

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

Atherton • Belmont • Brisbane • Burlingame • Colma • Daly City • East Palo Alto • Foster City • Half Moon Bay • Hillsborough • Menlo Park
Millbrae • Pacifica • Portola Valley • Redwood City • San Bruno • San Carlos • San Mateo • San Mateo County • South San Francisco • Woodside

AIRPORT LAND USE COMMITTEE (ALUC)

AGENDA

Date: August 22, 2019
Time: **4:00 p.m.**
Place: Burlingame City Hall – Council Chambers
501 Primrose Road
Burlingame, California

- | | | |
|---|--|--------|
| 1. Call to Order/Roll Call | Action
(Ortiz) | |
| 2. Public Comment on Items not on the Agenda | Limited to 2
minutes per
speaker | |
| 3. Approval of Minutes – April 25, 2019 | Action
(Ortiz) | Page 1 |
| 4. San Francisco International Airport Comprehensive Airport Land Use Compatibility Plan Consistency Review – Jefferson Unified High School District (JUHSD) Faculty and Staff Housing Project, including General Plan and Zoning Amendments and related entitlements to allow construction of a four-story, 122-unit residential building on a 3.3 acre site at 699 Serramonte Boulevard, Daly City. | Action
(Kalkin) | Page 5 |
| 5. Member Comments/Announcements | Information | |
| 6. Items from Staff | Information | |
| 7. Adjournment – <i>Next regular meeting – September 26, 2019</i> | | |

NOTE: All items appearing on the agenda are subject to action by the Committee.
Actions recommended by staff are subject to change by the Committee.

If you have any questions regarding the C/CAG Airport Land Use Committee Meeting Agenda, please contact Susy Kalkin at 650-599-1467 or Sandy Wong at 650-599-1409.

PUBLIC NOTICING: All notices of C/CAG regular Board meetings, standing committee meetings, and special meetings will be posted at the San Mateo County Transit District Office, 1250 San Carlos Ave., San Carlos, CA, and on C/CAG's website at: <http://www.ccag.ca.gov>.

PUBLIC RECORDS: Public records that relate to any item on the open session agenda for a regular Board meeting, standing committee meeting, or special meeting are available for public inspection. Those public records that are distributed less than 72 hours prior to a regular Board meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members, of the Board. The Board has designated the City/County Association of Governments of San Mateo County (C/CAG), located at 555 County Center, 5th Floor, Redwood City, CA 94063, for the purpose of making public records available for inspection. Such public records are also available on C/CAG's website at: <http://www.ccag.ca.gov>.

PUBLIC PARTICIPATION: Public comment is limited to two minutes per speaker. Persons with disabilities who require auxiliary aids or services in attending and participating in this meeting should contact Mima Guilles at (650) 599-1406, five working days prior to the meeting date.

Airport Land Use Committee (ALUC)
Meeting Minutes
April 25, 2019

1. Call to Order/Roll Call

Chair Ortiz called the meeting to order at 4:00 pm.

Attendance sheet is attached.

Chair Ortiz noted that Agenda Item 6, regarding the Airport Development Plan, had been presented previously to most Committee members in their capacity as City Council members except Member Ford, the Aviation representative, so requested an abbreviated presentation. John Bergener, SFO Planning Director, agreed, noting he would like to speak about how the Plan will impact the work of the ALUC. He further offered to present the Plan more thoroughly to Committee member Ford separately.

2. Public Comment On Items Not On The Agenda

None

3. Minutes of the January 24, 2019 Meeting

Motion: Member Davis moved, and Vice-Chair Masur seconded, approval of the January 24, 2019 minutes. Motion carried unanimously (8-0).

4. San Francisco International Airport Land Use Compatibility Plan Consistency Review – City of San Bruno, Mills Park Center, including related Rezoning and Planned Development Permit.

Susy Kalkin, C/CAG staff, presented the staff report.

Committee member Ford questioned at what point a project would need to provide evidence of compliance with the FAA Notification requirements. Staff clarified the condition requires a determination of no hazard from the FAA prior to issuance of a building permit.

Motion: Member Oliva moved, and Vice-Chair Masur seconded approval of the item. Motion carried unanimously (8-0).

5. San Carlos Airport Land Use Compatibility Plan Consistency Review – Mixed Use Live/Work Zoning and General Plan Amendment, Redwood City

Susy Kalkin, C/CAG staff, presented the staff report.

Committee member Ford requested that a requirement for an aviation easement be included in any consistency finding recommendation. She noted that while the project was not located within the noise impact area, she believed other criteria were present that warranted this

condition. Chair Ortiz invited Rich Newman to the podium for further explanation.

Rich Newman made reference to Overflight Policy 2, the Easement Review Area, noting there are several criteria that could provide basis for imposition of an avigation easement, including that the project included a general plan amendment, and that it was in an area beneath the Part 77 surface. He contended that there was never an intent when adopting this ALUCP plan that avigation easements would be limited to only noise sensitive uses within the 60 dB CNEL contour.

Vice-Chair Masur noted there is already a requirement for notification of property owners, per the Real Estate Disclosure requirements, and questioned what additional benefit the easement would provide. Member Ford and Mr. Newman provided additional background on what an easement provides – grants rights to the airport, recorded on the deed, runs with the land.

Committee members felt that the main issue is providing notice that future tenants are aware of the airport and potential impacts. They also questioned how this policy has been applied in the past.

