

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 24-0243

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

- WHEREAS, the State of California Noise Standard for Airports (Title 21, California Code of Regulations) requires airports to eliminate incompatible land uses within the 65-decibel Noise Exposure Map; and
- WHEREAS, as part of the Airport's Noise Insulation Program (NIP), between the 1980s and 2000s, the Airport acquired and recorded at least 12,600 avigation easements by insulating eligible structures to eliminate 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 implemented additional initiatives of the NIP to insulate some properties that were not treated in earlier phases of the NIP, and to acquire avigation easements in exchange for installing sound insulation; and
- WHEREAS, as part of the ongoing phases of the NIP, the Airport recently obtained 132 new avigation easements granted by owners of residential properties; and
- WHEREAS, the City and County of San Francisco's 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, through the Real Estate Division, 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* 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

24-0243

NOV 19 2024

FROM: Airport Director

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

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

**Executive Summary**

The Director seeks authorization to acquire and record avigation easements for 132 residential properties within the vicinity of the Airport that may be affected by aircraft noise. Owners of residential properties included in the Airport's Noise Insulation Program (NIP) granted the avigation easements. 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 their properties, and grant the right to impose noise, sound, vibration, and other environmental effects incidental to the operation of aircraft. The Director seeks authorization to request, through the Real Estate Division, the Board of Supervisors' approval to accept and record the avigation easements.

**Background**

The State of California Noise Standard for Airports (Title 21, California Code of Regulations) requires airports to eliminate incompatible land uses within the 65-decibel Noise Exposure Map (NEM). This is the contour of the area around an airport affected by aircraft noise. Incompatible land uses include residences, schools, hospitals, and places of worship. The Airport can eliminate incompatible uses by insulating the properties whose interior noise level is greater than 45 decibels (with the goal of reducing said level by 5 decibels) and/or obtaining avigation easements.

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 resulted in the Airport acquiring and recording at least 12,600 avigation easements to date. Even though all incompatible land uses have been eliminated, the Airport has maintained the NIP to be a good neighbor to the surrounding communities.

THIS PRINT COVERS CALENDAR ITEM NO. 9

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

LONDON N. BREED  
MAYOR

MALCOLM YEUNG  
PRESIDENT

JANE NATOLI  
VICE PRESIDENT

JOSE F. ALMANZA

MARK BUELL

IVAR C. SATERO  
AIRPORT DIRECTOR



Prior to 2008, the Airport did not manage the NIP directly. Rather, it provided funding to local jurisdictions who then oversaw the work. This led to inconsistencies in policy, product offerings, and installation quality. During those previous phases of the NIP, some property owners chose not to participate in the Program or failed to respond to participation invitations; as a result, the Airport did not acquire avigation easements for those properties.

In 2008, the Airport assumed complete management of the NIP. In 2010, the Second Chance Initiative (SCI) was implemented to give homes that did not participate in previous NIP phases another opportunity to partake in the Program. Additionally, in 2018, the Repair and/or Replacement Initiative (RRI) was introduced to address community concerns about deficiencies in earlier installations. Most recently, in 2022, the Expanded Eligibility Initiative (EEI) was established to re-insulate properties with noise insulation treatments installed before 1993, marking the 30-year average end of installed material lifespan. In terms of eligibility, all three NIP initiatives require homes to be within the current Federal Aviation Administration approved NEM and grant the Airport perpetual avigation easements in exchange for program benefits.

As part of the various initiatives of the NIP, the Airport recently obtained an additional 132 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, Staff will 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 Airport Director, through the Real Estate Division, to: (1) accept the avigation easements for the properties identified in Attachment 1 to the Resolution, and (2) request the Board of Supervisors' approval to execute and record the avigation easements.



Ivar C. Satero  
Airport Director

Prepared by:

Judi Mosqueda  
Chief Development Officer  
Design & Construction

Attachments

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

<b>Final Address List</b>		
<b>Assessor Parcel #</b>	<b>Address</b>	<b>City</b>
024161200	9 Corte Ana	Millbrae
024162070	323 Cuardo Ave	Millbrae
024176250	104 Lerida Ave	Millbrae
013223200	105 Lerida Ave	Millbrae
020192380	796 2nd Ave	San Bruno
020192390	796a 2nd Ave	San Bruno
020191260	722 3rd Ave	San Bruno
013184040	588 5th Ave	San Bruno
020172030	693 7th Ave	San Bruno
020112210	826 Masson Ave	San Bruno
013213140	36 Pacific Ave	San Bruno
020157160	670 Walnut St	San Bruno
010325160	233 Alta Mesa Dr	South San Francisco
010311130	332 Alta Mesa Dr	South San Francisco
013232170	380 Alta Vista Dr	South San Francisco
010253140	339 Altamont Dr	South San Francisco
010351010	362 Arroyo Dr	South San Francisco
013084150	288 Avalon Dr	South San Francisco
010352010	125 Berenda Dr	South San Francisco
013203120	201 Brentwood Dr	South San Francisco
013213040	207 Brentwood Dr	South San Francisco
013222190	217 Brentwood Dr	South San Francisco
013194190	226 Brentwood Dr	South San Francisco
013034180	7 Carlsbad Ct	South San Francisco
10351050	113 Casey Dr	South San Francisco
013113580	462 Comerwood Ct	South San Francisco
013214060	490 Comerwood Ct	South San Francisco
013114050	433 Constitution Way	South San Francisco
010313150	237 Cuesta Dr	South San Francisco
013085070	432 Dorado Way	South San Francisco
010341150	237 El Campo Dr	South San Francisco
010333310	234 El Campo Dr	South San Francisco

Commission Package Subject: Authorization to Accept and Record Avigation  
Easements for the Noise Insulation Program

