



GENERAL PLAN REFERRAL

November 12, 2024

Case No.: 2024-010248GPR
Block/Lot No.: N/A – Various properties in San Mateo County, see attached list
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: Amnon Ben-Pazi – (628) 652-7428
Amnon.Ben-Pazi@sfgov.org

Recommended By: 
 Joshua Switzky, Deputy Director of Citywide Planning
 for Rich Hillis, 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

As part of its Noise Insulation Program (NIP), San Francisco International Airport (SFO) proposes to acquire avigation easements on 132 properties in San Mateo County and provide acoustic noise insulation treatments on the properties in return for the avigation easements.

An avigation easement is a property right that allows an airport to use the airspace above or in the vicinity of property located near the flight path of aircraft using the airport’s runways. The avigation easement includes the right to generate noise, vibrations, electronic interference, aircraft engine exhaust, fumes, or other environmental effects that may result from the lawful operation of aircraft in such airspace. In addition, the avigation easement restricts property owners from creating any obstructions to aircraft operations while within the property’s

airspace. By granting an avigation easement, a property owner waives the right to bring a lawsuit against the airport for the environmental effects of aircraft operations. This waiver is binding on the property owner's successors and subsequent owners of the property.

SFO has acquired thousands of avigation easements in connection with the NIP. The NIP was established as part of SFO's effort to eliminate incompatible land uses in the surrounding communities, as required by Title 21 of the California Code of Regulations (Title 21). Title 21 establishes the acceptable level of noise for persons living in the vicinity of an airport to be below an annual community noise equivalent level (CNEL) value of 65 decibels (db). Title 21 requires airports to eliminate incompatible land uses (i.e., residences, schools, places of worship) within the 65 db CNEL contour. Airports may do so by providing noise insulation or by making a genuine effort to do so.

Since 1983, SFO has worked with the surrounding communities and the County of San Mateo to eliminate incompatible land uses by providing insulation in exchange for avigation easements through the NIP. In 2001, SFO fully satisfied the requirements of Title 21 by eliminating all incompatible uses within the 65 db CNEL contour by offering and/or providing noise insulation, though not all homeowners accepted. While SFO is no longer required to insulate residences under Title 21, it continues to offer noise insulation through the NIP in the spirit of being a considerate neighbor. In addition, in 2018 SFO expanded the NIP through implementation of the Replacement Initiative, to repair and/or replace eligible noise insulation improvements installed in previous phases of the NIP that subsequently failed.

Environmental Review

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.

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.

ENVIRONMENTAL PROTECTION ELEMENT

OBJECTIVE 10

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS.

Policy 10.2

Promote the incorporation of noise insulation materials in new construction.

The Project would offer noise insulation to 132 properties in communities surrounding SFO.

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 help protect the quality of life in communities that surround the Airport.

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:

SFO Noise Insulation Program - 2024 Avigation Easements - Property List.pdf

SFO Noise Insulation Program - 2024 Avigation Easements

Final Address List			
#	Assessor Parcel #	Address	City
1	024161200	9 Corte Ana	Millbrae
2	024162070	323 Cuardo Ave	Millbrae
3	024176250	104 Lerida Ave	Millbrae
4	013223200	105 Lerida Ave	Millbrae
5	020192380	796 2nd Ave	San Bruno
6	020192390	796a 2nd Ave	San Bruno
7	020191260	722 3rd Ave	San Bruno
8	013184040	588 5th Ave	San Bruno
9	020172030	693 7th Ave	San Bruno
10	020112210	826 Masson Ave	San Bruno
11	013213140	36 Pacific Ave	San Bruno
12	020157160	670 Walnut St	San Bruno
13	010325160	233 Alta Mesa Dr	South San Francisco
14	010311130	332 Alta Mesa Dr	South San Francisco
15	013232170	380 Alta Vista Dr	South San Francisco
16	010253140	339 Altamont Dr	South San Francisco
17	010351010	362 Arroyo Dr	South San Francisco
18	013084150	288 Avalon Dr	South San Francisco
19	010352010	125 Berenda Dr	South San Francisco
20	013203120	201 Brentwood Dr	South San Francisco
21	013213040	207 Brentwood Dr	South San Francisco
22	013222190	217 Brentwood Dr	South San Francisco
23	013194190	226 Brentwood Dr	South San Francisco
24	013034180	7 Carlsbad Ct	South San Francisco
25	10351050	113 Casey Dr	South San Francisco
26	013113580	462 Comerwood Ct	South San Francisco
27	013214060	490 Comerwood Ct	South San Francisco
28	013114050	433 Constitution Way	South San Francisco
29	010313150	237 Cuesta Dr	South San Francisco
30	013085070	432 Dorado Way	South San Francisco
31	010341150	237 El Campo Dr	South San Francisco
32	010333310	234 El Campo Dr	South San Francisco
33	010355210	42 Escanyo Dr	South San Francisco
34	010354170	75 Escanyo Dr	South San Francisco
35	010321040	117 Escanyo Dr	South San Francisco
36	014171020	129 Francisco Dr	South San Francisco
37	013102090	349 Granada Dr	South San Francisco
38	013101300	380 Granada Dr	South San Francisco
39	013092180	400 Granada Dr	South San Francisco
40	013095120	409 Granada Dr	South San Francisco
41	013172440	1 Greenwood Dr	South San Francisco
42	013184100	110 Greenwood Dr	South San Francisco