Staff noted that the criteria contained under this policy include qualifiers, including whether the land use policy action: would result in construction of a noise sensitive use within the 60 dB CNEL contour; would allow structures that would exceed height standards defined in FAR Part 77; or would allow land uses that may cause visual, electronic, navigational or wildlife hazards for aircraft. Staff further noted that none of those criteria were applicable to the project.

Mr. Newman reiterated his opinion that the policy applies because the Project includes a general plan amendment and is located inside the FAR Part 77 conical surface.

Given the conflicting interpretations, the Committee requested the matter be tabled until the next meeting. Staff advised that the timing would be problematic since there is a statutory requirement to take final action on a determination within 60 days of receipt of a complete application. Given that, the Committee directed that the matter be investigated further and a determination be made by the C/CAG Board as to whether an avigation easement is warranted under the Policy.

Motion: Member Oliva moved, and Member Davis seconded a motion to recommend the C/CAG Board, acting as the ALUC, find the project consistent with the San Carlos ALUCP subject to making a determination as to applicability of the overflight easement requirements. Motion carried unanimously (8-0).

Motion: Member O'Connell moved, and Member Ford seconded a motion directing that staff draft a letter to the Redwood City Council recommending it impose an avigation easement requirement on the project if the C/CAG Board does not otherwise impose such a requirement pursuant to the prior motion. Motion carried unanimously (8-0).

6. Presentation on the Airport Development Plan for San Francisco San Francisco International Airport

SFO Planning Director Bergener gave a quick overview of the Airport Development Plan,

noting the last major update was in 1989. He identified that the maximum airfield capacity is 77 million passengers per year, and indicated this plan is focused on providing needed landside facilities to match that airfield capacity.

He further explained that the Notice of Preparation for the associated EIR is due out in May, and the document preparation would take until after the new year. He noted that the EIR will incorporate new noise exposure maps for future 2031 conditions. Since the SFO ALUCP currently contains 2020 forecasts there have been discussions with C/CAG staff about updating the ALUCP to include the 2031 forecasts. It is anticipated that a Request for Proposals (RFP) would be issued near the end of the year as a first step in this process.

7. Member Comments/Announcement

None

8. Items from Staff

Staff apologized for communications around the late cancellation of the March ALUC meeting due to lack of a quorum, noting that while emails were sent out, text messages might have been more useful. It was encouraged that phone numbers be provided for members and alternates that would be kept confidential and only used in such situations.

9. Adjournment

The meeting was adjourned at 4:47 pm.

2019 C/CAG Airport Land Use Committee Attendance Report

Name	Agency	Jan 2019	April 2019			
Terry O'Connell	City of Brisbane	X	X			
Ricardo Ortiz	City of Burlingame	X <small>(arrived 4:07)</small>	X			
Roderick Daus-Magbual	City of Daly City					
Sanjay Gehani	City of Foster City					
Adam Eisen	City of Half Moon Bay					
Ann Oliva	City of Millbrae	X	X			
Shelly Masur	City of Redwood City	X	X			
Laura Davis	City of San Bruno	X	X			
Adam Rak	City of San Carlos	Y				
Warren Slocum	County of San Mateo and Aviation Representative					
Mark Nagales	City of South San Francisco	X	X			
Carol Ford	Aviation Representative	X	X			
Dave Williams	Half Moon Bay Airport Pilots Association	X	X <small>(arrived 4:05)</small>			

X - Committee Member Attended
Y – Designated Alternate Attended

Staff and guests in attendance for the April 25, 2019 meeting: Susy Kalkin, Richard Newman, SFO: John Bergener, Planning Director), Public Information Officer Doug Yakel and Francis Tsang, External Affairs

C/CAG AGENDA REPORT

Date: August 22, 2019

To: Airport Land Use Committee

From: Susy Kalkin

Subject: San Francisco International Airport Comprehensive Airport Land Use Compatibility Plan Consistency Review – Jefferson Unified High School District (JUHSD) Faculty and Staff Housing Project, including General Plan and Zoning Amendments and related entitlements to allow construction of a four-story, 122-unit residential building on a 3.3 acre site at 699 Serramonte Boulevard, Daly City.

(For further information or response to questions, contact Susy Kalkin at 650-599-1467 or kkalkin@smcgov.org)

RECOMMENDATION

That the C/CAG Airport Land Use Committee (ALUC) recommend to the C/CAG Board of Directors, that the C/CAG Board, acting as the Airport Land Use Commission, determine that the proposed JUHSD Faculty and Staff Housing Project, including General Plan and Zoning Amendments and related entitlements, is consistent with the applicable airport/land use policies and criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (SFO ALUCP), subject to the following condition:

1. The City of Daly City shall require that the project sponsor comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.

DISCUSSION

Project Description

The project includes the construction of a four-story (48-ft. tall), 122-unit apartment building on a 3.3 acre site at the northwest corner of the Serramonte del Rey campus at 699 Serramonte Boulevard. Among other entitlements, the project includes a General Plan Amendment to change the land use designation on this portion of the site from C-O (Commercial – Office) to R-HD (Residential – High Density) and a Zoning Amendment to allow an increase in allowable height to 48 feet maximum.

ALUCP Consistency Evaluation

California Government Code Section 65302.3 states that a local agency General Plan and/or any affected specific plan must be consistent with the applicable airport/land use criteria in the relevant adopted Airport Land Use Compatibility Plan (ALUCP). The City of Daly City has referred the subject project to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the SFO ALUCP.

