

1 [Acceptance and Recording of Avigation Easement - Gabriel Gonzalez Jr. - 297 Alta Vista
2 Drive, South San Francisco]

3 **Resolution authorizing the acceptance and recording of an avigation easement by the**
4 **City and County of San Francisco from Gabriel Gonzalez Jr. for the development at 297**
5 **Alta Vista Drive in South San Francisco, California, at no cost to the City and County of**
6 **San Francisco; and affirming the Planning Department’s determination under the**
7 **California Environmental Quality Act.**

8
9 WHEREAS, Gabriel Gonzalez Jr. (“Grantor”), owns a 0.92-acre parcel located at
10 297 Alta Vista Drive in unincorporated South San Francisco, California, that Grantor proposes
11 construction of an additional 9,428 square-foot single family residential structure within the
12 existing lot (the “Development”); and

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

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

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

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

24 WHEREAS, The ALUCP requires, as a condition of approving the Development, that
25 the Grantor grant the City and County of San Francisco, at no cost to City and County of San

1 Francisco, an avigation easement, a copy of which is on file with the Clerk of the Board of
2 Supervisors in File No. 220237; and

3 WHEREAS, On January 8, 2022, the Airport Commission by Resolution No. 22-0009, a
4 copy of which is on file with the Clerk of the Board of Supervisors under File No. 220237 and
5 incorporated by reference, authorized the Airport to request the Board of Supervisors approval
6 to accept and record the grant of avigation easement; and

7 WHEREAS, The Director of Planning, by letter dated February 1, 2022, which is on file
8 with the Board of Supervisors under File No. 220237 and incorporated by reference, found
9 that the acquisition of the avigation easement is consistent with the General Plan, and with the
10 eight priority policies of Planning Code, Section 101.1; and

11 WHEREAS, The Planning Department has determined that the actions contemplated in
12 this Resolution comply with the California Environmental Quality Act (California Public
13 Resources Code, Sections 21000 et seq.); said determination is on file with the Clerk of the
14 Board of Supervisors in File No. 220237 and is incorporated herein by reference; the Board
15 affirms this determination; now, therefore, be it

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

19 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
20 Property to enter into any additions, amendments, or other modifications to the grant of
21 avigation easement that the Director of Property determines, in consultation with the Office of
22 the City Attorney, are in the best interest of the City, do not materially increase the obligations
23 or liabilities of the City, and are necessary and advisable to complete the transaction and
24 effectuate the purpose and intent of this Resolution, such determination to be conclusively
25

1 evidenced by the execution and delivery by the Director of Property of the grant of avigation
2 easement and any amendments; and, be it

3 FURTHER RESOLVED, That the Director of Property is authorized, in the name and
4 on behalf of the City and County, to accept the grant of avigation easement from the Grantor
5 and to take any and all steps (including, but not limited to, the execution and delivery of any
6 and all certificates, agreements, notices, escrow instructions, closing documents, and other
7 instruments or documents) as the Director of Property deems necessary or appropriate in
8 order to accept the grant of avigation easement, or to otherwise effectuate the purpose and
9 intent of this Resolution, such determination to be conclusively evidenced by the execution
10 and delivery by the Director of Property of any such documents; and, be it

11 FURTHER RESOLVED, That within thirty (30) days of the grant of avigation easement
12 being fully executed by all parties, the Director of Property shall provide a copy of the grant of
13 avigation easement to the Clerk of the Board for inclusion in the official file.

14
15
16 RECOMMENDED:

17 /s/
18 Ivar C. Satero
19 Airport Director

20
21 /s/
22 Andrico Penick
23 Director of Property

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. **22-0009**

AUTHORIZATION TO ACQUIRE AN AVIGATION EASEMENT FOR A DEVELOPMENT PROJECT IN UNINCORPORATED SOUTH SAN FRANCISCO AT NO COST, 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, which acknowledge the right for the passage of aircraft over 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 single family residential development at 297 Alta Vista Drive in unincorporated South San Francisco, California is granting a perpetual avigation easement to the City and County of San Francisco, as required under 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 Airport Commission hereby authorizes the Director to acquire an avigation easement for 297 Alta Vista Drive (APN Number 013-122-150) in unincorporated South San Francisco; 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 easement.

