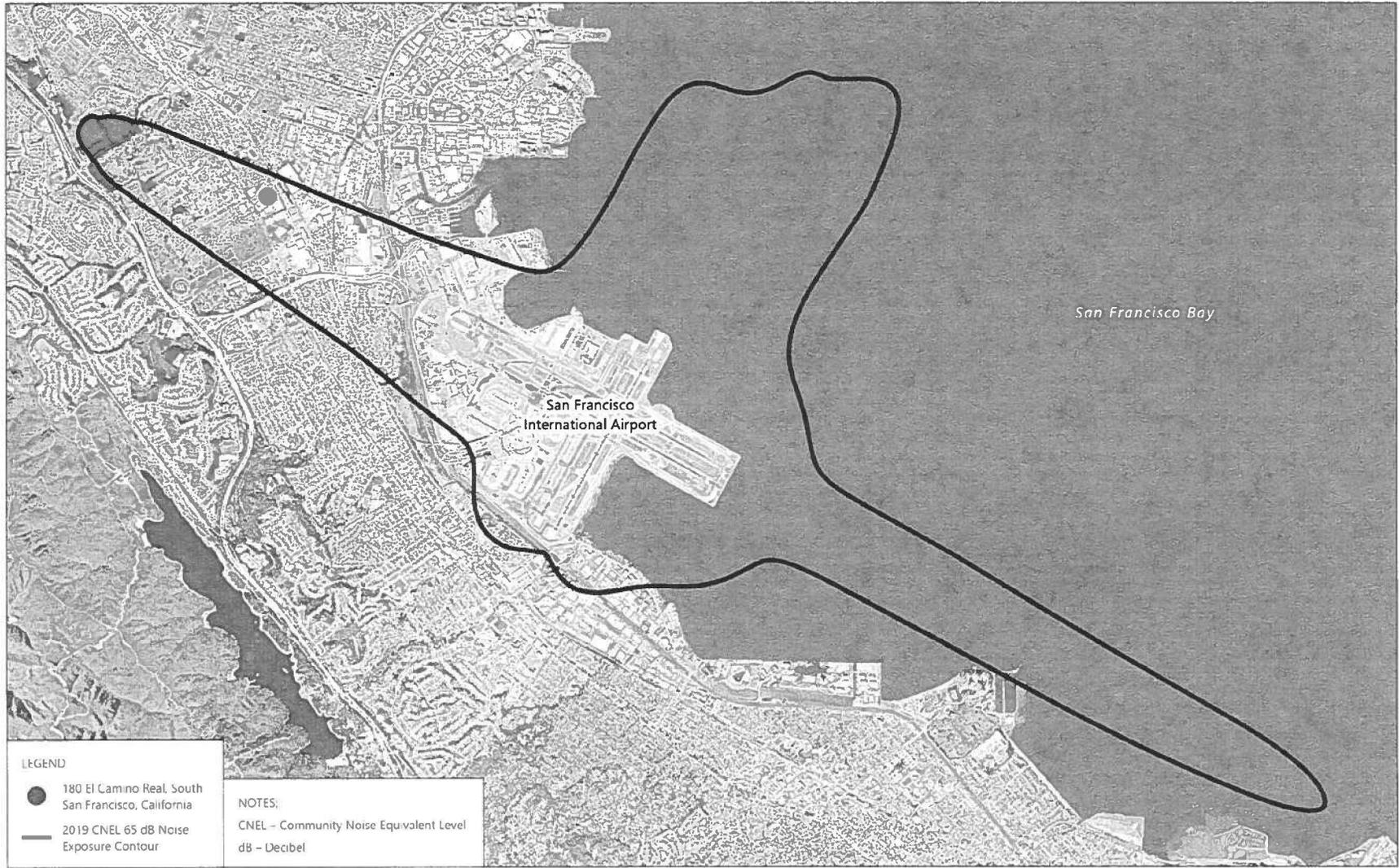
ALL OF PARCELS B, C, AND D, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 22-1236", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 18, 2023, IN VOLUME 87 OF PARCEL MAPS, AT PAGES 1-4.