The SFO ALUCP contains policies and criteria to address four issues: (a) aircraft noise impacts; (b) safety compatibility criteria; (c) height of structures/airspace protection; and (d) overflight notification. The following sections describe the degree to which the project is compatible with each.

(a) Aircraft Noise Impacts

The 65 dB CNEL (Community Noise Equivalent Level) aircraft noise contour defines the threshold for airport noise impacts established in the SFO ALUCP. All land uses located outside this contour are deemed consistent with the noise policies of the SFO ALUCP.

As shown on Attachment 2, the subject property lies outside the bounds of the 65dB CNEL contour, and therefore the project is consistent with the SFO ALUCP noise policies and criteria.

(b) Safety Compatibility

The SFO ALUCP includes five safety zones and related land use compatibility policies and criteria. However, none of the safety zones extends into Daly City, and therefore the project would be consistent with the safety zone policies of the SFO ALUCP.

(c) Height of Structures/Airspace Protection

Pursuant to the SFO ALUCP, airspace protection compatibility of proposed land uses within its AIA is evaluated in accordance with the following criteria: (1) 14 Code of Federal Regulations Part 77 (FAR Part 77), “Safe, Efficient Use and Preservation of the Navigable Airspace”, which establishes the standards for determining obstructions to air navigation; and (2) FAA notification surfaces. By definition, any object that penetrates one of the imaginary surfaces of the FAR Part 77 exhibit is deemed an obstruction to air navigation.

In order to be deemed consistent with the ALUCP, the maximum height of a new building must be the lower of (1) the height shown on the airspace protection surfaces map or (2) the maximum height determined not to be a “hazard to air navigation” by the FAA in an aeronautical study prepared pursuant to the filing of Form 7460-1.

The single building in the project is 48 feet tall, with a ground elevation of approximately 490 feet above mean sea level (MSL), resulting in an overall height of 538 ft above MSL. Utilizing SFO’s online iALP Airspace Tool, it has been determined that the top of the proposed building would be more than 260 feet below the critical airspace surfaces in the area, as shown on Attachment 3, so the project would be compliant with the airspace protection policies of the SFO ALUCP.

(d) Overflight Notification

The project site is located within the Airport Influence Area (AIA) of SFO, the real estate disclosure area. Pursuant to Policy IP-1, notification is required, prior to sale or lease of property located

C/CAG AGENDA REPORT

Airport Land Use Committee

RE: Consistency Review – 699 Serramonte Blvd., Daly City

Date: August 22, 2019

Page 3

within the AIA, of the proximity of the airport and that therefore the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations.

As this disclosure requirement is not included in Daly City's standard policies and procedures, the following condition is proposed:

- The City of Daly City shall require that the project sponsor comply with the real estate disclosure requirements outlined in Policy IP-1 of the SFO ALUCP.

ATTACHMENTS

1. ALUCP application, together with related project description and plan set excerpts
2. SFO ALUCP Exh. IV-5 - Noise Compatibility Zones
3. SFO iALP Airspace Tool Point Analysis



APPLICATION FOR LAND USE CONSISTENCY DETERMINATION
San Mateo County Airport Land Use Commission
C/CAG ALUC

APPLICANT INFORMATION

Agency: **City of Daly City**

Project Name: **Jefferson Union High School District Faculty & Staff Housing**

Address: **599 Serramonte Blvd**

APN: **091-211-230**

City: **Daly City**

State: **CA**

ZIP Code: **94015**

Staff Contact: **Carmelisa Morales**

Phone: **650-991-8156**

Email: **cmorales@dalycity.org**

PROJECT DESCRIPTION

New 122-unit apartment building on a 3.3 acre site at the northwest corner of the Serramonte del Rey campus. The project will be constructed on a relatively level, surface parking lot. 183 parking spaces are proposed within a puzzle lift shelter, two surface parking lots, and parking stalls south of the site along Campus Drive. The General Plan land use designation for the section of property where the project site is located will be changed from Public Facility to Residential-High Density to allow the solely residential use. The existing zoning district, PD-31, will also be amended to only allow residential uses on this section of the

REQUIRED PROJECT INFORMATION property and to change the maximum building height for apartment buildings from "three stories over a partially depressed garage" to a maximum building height of 48 ft.

For General Plan, Specific Plan or Zoning Amendments and Development Projects:

A copy of the relevant amended sections, maps, etc., together with a detailed description of the proposed changes, sufficient to provide the following:

1. Adequate information to establish the relationship of the project to the three areas of Airport Land Use compatibility concern (ex. a summary of the planning documents and/or project development materials describing how ALUCP compatibility issues are addressed):
 - a) Noise: Location of project/plan area in relation to the noise contours identified in the applicable ALUCP.
 - Identify any relevant citations/discussion included in the project/plan addressing compliance with ALUCP noise policies.
 - b) Safety: Location of project/plan area in relation to the safety zones identified in the applicable ALUCP.
 - Include any relevant citations/discussion included in the project/plan addressing compliance with ALUCP safety policies.
 - c) Airspace Protection:
 - Include relevant citations/discussion of allowable heights in relation to the protected airspace/proximity to airport, as well as addressment of any land uses or design features that may cause visual, electronic, navigational, or wildlife hazards, particularly bird strike hazards.