I hereby certify that the foregoing resolution was adopted by the Airport Commission
= **JAN 18 2022**
at its meeting of _____



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

22-0009
= JAN 18 2022

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 UNINCORPORATED 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

Staff seeks authorization to acquire an avigation easement from a property owner located in an area affected by aircraft noise in unincorporated South San Francisco, at no cost to the City and County of San Francisco. The property owner of a single-family residential development project is granting the Airport an avigation easement, as required by the Airport Land Use Compatibility Plan. The avigation easement provides protection to the Airport in that property owner would 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 property, and grant the right to impose noise, sound, vibration, and other environmental effects incident to the operation of aircraft. Staff also seeks authorization to request the Board of Supervisors' approval to accept and record the easement.

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 easement and determined that the easement would be acquired at no cost to the City and County of San Francisco.

Background

The San Francisco International Airport (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, which acknowledge the right for the passage of 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 the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport* (ALUCP). The ALUCP

THIS PRINT COVERS CALENDAR ITEM NO. 9

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

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

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.

A property owner is developing a single-family residential development at 297 Alta Vista Drive (APN Number 013-122-150) in unincorporated South San Francisco, California. Because the project is located inside of the Noise Impact Boundary, the San Mateo County Airport Land Use Commission conditionally approved the proposed development, pending the property owner granting an avigation easement to the City and County of San Francisco, as required under Policy NP-3, Grant of Avigation Easement, of the ALUCP.

Acceptance and Recordation of Easements

With Airport Commission authorization, Staff can submit the easement signed by the property owner to the Real Estate Division. 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.

Recommendation

I recommend the Commission authorize the Director to acquire an avigation easement for 297 Alta Vista Drive (APN Number 013-122-150) in unincorporated South San Francisco, and request the Board of Supervisors' approval to accept and record the easement.



Ivar C. Satero
Airport Director

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

Attachment

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

GRANT OF AVIGATION EASEMENT

This Grant of Avigation Easement is executed and delivered as of this 13 day of December, 2021, by Gabriel Gonzalez Jr. (“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: 297 Alta Vista Drive, 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 for the purposes set forth in Section 1 below, and rights and servitudes pertaining thereto (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.

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 in 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 in 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 13 day of December, 2024.

GRANTOR

By: 
Name: GABRIEL GONZALEZ JR.
Title: OWNER

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.

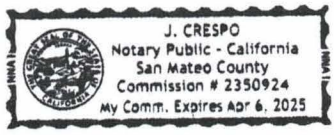
State of California)
County of San Mateo)

On 12/13/2021, before me J. Crespo a Notary Public, personally appeared Gabriel Gonzalez JR, 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 J. Crespo



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 _____, from _____ (“Grantor”), 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

APPROVED LEGAL DESCRIPTION

By: _____
Bradley Luken
SFO Chief Surveyor

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

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Real Property in the unincorporated area of the County of San Mateo, State of California,
described as follows:

LOT 14 IN BLOCK C, AS SHOWN ON THAT MAP ENTITLED TRACT NO. 534, MAP NO. 1, COUNTY CLUB PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON MAY 9, 1941, IN BOOK 23 OF MAPS, AT PAGES 54, 55, AND 56, AS ATTACHED HERETO AND MADE PART HEREOF.

APN: 013-122-150

TRACT NO. 534
 MAP NO. 1
COUNTRY CLUB PARK
 SAN MATEO COUNTY, CALIFORNIA.
 APRIL 1941 SCALE 1"=100

WILLIS G. FROST
 CIVIL ENGINEER

My Commission Expires July 3, 1942
 Notary Public in and for the City & County of San Francisco, State of California.

The undersigned hereby certify that they are the owners of the land described in said map, and that they hereby consent to the preparation and recordation of this map.

On this 23rd day of May, 1941, before me, Willis G. Frost, a Notary Public in and for the City and County of San Francisco, State of California, duly commissioned and sworn, personally appeared, E. T. Kruse and Partner & Madusa, known to me to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires July 3, 1942
 Notary Public in and for the City & County of San Francisco, State of California.

My Commission Expires July 3, 1942
 Notary Public in and for the City & County of San Francisco, State of California.