APN PARCEL B: 014-183-320

APN PARCEL C: 014-183-330

APN PARCEL D: 014-183-340





SOURCES: Nearmap, September 2024 (aerial photography – for visual reference only, may not be to scale); San Mateo County GIS, 2022 (bay area); Ricardo & Associates, Inc. Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, November 2012 (noise exposure contours)

EXHIBIT B



AIRPORT LAND USE COMPATIBILITY PLAN 2019 FORECAST NOISE MAP DEPICTING  
 180 EL CAMINO REAL, SOUTH SAN FRANCISCO, CALIFORNIA



# GENERAL PLAN REFERRAL

September 9, 2025

**Case No.:** 2025-007314GPR

**Block/Lot No.:** 014-183-320, 014-183-330, and 014-183-340  
180 El Camino Real, South San Francisco, CA- 94080

**Project Sponsor:** San Francisco International Airport, Bureau of Planning and Environmental Affairs

**Applicant:** Audrey Park – (650) 821-7844  
audrey.park@flysfo.com  
San Francisco International Airport  
P.O. Box 8097  
San Francisco, CA 94128

**Staff Contact:** Ilaria Salvadori – (628) 652-7441  
[Ilaria.Salvadori@sfgov.org](mailto:Ilaria.Salvadori@sfgov.org)

**Recommended By:**   
Joshua Switzky, Deputy Director of Citywide Planning *for*  
Sarah Dennis Phillips, Director of Planning

**Recommendation:** Finding the project, on balance, is **in conformity** with the General Plan

Please note that a General Plan Referral is a determination regarding the project’s consistency with the Eight Priority Policies of Planning Code Section 101.1 and conformity with the Objectives and Policies of the General Plan. This General Plan Referral is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

## Project Description

The property owner proposes construction of a new life science campus, with three office/R&D buildings totaling approximately 750,000 square feet, one new residential building containing 183 residential units, a parking garage, and approximately 2.5 acres of public open space at 180 El Camino Real, South San Francisco, San Mateo County, California.

The owner of 180 El Camino Real has agreed to grant an avigation easement to CCSF, as required by the ALUCP. The avigation easement is a perpetual easement granted to CCSF, allowing for the passage of aircraft and the right to cause noise and other incidental effects of aircraft operations to and from SFO. Through the avigation

easement, the owner waives its right to legal action against CCSF for these impacts. The covenants and agreements in the avigation easement would run with the land in perpetuity and bind any grantee, heir, agent, successor, or assign of a developer who acquires any estate or interest in or right to use property, for the benefit of CCSF and its agents, successors, and assigns.

## Environmental Review

The project was fully evaluated by the South El Camino Real General Plan Amendment Final EIR (SCH #2009062070), certified by the City of South San Francisco Planning Commission and City Council, File No. EIR08-0004.

## General Plan Compliance and Basis for Recommendation

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

### TRANSPORTATION ELEMENT

#### OBJECTIVE 5

#### **SUPPORT AND ENAHNCE THE ROLE OF SAN FRANCISCO AS A MAJOR DESTINATION AND DEPARTURE POINT FOR TRAVELERS MAKING INTERSTATE, NATIONAL AND INTERNATIONAL TRIPS**

##### Policy 5.1

**Support and accommodate the expansion of San Francisco International Airport, while balancing this expansion with the protection of the quality of life in the communities that surround the Airport.**

*The Project would support the necessary expansion of San Francisco International Airport and would recognize the airport's regional significance by supporting its operations and long-term plans.*

#### **Planning Code Section 101 Findings**

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

*The Project would have no effect on neighborhood-serving retail uses in San Francisco or on opportunities for resident employment in and ownership of such businesses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the

cultural and economic diversity of our neighborhoods;

*The Project would have no effect on housing or neighborhood character in San Francisco.*

3. That the City's supply of affordable housing be preserved and enhanced;

*The Project would have no effect on the San Francisco's supply of affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

*The Project would have no effect on MUNI transit service and would not overburdening San Francisco's streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

*The Project would have no effect on the diversity of San Francisco's economic base or on future opportunities for resident employment or ownership in the industrial and service sectors.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

*The Project would have no effect on San Francisco's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The Project would have no effect on San Francisco's Landmarks and historic buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development;

*The Project would have no effect on San Francisco's parks and open space and their access to sunlight and vistas.*

**Recommendation: Finding the project, on balance, is in conformity with the General Plan**

**Attachments:**

Airport Land Use Compatibility Plan 2019 Forecast Noise Map



SOURCES: Nearmap, September 2024 (aerial photography – for visual reference only, may not be to scale); San Mateo County GIS, 2022 (bay area); Ricondo & Associates, Inc., Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, November 2012 (noise exposure contours).