- If applicable, identify how property owners are advised of the need to submit Form 7460-1, *Notice of Proposed /Construction or Alteration* with the FAA.

2. Real Estate Disclosure requirements related to airport proximity
3. Any related environmental documentation (electronic copy preferred)
4. Other documentation as may be required (ex. related staff reports, etc.)

Additional information For Development Projects:

1. 25 sets of scaled plans, no larger than 11" x 17"
2. Latitude and longitude of development site
3. Building heights relative to mean sea level (MSL)

ALUCP Plans can be accessed at <http://ccag.ca.gov/plansreportslibrary/airport-land-use/>

Please contact C/CAG staff at 650 599-1467 with any questions.

<i>For C/CAG Staff Use Only</i>
<i>Date Application Received</i>
<i>Date Application Deemed Complete</i>
<i>Tentative Hearing Dates:</i>
- <i>Airport Land Use Committee</i>
- <i>C/CAG ALUC</i>

DATE: July 18, 2019

TO: Susy Kalkin, ALUC Staff, City/County Association of Governments of San Mateo County

FROM: Carmelisa Morales, Associate Planner, City of Daly City Planning Division

SUBJECT: ALUC Land Use Consistency Determination Application - Project Information for the JUHSD Faulty and Staff Housing Project at 699 Serramonte Boulevard in Daly City

Background: Jefferson Union High School District (JUHSD), the applicant, operates six high schools in Daly City and Pacifica and, as a result of the critical shortage of affordable rental housing in its community, it is at a disadvantage to neighboring school districts in attracting and retaining high-quality teachers and staff.

To eliminate this disadvantage, voters have approved Measure J which authorizes \$33 million in locally controlled funds to construct affordable rental housing to attract, hire and retain teachers and staff members of the JUHSD and the Adult Education School.

Project Description: The project includes the construction of a 122-unit 3- and 4-story apartment building on a 3.3 acre site at the northwest corner of the Serramonte del Rey campus proposed to be constructed on a relatively level, student parking surface lot. This project is comprised of one four-story Type VA building that wraps around a central courtyard and provides a total of 183 residential parking spaces. The spaces will be provided in a new surface parking lot with new puzzle lift shelter to the west, a reconfigured surface parking lot to the east, and five spaces located south of the site along Campus Drive.

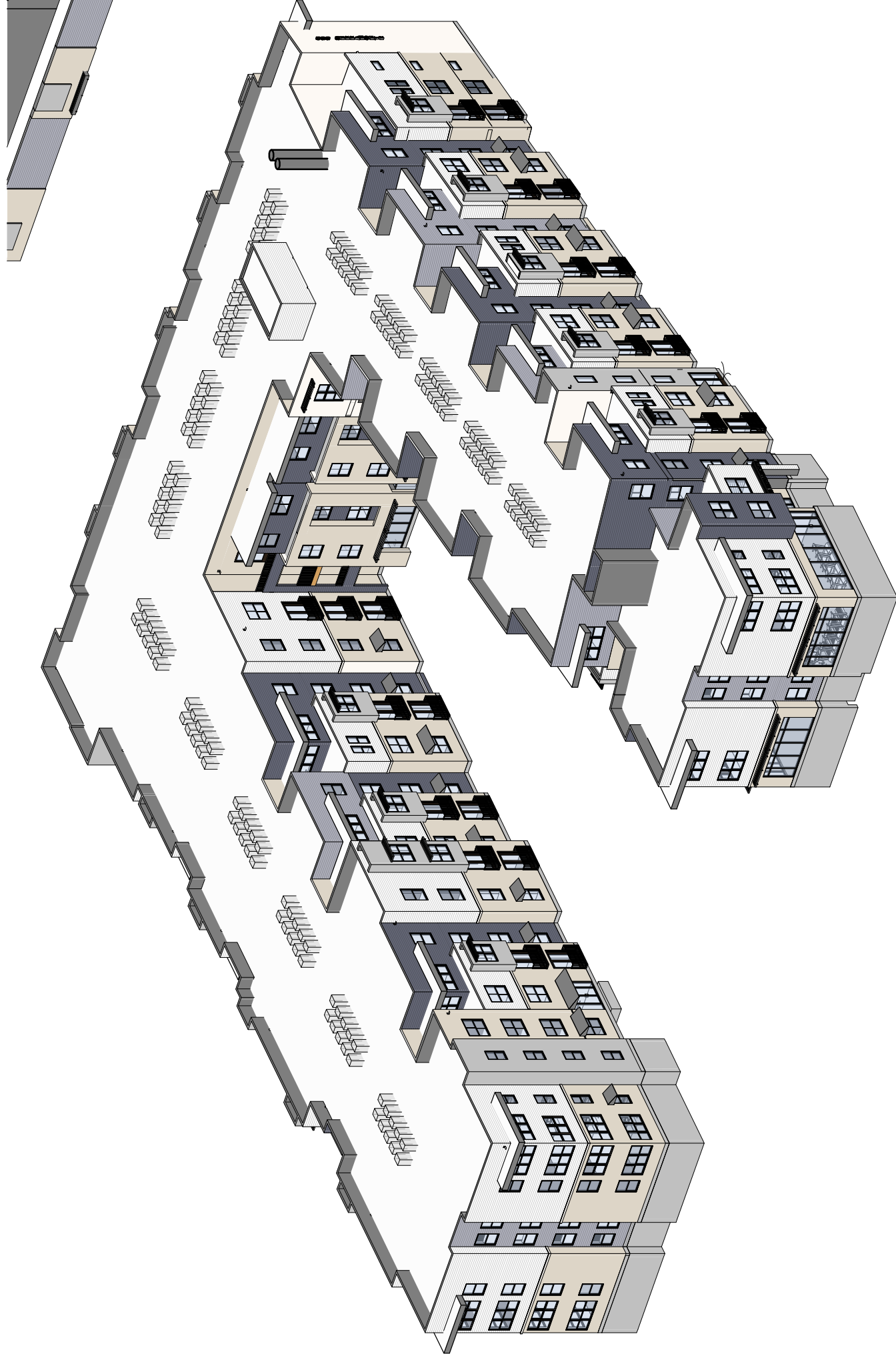
Proposed General Plan and Zoning Changes: The General Plan land use designation for the Serramonte Del Ray campus (699 Serramonte Boulevard, APN 091-211-230) is currently C-O (Commercial – Office). Since this section of the campus is proposed to be solely residential with a density of 37 dwelling units per acre, JUHSD is requesting a change in the land use designation of this section of the property to R-HD (Residential – High Density). This designation applies primarily to multi-family residential structures where residential density is between 35.1 and 50 dwelling units per acre. The boundaries of the proposed land use designation are shown on the attached exhibit.