<b>Assessor Parcel #</b>	<b>Address</b>	<b>City</b>
010355210	42 Escanyo Dr	South San Francisco
010354170	75 Escanyo Dr	South San Francisco
010321040	117 Escanyo Dr	South San Francisco
014171020	129 Francisco Dr	South San Francisco
013102090	349 Granada Dr	South San Francisco
013101300	380 Granada Dr	South San Francisco
013092180	400 Granada Dr	South San Francisco
013095120	409 Granada Dr	South San Francisco
013172440	1 Greenwood Dr	South San Francisco
013184100	110 Greenwood Dr	South San Francisco
013184070	116 Greenwood Dr	South San Francisco
013184060	118 Greenwood Dr	South San Francisco
013213070	122 Greenwood Dr	South San Francisco
013192110	202 Hazelwood Dr	South San Francisco
013192140	208 Hazelwood Dr	South San Francisco
013193070	209 Hazelwood Dr	South San Francisco
013193060	211 Hazelwood Dr	South San Francisco
013193040	215 Hazelwood Dr	South San Francisco
013223100	221 Hazelwood Dr	South San Francisco
013166090	223 Hazelwood Dr	South San Francisco
020176030	225 Hazelwood Dr	South San Francisco
013165170	226 Hazelwood Dr	South San Francisco
013166070	227 Hazelwood Dr	South San Francisco
013191180	230 Hazelwood Dr	South San Francisco
013212190	236 Hazelwood Dr	South San Francisco
013163010	319 Hazelwood Dr	South San Francisco
013033160	701 Hill Ave	South San Francisco
013033070	719 Hill Ave	South San Francisco
010264010	357 King Dr	South San Francisco
013192070	103 Manor Dr	South San Francisco
013221120	110 Manor Dr	South San Francisco
013212110	111 Manor Dr	South San Francisco
013221140	114 Manor Dr	South San Francisco
013215120	116 Manor Dr	South San Francisco
013201060	206 Manor Dr	South San Francisco
013166150	212 Manor Dr	South San Francisco
013214120	215 Manor Dr	South San Francisco

Commission Package Subject: Authorization to Accept and Record Avigation Easements for the Noise Insulation Program

<b>Assessor Parcel #</b>	<b>Address</b>	<b>City</b>
013194020	220 Manor Dr	South San Francisco
013212120	222 Manor Dr	South San Francisco
013212090	227 Manor Dr	South San Francisco
013213110	228 Manor Dr	South San Francisco
024176240	201 Maywood Way	South San Francisco
013203100	204 Maywood Way	South San Francisco
013193110	215 Maywood Way	South San Francisco
010253250	338 Newman Dr	South San Francisco
013164020	150 Northwood Dr	South San Francisco
013191200	154 Northwood Dr	South San Francisco
013222050	158 Northwood Dr	South San Francisco
013201090	159 Northwood Dr	South San Francisco
013166100	162 Northwood Dr	South San Francisco
013115070	165 Northwood Dr	South San Francisco
013191130	168 Northwood Dr	South San Francisco
013201030	171 Northwood Dr	South San Francisco
013191070	202 Northwood Dr	South San Francisco
013191220	203 Northwood Dr	South San Francisco
013165100	221 Northwood Dr	South San Francisco
013151100	440 Northwood Dr	South San Francisco
013203070	201 Pinehurst Way	South San Francisco
0131165100	345 Ponderosa Dr	South San Francisco
014172010	4 Portola Ave	South San Francisco
014172040	10 Portola Ave	South San Francisco
013034240	212 Rainier Ave	South San Francisco
013034280	236 Rainier Ave	South San Francisco
013034300	248 Rainier Ave	South San Francisco
013182030	121 Ravenwood Way	South San Francisco
013165200	107 Rockwood Dr	South San Francisco
013113510	115 Rockwood Dr	South San Francisco
013212150	117 Rockwood Dr	South San Francisco
013192080	120 Rockwood Dr	South San Francisco
013164040	123 Rockwood Dr	South San Francisco
013193170	138 Rockwood Dr	South San Francisco
013165150	143 Rockwood Dr	South San Francisco
013214240	208 Rockwood Dr	South San Francisco
013215190	213 Rockwood Dr	South San Francisco

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<b>Assessor Parcel #</b>	<b>Address</b>	<b>City</b>
024171010	214 Rockwood Dr	South San Francisco
013214290	218 Rockwood Dr	South San Francisco
013214320	224 Rockwood Dr	South San Francisco
013194110	227 Rockwood Dr	South San Francisco
013271090	117 Rosa Flora Cir	South San Francisco
010334080	8 Serena Ct	South San Francisco
010267010	247 Southcliff Ave	South San Francisco
013211110	111 Springwood Way	South San Francisco
013215150	114 Springwood Way	South San Francisco
013114160	280 Taylor Dr	South San Francisco
013052120	548 Valverde Dr	South San Francisco
010362100	3 Verano Dr	South San Francisco
010334250	106 Verano Dr	South San Francisco
013043040	724 W Orange Ave	South San Francisco
013193130	202 Wildwood Dr	South San Francisco
013194080	205 Wildwood Dr	South San Francisco
013193150	206 Wildwood Dr	South San Francisco
013193160	208 Wildwood Dr	South San Francisco
013211140	210 Wildwood Dr	South San Francisco
013193220	220 Wildwood Dr	South San Francisco
013223020	224 Wildwood Dr	South San Francisco
013166130	230 Wildwood Dr	South San Francisco
013166140	232 Wildwood Dr	South San Francisco
013193010	234 Wildwood Dr	South San Francisco
013053320	523 Yosemite Dr	South San Francisco
013051200	532 Yosemite Dr	South San Francisco

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