**EXHIBIT B**



AIRPORT LAND USE COMPATIBILITY PLAN 2019 FORECAST NOISE MAP DEPICTING  
180 EL CAMINO REAL, SOUTH SAN FRANCISCO, CALIFORNIA



San Francisco International Airport

June 30, 2021

VIA EMAIL ONLY

Don Lewis  
San Francisco Planning Department  
Environmental Planning Division  
49 South Van Ness Avenue, Suite 1400  
San Francisco, California 94103

**Subject: *Not a Project Request: Acceptance and Recording of Avigation Easements, Comprehensive Airport Land Use Compatibility Plan (ALUCP) for the Environs of San Francisco International Airport***

The City and County of San Francisco, by and through the San Francisco Airport Commission, proposes to continue to adhere to Title 21 of the California Code of Regulations and eliminate new incompatible land uses within the noise impact area of the San Francisco International Airport (SFO or the Airport) by acquiring avigation easements.

The California Public Utilities Code outlines the statutory requirements for designated airport land use commissions to prepare an Airport Land Use Compatibility Plan (ALUCP). The City/County Association of Governments of San Mateo County (C/CAG) is the designated airport land use commission for SFO. In 2011, C/CAG prepared and adopted the *Comprehensive Airport Land Use Compatibility Plan (ALUCP) for the Environs of San Francisco International Airport* with policies to be adopted by C/CAG members to ensure members' general plans and applicable specific plans are kept consistent with the ALUCP (California Government Code Section 65302.3). As a condition of approval of new noise-sensitive residential developments (within the Community Noise Equivalent Level 65-70 A-weighted decibel contour), the SFO ALUCP requires the property owners grant avigation easements to the City and County of San Francisco at no cost.

Airport staff seeks the San Francisco Planning Department, Environmental Planning Division's concurrence that the acceptance and recording of an avigation easement by the City and County of San Francisco is defined as not a project under CEQA Guidelines Sections 15378 and 15060 (c)(2). The recordation of an easement is an organizational or administrative activity of the local government that would not result in a direct or indirect physical change to the environment.

\* \* \*

Please contact me with any questions or concerns at (650) 821-7844 or [audrey.park@flysfso.com](mailto:audrey.park@flysfso.com).

Sincerely,

DocuSigned by:

**Audrey Park**

6D00BEC39E3B428...

6/30/2021

Audrey Park

San Francisco International Airport  
Planning and Environmental Affairs

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Don Lewis  
7/13/2021

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

LONDON N. BREED  
MAYOR

LARRY MAZZOLA  
PRESIDENT

ELEANOR JOHNS  
VICE PRESIDENT

RICHARD J. GUGGENHIME

EVERETT A. HEWLETT, JR.

MALCOLM YEUNG

IVAR C. SATERO  
AIRPORT DIRECTOR

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 24-0244

**AUTHORIZATION TO ACQUIRE AN AVIGATION EASEMENT FOR A DEVELOPMENT PROJECT IN SOUTH SAN FRANCISCO AT NO COST TO THE CITY AND COUNTY OF SAN FRANCISCO, AND TO REQUEST THE BOARD OF SUPERVISORS' APPROVAL TO ACCEPT AND RECORD THE EASEMENT**

WHEREAS, the Airport is required by the State of California Noise Standards for Airports (Title 21, California Code of Regulations) to eliminate incompatible land uses within its noise impact area, and the Airport can eliminate incompatibility under Title 21 by acquiring avigation easements that acknowledge the right for air traffic over and near a property and grant the right to cause noise and other environmental effects of aircraft operations to and from the Airport; and