The zoning for the property is PD-31 (Planned Development District). Residential and office uses are permitted uses in this zoning district. However, PD-31 regulates the maximum number of dwelling units and office space permitted within each section of the property. The section of the property containing the project site allows up to 175 dwelling units and up to 200,000 sq. ft. of office space. JUHSD is requesting an amendment to PD-31 to allow only residential uses on this section of the property, specifically the 122 units proposed. In addition, since PD-31 limits apartment buildings to “three stories over a partially depressed garage”, JUHSD is requesting a change in the maximum height requirement for apartment buildings to a maximum of 48 feet.

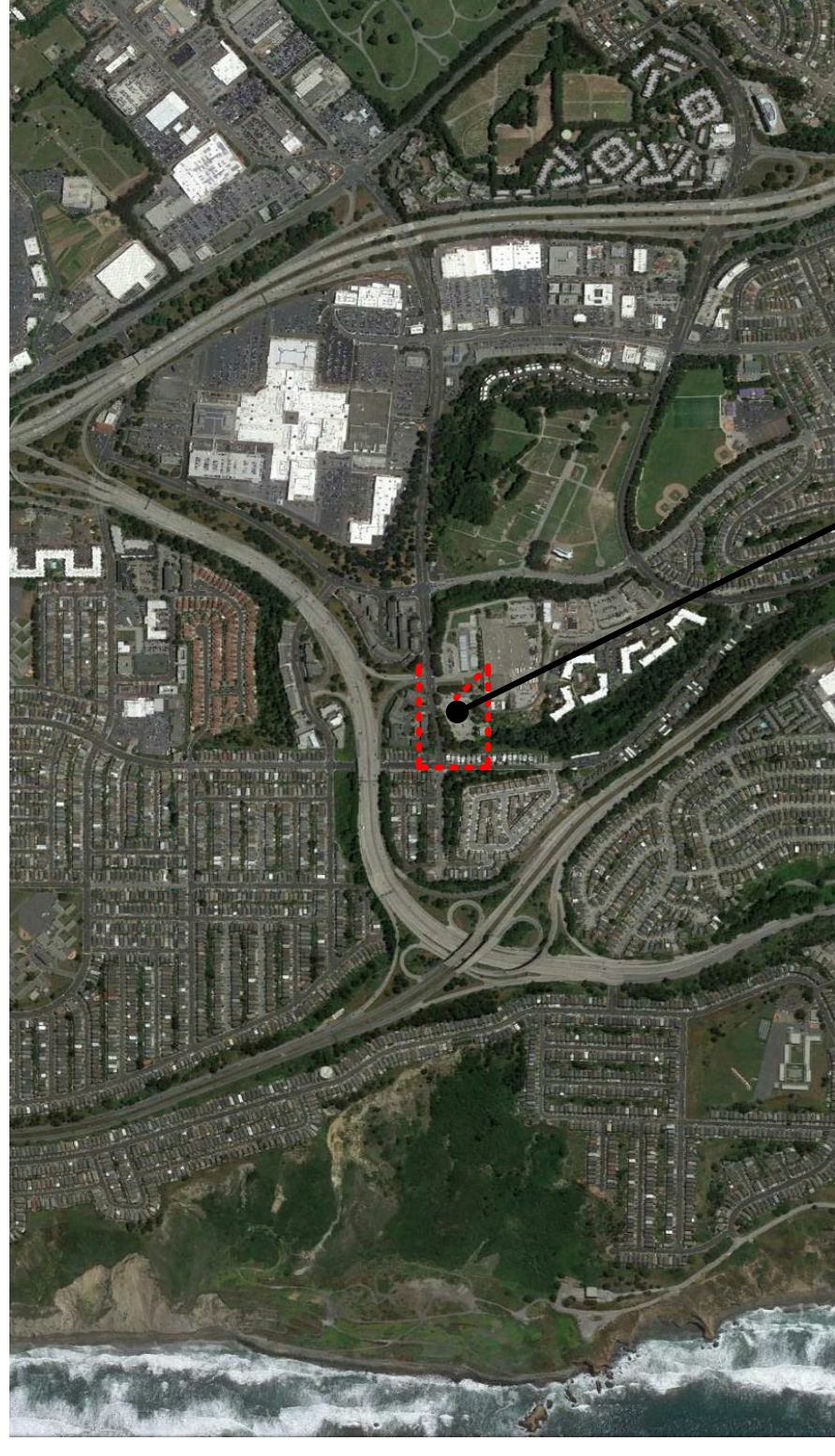
Environmental Review: An Initial Study and Mitigated Negative Declaration are currently being prepared for this project.