State of California }
 City & County of San Francisco } ss
 Public in and for the City and County of San Francisco, State of California, duly commissioned and sworn, personally appeared, Frank M. Mulcahey and W. W. Wickson, known to me to be the Vice President and Assistant Secretary respectively of the California Pacific Title & Trust Co. a corporation, the corporation that executed the within instrument, and also known to me to be the persons who executed the same on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires July 3, 1942
 Notary Public in and for the City & County of San Francisco, State of California.

My Commission Expires July 3, 1942
 Notary Public in and for the City & County of San Francisco, State of California.

My Commission Expires July 3, 1942
 Notary Public in and for the City & County of San Francisco, State of California.

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

I hereby certify that I am a registered Civil Engineer of the State of California, that the map shown hereon and the survey thereon were made under my direction, that said survey as shown upon said map is true and complete in accordance with the laws of the State of California, and that the monuments indicated thereon on the map have been placed in the positions indicated and are sufficient to enable the survey to be retraced, and that the basis of bearings on said map is the bearing of the northwesterly line of that certain parcel of land conveyed by First Realty Company map to R.L. Frost by deed recorded November 29, 1920 in Book 988 of Official Records at page 8 San Mateo County Records.

Dated May 3, 1941
Willis G. Frost
 Registered Professional Engineer
 No. 382

I, M. H. Augustus, County Clerk, and ex-officio clerk of the Board of Supervisors of California, do hereby certify that the Board of Supervisors of the County of San Mateo, State of California, by a resolution adopted at a regular meeting of said Board, duly convened and held on the 23rd day of May, 1941, did approve the within map entitled, TRACT NO. 534, MAP NO. 1, COUNTRY CLUB PARK, SAN MATEO COUNTY, CALIFORNIA, and did accept on behalf of the public all the parcels designated upon said map, and did designate upon said map, as being offered for dedication to the public use, in conformity with the terms of said offer of dedication.

Dated May 9, 1941
M. H. Augustus
 County Clerk, ex-officio Clerk of the Board of Supervisors.

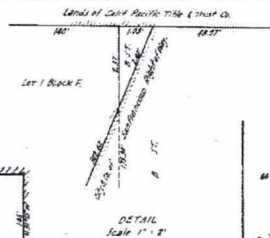
FILE NO. 201085E
 Accepted for record and recorded in Volume 23 of Official Maps at page 88, 89 and 90, in the office of the Recorder of the County of San Mateo, State of California, this 31st day of May, 1941, at 1:10 P. M.