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

WHEREAS, the City/County Association of Governments of San Mateo County adopted the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport* (ALUCP), which requires as a condition of approving developments in San Mateo County located within the 65 decibel Community Noise Equivalent Level noise contour for the Airport, that property owners grant the City and County of San Francisco, at no cost, a perpetual avigation easement; and

WHEREAS, the property owner developing a mixed-use development at 180 El Camino Real in South San Francisco, California is granting a perpetual avigation easement to the City and County of San Francisco, in accordance with Policy NP-3, Grant of Avigation Easement, of the ALUCP; and

WHEREAS, following a General Plan conformity determination by the Planning Department and approval by the Board of Supervisors, the Director of Real Estate would sign the avigation easement and Airport staff would record the easement in San Mateo County; now, therefore, be it

RESOLVED, that the Commission hereby authorizes the Director to acquire an avigation easement for 180 El Camino Real (Assessor's Parcel Number 014-183-110) in South San Francisco, California; and, be it further

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

*I hereby certify that the foregoing resolution was adopted by the Airport Commission*  
at its meeting of NOV 19 2024

  
Secretary

**MEMORANDUM**

November 19, 2024

TO: AIRPORT COMMISSION  
Hon. Malcolm Yeung, President  
Hon. Jane Natoli, Vice President  
Hon. Jose F. Almanza  
Hon. Mark Buell

24-0244

NOV 19 2024

FROM: Airport Director

SUBJECT: Authorization to Accept and Record an Avigation Easement

DIRECTOR'S RECOMMENDATION: AUTHORIZE THE AIRPORT DIRECTOR TO ACQUIRE AN AVIGATION EASEMENT FOR A DEVELOPMENT PROJECT IN SOUTH SAN FRANCISCO AT NO COST TO THE CITY AND COUNTY OF SAN FRANCISCO, AND TO REQUEST THE BOARD OF SUPERVISORS' APPROVAL TO ACCEPT AND RECORD THE EASEMENT.

**Executive Summary**

The Director seeks authorization to acquire an avigation easement for a mixed-use development project in South San Francisco that may be affected by aircraft noise, at no cost to the City and County of San Francisco. The property owner is granting the San Francisco International Airport (Airport) an avigation easement, as required by the Airport Land Use Compatibility Plan and as required by the City of South San Francisco. The avigation easement protects the Airport in that the property owner acknowledges the Airport's right to permit air traffic above and in the vicinity of the property. Staff also seeks authorization to request the Board of Supervisors' approval to accept and record the easement.

**Background**

The Airport is required by the State of California Noise Standards for Airports (Title 21, California Code of Regulations) to eliminate incompatible land uses within its noise impact area. Incompatible land uses include residences, schools, hospitals, and places of worship. The Airport can eliminate incompatibility under Title 21 by acquiring avigation easements that acknowledge the right for the passage of an aircraft over a property and grant the right to cause noise and other environmental effects of aircraft operations to and from the Airport.

The California Public Utilities Code provides for the adoption of airport land use compatibility plans to safeguard the general welfare of the inhabitants within the vicinity of airports and the public in general. The City/County Association of Governments of San Mateo County adopted

THIS PRINT COVERS CALENDAR ITEM NO. 10

the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport* (ALUCP). The ALUCP requires, as a condition of approving developments in San Mateo County located within the 65 decibel Community Noise Equivalent Level (dB CNEL) noise contour for the Airport, that property owners grant the City and County of San Francisco, at no cost, a perpetual avigation easement.

A property owner is developing a mixed-use development at 180 El Camino Real (Assessor's Parcel Number 014-183-110) in South San Francisco, California. Because the project is located inside of the 65 dB CNEL noise contour, the San Mateo County Airport Land Use Commission (ALUC) determined that development was inconsistent with relevant ALUCP noise compatibility policies and criteria. The ALUC required the property owner grant an avigation easement to the City and County of San Francisco, as required by the ALUCP.