JUHSD FACULTY & STAFF HOUSING

DALY CITY, CALIFORNIA



VICINITY MAP



PROJECT SITE

PROJECT INFORMATION

ZONING: (C-O) COMMERCIAL, OFFICE
 APN: 091-211-230

TYPE OF CONSTRUCTION

RESIDENTIAL TYPE VA

CURRENT USE ON SITE:

PARKING LOT FOR ADJACENT BUILDINGS

ALLOWABLE AREAS

PROJECT TABULATION

Unit Type	1BR	2BR	3BR	TOTALS
Program	615-760	850-1000	1060-1250	
SF	705	975	1290	
Ground Floor	12	12	1	25
2nd Floor	10	20	3	33
3rd Floor	11	21	1	33
4th Floor	22	8	1	31
Totals	55	61	6	122
%	46.7%	48.36%	5%	100%

CONSULTANT TEAM

APPLICANT / OWNER
 JEFFERSON UNION HIGH SCHOOL DISTRICT
 699 SERRAMONTE BLVD.
 DALY CITY, CA 94015

OWNER ADVISORS
 BROOKWOOD GROUP
 ONE EMBARCADERO CENTER, SUITE 500
 SAN FRANCISCO, CA 94111
 P: 415.956.5056

OWNER DESIGN CONSULTANTS
 SEIDEL ARCHITECTS
 545 SANSOME ST.
 SAN FRANCISCO, CA 94111
 P: 415.397.5535

LANDSCAPE ARCHITECT
 JETT LANDSCAPE ARCHITECTURE + DESIGN
 2 THEATRE SQUARE, SUITE 218
 ORINDA, CA 94563
 P: 925.254.5422

CIVIL ENGINEER
 BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 P: 650.482.6427

