

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 22-0094

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, as part of the Airport's Noise Insulation Program (NIP), between the 1980s and 2000s, the Airport obtained approximately 12,600 avigation easements and insulated approximately 15,200 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 phases 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, since 2018, the Airport implemented the Replacement Initiative (RI) to address complaints of deficiencies in workmanship and/or installation of improvements installed in prior phases of the NIP, and to acquire new avigation easements in exchange for modifications and or replacements of eligible improvements; and

WHEREAS, as part of the ongoing phases of the RI, the Airport recently obtained 62 new avigation easements granted by owners of residential properties; and

WHEREAS, the 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

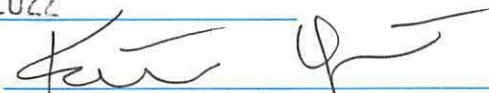
RESOLVED, that the Airport Commission hereby authorizes the Airport Director to acquire avigation easements for the properties listed in Attachment 1 to this resolution; and, be it further

RESOLVED, that the Airport Commission hereby authorizes the Airport 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 _____

MAY 17 2022



Secretary



MEMORANDUM

May 17, 2022

TO: AIRPORT COMMISSION
Hon. Eleanor Johns, President
Hon. Malcolm Yeung, Vice President
Hon. Everett A. Hewlett, Jr.
Hon. Jane Natoli
Hon. Jose F. Almanza

22-0094
- MAY 17 2022

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

Staff seeks authorization to acquire and record avigation easements for 62 residential properties located in the vicinity of the Airport, in areas affected by aircraft noise. Owners of residential properties included in the Replacement Initiative (RI) of 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 the properties, and grant the right to impose noise, sound, vibration, and other environmental effects incidental to the operation of aircraft. Staff also 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.

THIS PRINT COVERS CALENDAR ITEM NO. 10

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

LONDON N. BREED
MAYOR

ELEANOR JOHNS
PRESIDENT

MALCOLM YEUNG
VICE PRESIDENT

EVERETT A. HEWLETT, JR.

JANE NATOLI

JOSE F. ALMANZA

IVAR C. SATERO
AIRPORT DIRECTOR

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 has involved insulating more than 15,200 properties and acquiring more than 12,600 avigation easements.

During previous phases of the NIP, some property owners chose not to participate in the program or failed to respond to invitations to participate and, as a result, the Airport did not acquire avigation easements for those properties. Since 2010, the Airport implemented additional phases of the NIP to insulate some eligible properties that were not treated in earlier phases. In 2018, the NIP was further expanded through the Second Chance Initiative (SCI). The SCI provides another opportunity to participate in the NIP for all the properties located inside the current NEM that failed to accept invitations to participate in previous phases of the NIP, in exchange for granting the Airport avigation easement.

For early phases of the NIP, the Airport was not responsible for the management of or oversight of the program. Rather, the Airport provided funds to the impacted jurisdictions to implement the NIP on their own. This resulted in inconsistencies in policy application, product offerings, and quality of installations. Since 2018, through the RI, the Airport has implemented additional phases of the NIP to address complaints of deficiencies in manufacture and/or workmanship of improvements (such as windows and doors) installed in prior phases of the NIP. The RI provides an opportunity to address these complaints for properties located inside the current NEM through modification or replacement of eligible improvements, in exchange for new perpetual avigation easements.

As part of the RI, the Airport recently obtained 62 perpetual avigation easements. A list of these properties is attached as Attachment 1 to the resolution.

In light of the ongoing COVID-19 crisis and its impact on Airport finances, Staff has considered the financial implications of acceptance and recordation of the avigation easements, and has determined that the cost is a very small percentage of the total cost of the RI. Furthermore, the cost of acceptance and recordation of the easements is included in the overall budget of the program.

Acceptance and Recordation of Avigation Easements

With Commission authorization, Airport staff can 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 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: Geoffrey W. Neumayr
Chief Development Officer
Planning, Design & Construction

Attachments

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

Final Address List		
Assessor Parcel #	Address	City
020177410	552 4th Ave.	San Bruno
020177090	539 5th Ave.	San Bruno
020173130	657 E. Angus Ave.	San Bruno
020114120	819 Easton Ave.	San Bruno
020115320	553 Euclid Ave.	San Bruno
020106130	917 Hensley Ave.	San Bruno
020166070	711 7th Ave./ 767 Pine St.	San Bruno
013078030	412 Alhambra Rd.	South San Francisco
013081030	463 Alhambra Rd.	South San Francisco
010253170	327 Altamont Dr.	South San Francisco
010264300	366 Altamont Dr.	South San Francisco
013232170	380 Alta Vista Dr.	South San Francisco
013083230	332 Avalon Dr.	South San Francisco
013083260	344 Avalon Dr.	South San Francisco
013212060	223 Brentwood Dr.	South San Francisco
013194210	230 Brentwood Dr.	South San Francisco
010362180	64 Capay Cir.	South San Francisco
010361010	65 Capay Cir.	South San Francisco
013034120	20 Carlsbad Ct.	South San Francisco
013085030	11 Dana Ct.	South San Francisco
010361340	78 Escanyo Dr.	South San Francisco
010353040	107 Escanyo Dr.	South San Francisco
013035150	16 Fairway Dr.	South San Francisco
013101140	304 Granada Dr.	South San Francisco
013102090	349 Granada Dr.	South San Francisco
013171650	58 Greenwood Dr.	South San Francisco
013033300	752 Haven Ave.	South San Francisco
013165160	228 Hazelwood Dr.	South San Francisco
013166050	231 Hazelwood Dr.	South San Francisco
013163050	311 Hazelwood Dr.	South San Francisco
013154120	411 Hazelwood Dr.	South San Francisco
013043210	708 Hill Ave.	South San Francisco
010363010	21 Jacinto Ln.	South San Francisco
013042190	108 Knoll Cir.	South San Francisco

013213110	206 Manor Dr.	South San Francisco
013212120	222 Manor Dr.	South San Francisco
010253230	330 Newman Dr.	South San Francisco
010253240	334 Newman Dr.	South San Francisco
013191220	150 Northwood Dr.	South San Francisco
013201110	155 Northwood Dr.	South San Francisco
013201030	171 Northwood Dr.	South San Francisco
013191070	202 Northwood Dr.	South San Francisco
013204140	232 Pinehurst Way	South San Francisco
013113790	357 Ponderosa Rd.	South San Francisco
013113810	377 Ponderosa Rd.	South San Francisco
013034320	260 Rainier Ave.	South San Francisco
014173170	137 Ramona Ave.	South San Francisco
013214370	234 Rockwood Dr.	South San Francisco
013172180	319 Rockwood Dr.	South San Francisco
013172160	323 Rockwood Dr.	South San Francisco
010268030	225 Southcliff Ave.	South San Francisco
013083150	327 Valencia Dr.	South San Francisco
013082200	366 Valencia Dr.	South San Francisco
013074100	437 Valencia Dr.	South San Francisco
013053140	516 Valverde Dr.	South San Francisco
010362090	5 Verano Dr.	South San Francisco
010363130	8 Verano Dr.	South San Francisco
010334270	110 Verano Dr.	South San Francisco
013193220	220 Wildwood Dr.	South San Francisco
014171270	22 Wilms Ave.	South San Francisco
014171330	34 Wilms Ave.	South San Francisco
013052180	443 Yellowstone Dr.	South San Francisco