### **Acceptance and Recordation of Easements**

With Commission authorization, Staff will submit the easement signed by the property owner to the Real Estate Division. Following a General Plan conformity determination by the San Francisco Planning Department and approval by the Board of Supervisors, the Director of Real Estate would sign the avigation easement, and Airport staff would record the easement with the San Mateo County Recorder's Office.

### **Recommendation**

I recommend the Commission authorize the Director to acquire an avigation easement for 180 El Camino Real in South San Francisco, California and to request the Board of Supervisors' approval to accept and record the easement.



Ivar C. Satero  
Airport Director

Prepared by: Judi Mosqueda  
Chief Development Officer

Attachment

President, District 8  
BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. 554-6968  
Fax No. 554-5163  
TDD/TTY No. 544-5227

**RAFAEL MANDELMAN**

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**PRESIDENTIAL ACTION**

Date: 12/15/25

To: Angela Calvillo, Clerk of the Board of Supervisors

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Madam Clerk,

Pursuant to Board Rules, I am hereby:

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. \_\_\_\_\_

\_\_\_\_\_  
(Primary Sponsor)

Title. \_\_\_\_\_

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Transferring (Board Rule No 3.3)

File No. \_\_\_\_\_

251171

Department \_\_\_\_\_

\_\_\_\_\_  
(Primary Sponsor)

Title. \_\_\_\_\_

Acceptance and Recording of Avigation Easement - US 180 El Camino  
Owner, LLC, a Delaware limited liability company - 180 El Camino

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From: Budget & Finance \_\_\_\_\_

Committee

To: Land Use & Transportation \_\_\_\_\_

Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: \_\_\_\_\_

Replacing Supervisor: \_\_\_\_\_

For: \_\_\_\_\_

(Date)

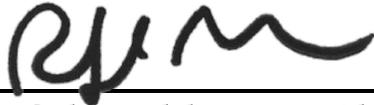
\_\_\_\_\_  
(Committee)

Meeting

Start Time: \_\_\_\_\_

End Time: \_\_\_\_\_

Temporary Assignment:  Partial  Full Meeting

  
\_\_\_\_\_  
Rafael Mandelman, President  
Board of Supervisors

November 21, 2025

Ms. Angela Calvillo  
Clerk of the Board  
Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, California 94102-4689

***Subject: Board of Supervisors' Approval to Accept and Record an Avigation Easement in Favor of the City and County of San Francisco for 180 El Camino Real, South San Francisco, California***

San Francisco International Airport (the Airport) requests the Board of Supervisors' approval to accept and record an avigation easement in favor of the City and County of San Francisco (the City) for 180 El Camino Real in South San Francisco, California (Property). The property owner proposes construction of a new life sciences campus with three office/R&D buildings, one new residential building containing 183 residential units, a parking garage, and approximately 2.5 acres of public open space. Because the Project is located within the 70 decibel (dB) Community Noise Equivalent Level contour for the Airport, the San Mateo County Airport Land Use Commission (ALUC) determined that the development was inconsistent with the noise compatibility policies and criteria of the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport*. The City of South San Francisco overruled the ALUC's inconsistency determination and as a condition of approval of the Project required that the property owner grant the City an avigation easement. The avigation easement grants the right, for the use and benefit of the public, to fly aircraft through the airspace above and in the vicinity of the Property and to cause noise, sound, vibration, and other environmental effects incident to the operation of aircraft.

For matters related to this, please reach out to Christopher DiPrima, Airport Planning Manager, at (650) 821-3347 or [Christopher.diprima@flysfo.com](mailto:Christopher.diprima@flysfo.com).

Very truly yours,

*Kantrice Ogletree/s/*

Kantrice Ogletree  
Director, Commission Affairs

Attachments:

- Board of Supervisors Resolution (one original and one copy);
- Airport Commission Resolution No. 24-0244;
- Memorandum accompanying Airport Commission Resolution No. 24-0244;
- General Plan Referral for 180 El Camino Real, South San Francisco (2025-007314GPR);
- Grant of Avigation Easement for 180 El Camino Real, South San Francisco; and
- San Francisco Planning Department CEQA determination.

cc: Dyanna Volek, SFO Government Affairs  
Nupur Sinha, SFO Director of Planning and Environmental Affairs