W. J. Rice
 County Recorder of the County of San Mateo.

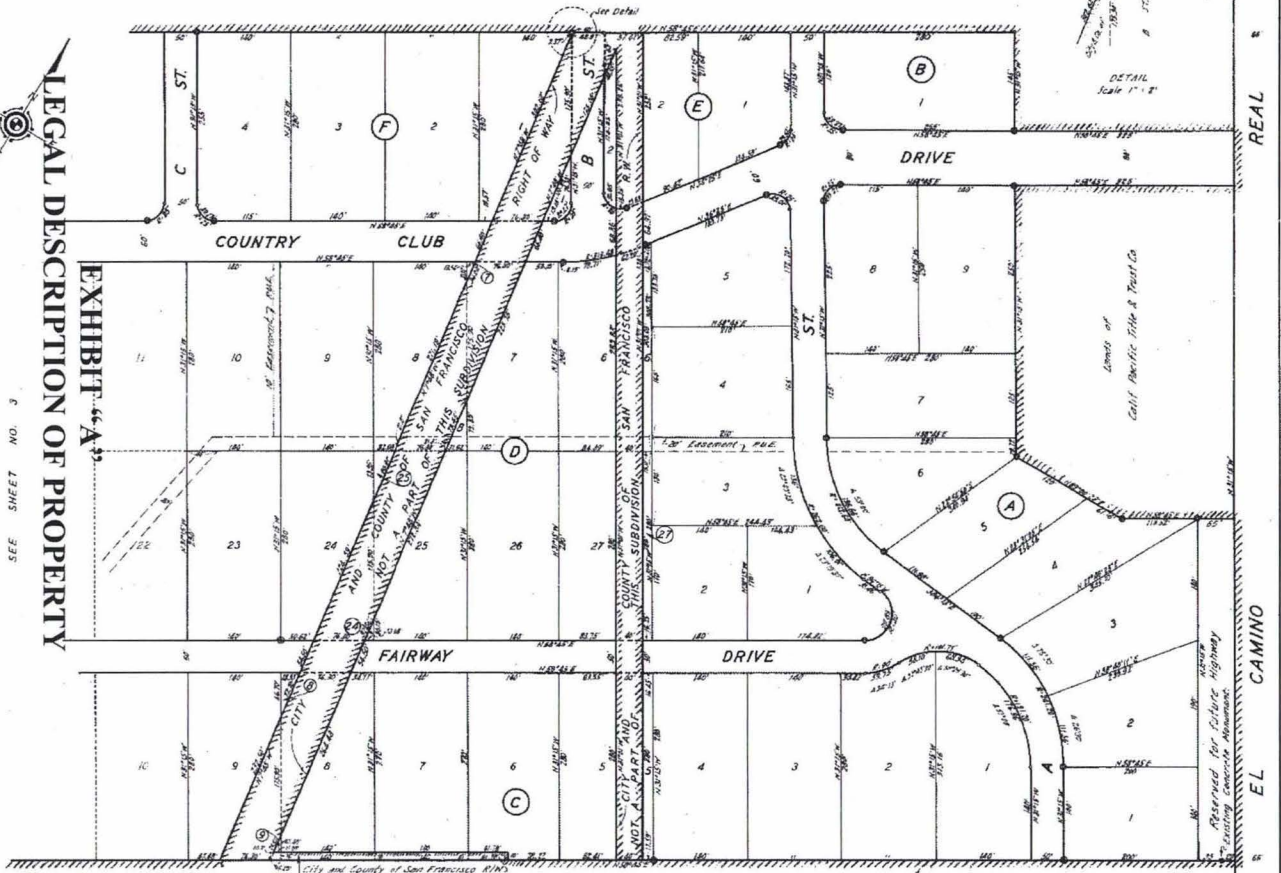
Note: This map consists of (3) three sheets.

CALIF PACIFIC TITLE
TRUST CO.

MAP NO. 1
COUNTRY CLUB PARK
SAN MATEO COUNTY, CALIFORNIA.
APRIL 1941 SCALE 1" = 100'