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#	Assessor Parcel #	Address	City
43	013184070	116 Greenwood Dr	South San Francisco
44	013184060	118 Greenwood Dr	South San Francisco
45	013213070	122 Greenwood Dr	South San Francisco
46	013192110	202 Hazelwood Dr	South San Francisco
47	013192140	208 Hazelwood Dr	South San Francisco
48	013193070	209 Hazelwood Dr	South San Francisco
49	013193060	211 Hazelwood Dr	South San Francisco
50	013193040	215 Hazelwood Dr	South San Francisco
51	013223100	221 Hazelwood Dr	South San Francisco
52	013166090	223 Hazelwood Dr	South San Francisco
53	020176030	225 Hazelwood Dr	South San Francisco
54	013165170	226 Hazelwood Dr	South San Francisco
55	013166070	227 Hazelwood Dr	South San Francisco
56	013191180	230 Hazelwood Dr	South San Francisco
57	013212190	236 Hazelwood Dr	South San Francisco
58	013163010	319 Hazelwood Dr	South San Francisco
59	013033160	701 Hill Ave	South San Francisco
60	013033070	719 Hill Ave	South San Francisco
61	010264010	357 King Dr	South San Francisco
62	013192070	103 Manor Dr	South San Francisco
63	013221120	110 Manor Dr	South San Francisco
64	013212110	111 Manor Dr	South San Francisco
65	013221140	114 Manor Dr	South San Francisco
66	013215120	116 Manor Dr	South San Francisco
67	013201060	206 Manor Dr	South San Francisco
68	013166150	212 Manor Dr	South San Francisco
69	013214120	215 Manor Dr	South San Francisco
70	013194020	220 Manor Dr	South San Francisco
71	013212120	222 Manor Dr	South San Francisco
72	013212090	227 Manor Dr	South San Francisco
73	013213110	228 Manor Dr	South San Francisco
74	024176240	201 Maywood Way	South San Francisco
75	013203100	204 Maywood Way	South San Francisco
76	013193110	215 Maywood Way	South San Francisco
77	010253250	338 Newman Dr	South San Francisco
78	013164020	150 Northwood Dr	South San Francisco
79	013191200	154 Northwood Dr	South San Francisco
80	013222050	158 Northwood Dr	South San Francisco
81	013201090	159 Northwood Dr	South San Francisco
82	013166100	162 Northwood Dr	South San Francisco
83	013115070	165 Northwood Dr	South San Francisco
84	013191130	168 Northwood Dr	South San Francisco
85	013201030	171 Northwood Dr	South San Francisco

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#	Assessor Parcel #	Address	City
86	013191070	202 Northwood Dr	South San Francisco
87	013191220	203 Northwood Dr	South San Francisco
88	013165100	221 Northwood Dr	South San Francisco
89	013151100	440 Northwood Dr	South San Francisco
90	013203070	201 Pinehurst Way	South San Francisco
91	0131165100	345 Ponderosa Dr	South San Francisco
92	014172010	4 Portola Ave	South San Francisco
93	014172040	10 Portola Ave	South San Francisco
94	013034240	212 Rainier Ave	South San Francisco
95	013034280	236 Rainier Ave	South San Francisco
96	013034300	248 Rainier Ave	South San Francisco
97	013182030	121 Ravenwood Way	South San Francisco
98	013165200	107 Rockwood Dr	South San Francisco
99	013113510	115 Rockwood Dr	South San Francisco
100	013212150	117 Rockwood Dr	South San Francisco
101	013192080	120 Rockwood Dr	South San Francisco
102	013164040	123 Rockwood Dr	South San Francisco
103	013193170	138 Rockwood Dr	South San Francisco
104	013165150	143 Rockwood Dr	South San Francisco
105	013214240	208 Rockwood Dr	South San Francisco
106	013215190	213 Rockwood Dr	South San Francisco
107	024171010	214 Rockwood Dr	South San Francisco
108	013214290	218 Rockwood Dr	South San Francisco
109	013214320	224 Rockwood Dr	South San Francisco
110	013194110	227 Rockwood Dr	South San Francisco
111	013271090	117 Rosa Flora Cir	South San Francisco
112	010334080	8 Serena Ct	South San Francisco
113	010267010	247 Southcliff Ave	South San Francisco
114	013211110	111 Springwood Way	South San Francisco
115	013215150	114 Springwood Way	South San Francisco
116	013114160	280 Taylor Dr	South San Francisco
117	013052120	548 Valverde Dr	South San Francisco
118	010362100	3 Verano Dr	South San Francisco
119	010334250	106 Verano Dr	South San Francisco
120	013043040	724 W Orange Ave	South San Francisco
121	013193130	202 Wildwood Dr	South San Francisco
122	013194080	205 Wildwood Dr	South San Francisco
123	013193150	206 Wildwood Dr	South San Francisco
124	013193160	208 Wildwood Dr	South San Francisco
125	013211140	210 Wildwood Dr	South San Francisco
126	013193220	220 Wildwood Dr	South San Francisco
127	013223020	224 Wildwood Dr	South San Francisco
128	013166130	230 Wildwood Dr	South San Francisco

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#	Assessor Parcel #	Address	City
129	013166140	232 Wildwood Dr	South San Francisco
130	013193010	234 Wildwood Dr	South San Francisco
131	013053320	523 Yosemite Dr	South San Francisco
132	013051200	532 Yosemite Dr	South San Francisco