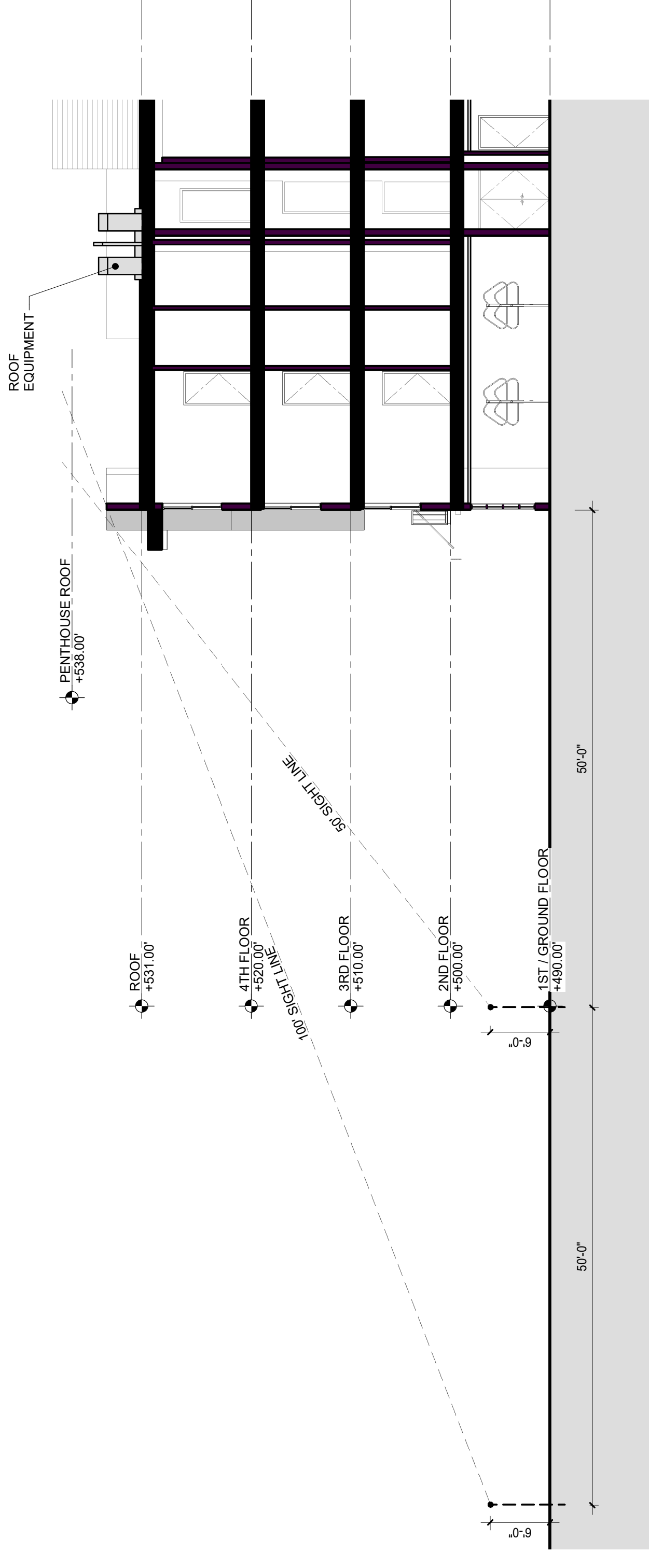
DRAWING INDEX

Sheet Number	Sheet Name
A0.0	PROJECT INFORMATION
A0.1	PROJECT INFORMATION
A0.2	OPEN AREA DIAGRAM
A0.3	ACCESSIBLE PATH OF TRAVEL DIAGRAM
A1.0	CONCEPTUAL SITE PLAN
A2.1	CONCEPTUAL GROUND FLOOR PLAN
A2.2	CONCEPTUAL SECOND FLOOR PLAN
A2.3	CONCEPTUAL THIRD FLOOR PLAN
A2.4	CONCEPTUAL FOURTH FLOOR PLAN
A2.5	CONCEPTUAL ROOF PLAN
A3.0	CONCEPTUAL SECTIONS
A3.1	CONCEPTUAL MASSING
A3.2	CONCEPTUAL MASSING
A3.3	CONCEPTUAL MASSING
A4.1	TYPICAL UNIT PLANS
A5.1	CONCEPTUAL ELEVATIONS APARTMENT
A5.2	CONCEPTUAL ELEVATIONS APARTMENT
A5.3	CONCEPTUAL ELEVATIONS APARTMENT
A5.4	CONCEPTUAL ELEVATIONS APARTMENT
A5.5	CONCEPTUAL ELEVATIONS STACKER SHED
A6.1	ARCHITECTURAL CHARACTER IMAGES
A6.2	ARCHITECTURAL CHARACTER IMAGES
A7.0	SITE PHOTOS
A7.1	SITE PHOTOS
A7.2	SITE PHOTOS
A8.1	COLOR SCHEME BOARD
C1.0	OVERALL CONCEPTUAL SITE PLAN
C1.1	CONCEPTUAL SITE PLAN
C1.2	CONCEPTUAL SITE PLAN
C2.0	CONCEPTUAL GRADING PLAN
C2.1	CONCEPTUAL GRADING PLAN
C3.0	STORMWATER MANAGEMENT PLAN
C4.0	OVERALL CONCEPTUAL UTILITY PLAN
C4.1	CONCEPTUAL UTILITY PLAN
C4.2	CONCEPTUAL UTILITY PLAN
C5.0	CONCEPTUAL FIRE ACCESS PLAN
L1.1	CONCEPTUAL LANDSCAPE PLAN - WEST
L1.2	CONCEPTUAL LANDSCAPE PLAN - EAST
L1.3	PRELIMINARY LANDSCAPE PLANT LIST
L2.1	PRECEDENT IMAGES

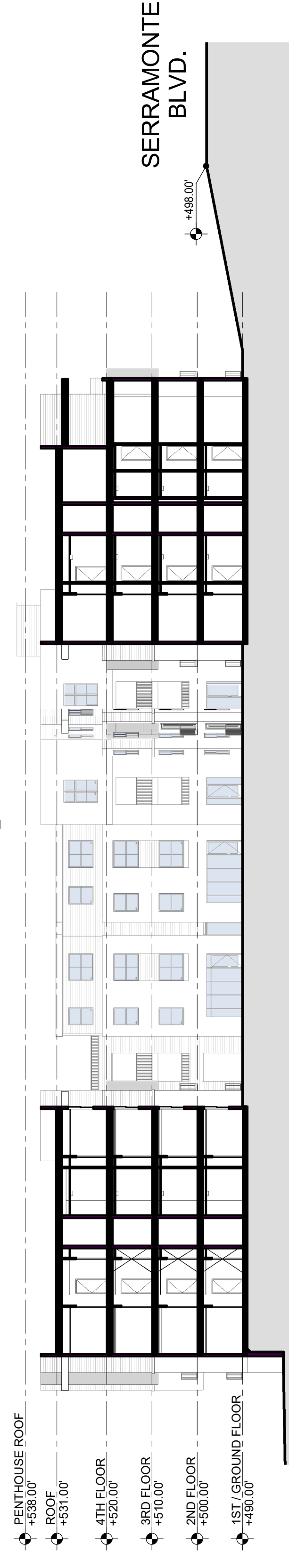
Type	Western Parking Lot Residential	Southern Parking Area Residential	Eastern Parking Lot Residential	Entry Drive Parking Area	Southwestern Parking Lot Site	Southern Parking Area Site	Southeastern Parking Lot Site	Total Parking
Compact	10	0	0	0	0	0	0	0
Standard	21	5	48	5	33	20	71	203
Puzzle Lift	78	0	0	0	0	0	0	78
EVC (ADA-Van)	1	0	0	0	0	0	0	1
EVC (ADA-Standard)	1	0	0	0	0	0	0	1
EVC (Standard)	6	0	0	0	0	0	0	6
ADA (Accessible)	4	0	0	2	2	0	1	9
ADA (Van)	1	0	0	1	0	0	0	2
Total	122	5	48	8	35	20	72	310

