FILE NO. 251171

AMENDED IN COMMITTEE
1/26/2026

RESOLUTION NO. 42-26

[Acceptance and Recording of Avigation Easement - US 180 El Camino Owner, LLC, a Delaware limited liability company - 180 El Camino Real, South San Francisco]

Resolution authorizing the acceptance and recording of an avigation easement by the City and County of San Francisco from US 180 El Camino Owner, LLC, a Delaware limited liability company for the development at 180 El Camino Real in South San Francisco, California, at no cost to the City and County of San Francisco; and affirming the Planning Department's determination under the California Environmental Quality Act; and to authorize the Director of Property to enter into amendments or modifications to the grant of avigation easement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purpose and intent of this Resolution.

WHEREAS, US 180 EL CAMINO OWNER, LLC, a Delaware limited liability company ("Grantor"), owns an 11-acre parcel located at 180 El Camino Real in South San Francisco, California, on which Grantor proposes construction of a new mixed-use development which includes residential dwellings (the "Development"); and

WHEREAS, San Francisco International Airport (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

WHEREAS, The Airport can eliminate incompatibility under Title 21 by acquiring avigation easements; 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 (the "ALUCP"); and

WHEREAS, The San Mateo County Airport Land Use Commission ("ALUC") determined that the Development was incompatible with the relevant ALUCP noise compatibility policies and criteria because it was located within the 70 decibel (dB) Community Noise Equivalent Level contour for the Airport; and

WHEREAS, The City of South San Francisco overruled the ALUC's incompatibility determination and as a condition of approval of the Development, required the Grantor to grant the City and County of San Francisco ("City"), at no cost, an avigation easement, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 251171; and

WHEREAS, On November 19, 2024, the Airport Commission by Resolution No. 24-0244, a copy of which is on file with the Clerk of the Board of Supervisors under File No. 251171 and incorporated by reference, authorized the Airport to request the Board of Supervisors approval to accept and record the grant of avigation easement; and

WHEREAS, The Director of Planning, by letter dated September 9, 2025, which is on file with the Board of Supervisors under File No. 251171 and incorporated by reference, found that the acquisition of an avigation easement is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and

WHEREAS, The Planning Department has determined that the actions contemplated in this Resolution comply with the California Environmental Quality Act (California Public Resources Code, Sections 21000 et seq.); said determination is on file with the Clerk of the Board of Supervisors in File No. 251171 and is incorporated herein by reference; the Board of Supervisors affirms this determination; now, therefore, be it

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

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

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

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

City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 251171 **Date Passed:** February 03, 2026

Resolution authorizing the acceptance and recording of an avigation easement by the City and County of San Francisco from US 180 El Camino Owner, LLC, a Delaware limited liability company for the development at 180 El Camino Real in South San Francisco, California, at no cost to the City and County of San Francisco; and affirming the Planning Department's determination under the California Environmental Quality Act; and to authorize the Director of Property to enter into amendments or modifications to the grant of avigation easement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purpose and intent of this Resolution.

January 26, 2026 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

January 26, 2026 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

February 03, 2026 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Walton and Wong
Excused: 1 - Sherrill

File No. 251171

I hereby certify that the foregoing Resolution was ADOPTED on 2/3/2026 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

2/13/26

Date Approved