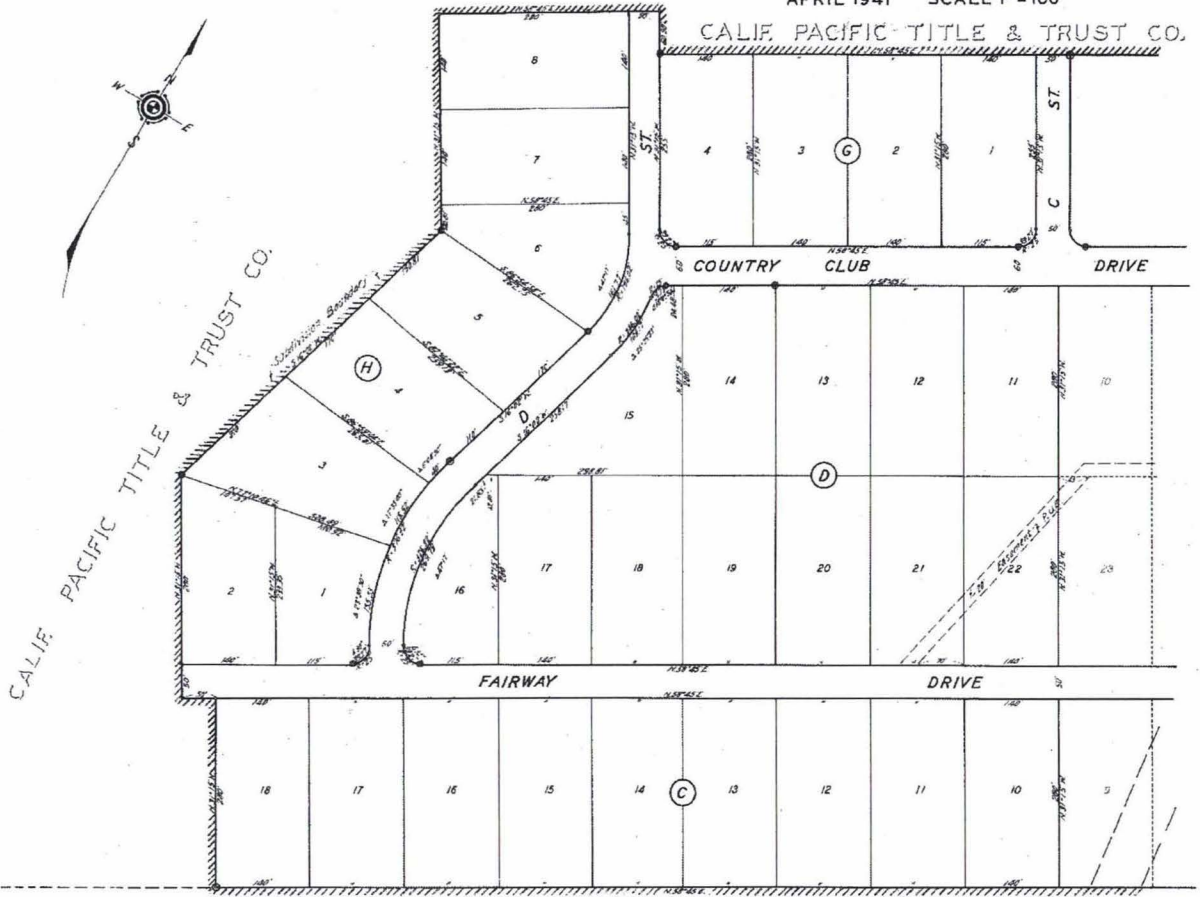


LEGAL DESCRIPTION OF PROPERTY
EXHIBIT A
SEE SHEET NO. 3



HARRY C. MC NALLY ET AL

MAP NO. I
 COUNTRY CLUB PARK
 SAN MATEO COUNTY, CALIFORNIA.
 APRIL 1941 SCALE 1" = 100'



CALIF. PACIFIC TITLE & TRUST CO.

CALIF. PACIFIC TITLE & TRUST CO.

SEE SHEET NO. 2

HARRY C. MC NALLY ET AL

SHEET NO. 3 OF 3 SHEETS

EXHIBIT "B"
QUARTERLY NOISE MAP DEPICTING LOCATION OF REAL PROPERTY



LEGEND

- 297 Alta Vista Drive, South San Francisco, California
-
- CNEL 65 dB Noise Contour
-

NOTES:

- CNEL – Community Noise Equivalent Level
- dB – Decibel

SOURCES: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, November 2019 (aerial photography – for visual reference only, may not be to scale); San Francisco Airport Commission, 2019 (noise contour, property address).



EXHIBIT A

2019 QUARTER FOUR NOISE MAP DEPICTING
297 ALTA VISTA DRIVE, 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.

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



San Francisco International Airport

March 7, 2022

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 at 297 Alta Vista Drive, South San Francisco, California, as Provided for in the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport

The 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) at 297 Alta Vista Drive in South San Francisco, California. The property owner has proposed building an additional single family dwelling unit on the site. Because the project is located inside of the Noise Impact Boundary for the Airport, the San Mateo County Airport Land Use Commission conditionally approved the proposed development, pending the property owner granting an avigation easement to the City at no cost, as required under Noise Compatibility Policy NP-3 (Grant of Avigation Easement) of the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport*. The avigation easement would grant the City the right to permit the flight of aircraft through the airspace above and in the vicinity of the properties and to impose noise, sound, vibration, and other environmental effects incident to the operation of aircraft.

The following is a list of accompanying documents:

- Board of Supervisors Resolution (one original and one copy);
- Airport Commission Resolution No. 22-0009;
- Memorandum accompanying Airport Commission Resolution No. 22-0009;
- General Plan Referral for 297 Alta Vista Drive, South San Francisco (2022-000701GPR);
- Avigation Easement for 297 Alta Vista Drive, South San Francisco; and
- San Francisco Planning Department determination of “Not a Project” under CEQA.

The following person may be contacted regarding this matter:

Audrey Park, Environmental Affairs Manager
(650) 821-7844 | audrey.park@flysfo.com

Very truly yours,

Kantrice Ogletree /s/

Kantrice Ogletree
Commission Secretary

Enclosures

cc: Dyanna Quizon, SFO Governmental Affairs
Nupur Sinha, SFO Director of Planning and Environmental Affairs

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