Required Parking
 City Ordinance 17.34.020
 Section C. Multi-Family Residential

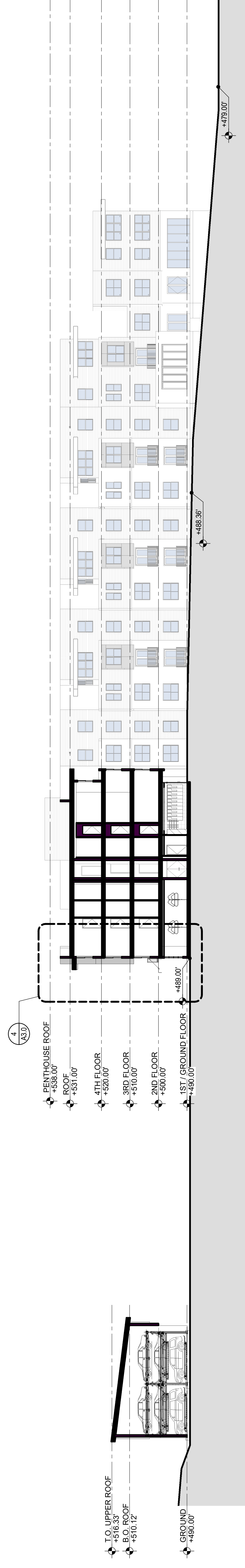
1. Space for Each Studio
 1.5 Space for Each One Bedroom
 2. Spaces for Each Two Bedroom and Larger



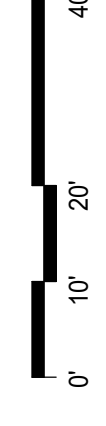
ENLARGED SECTION - EQUIPMENT SCREENING 4
1" = 10'-0"

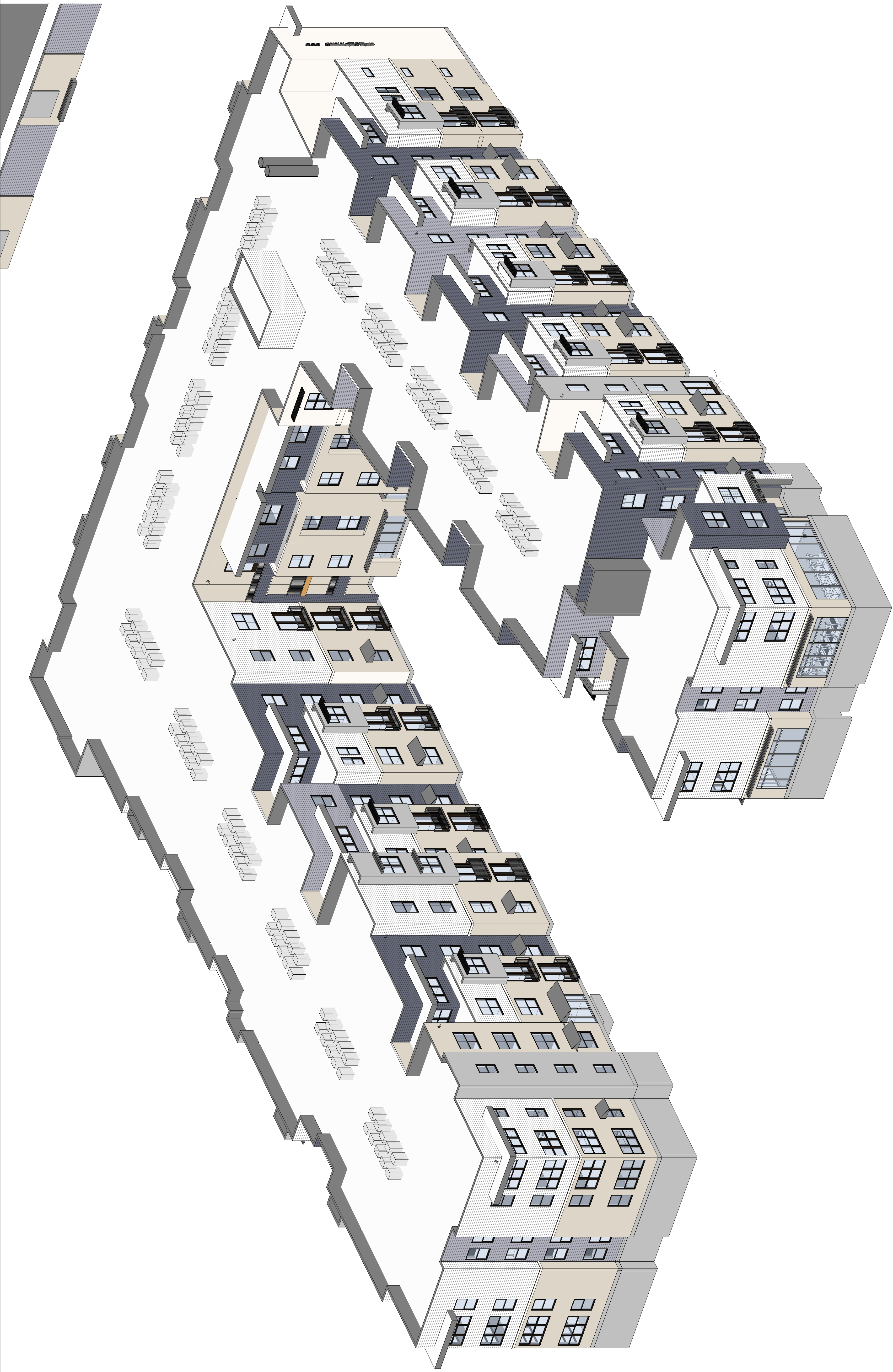


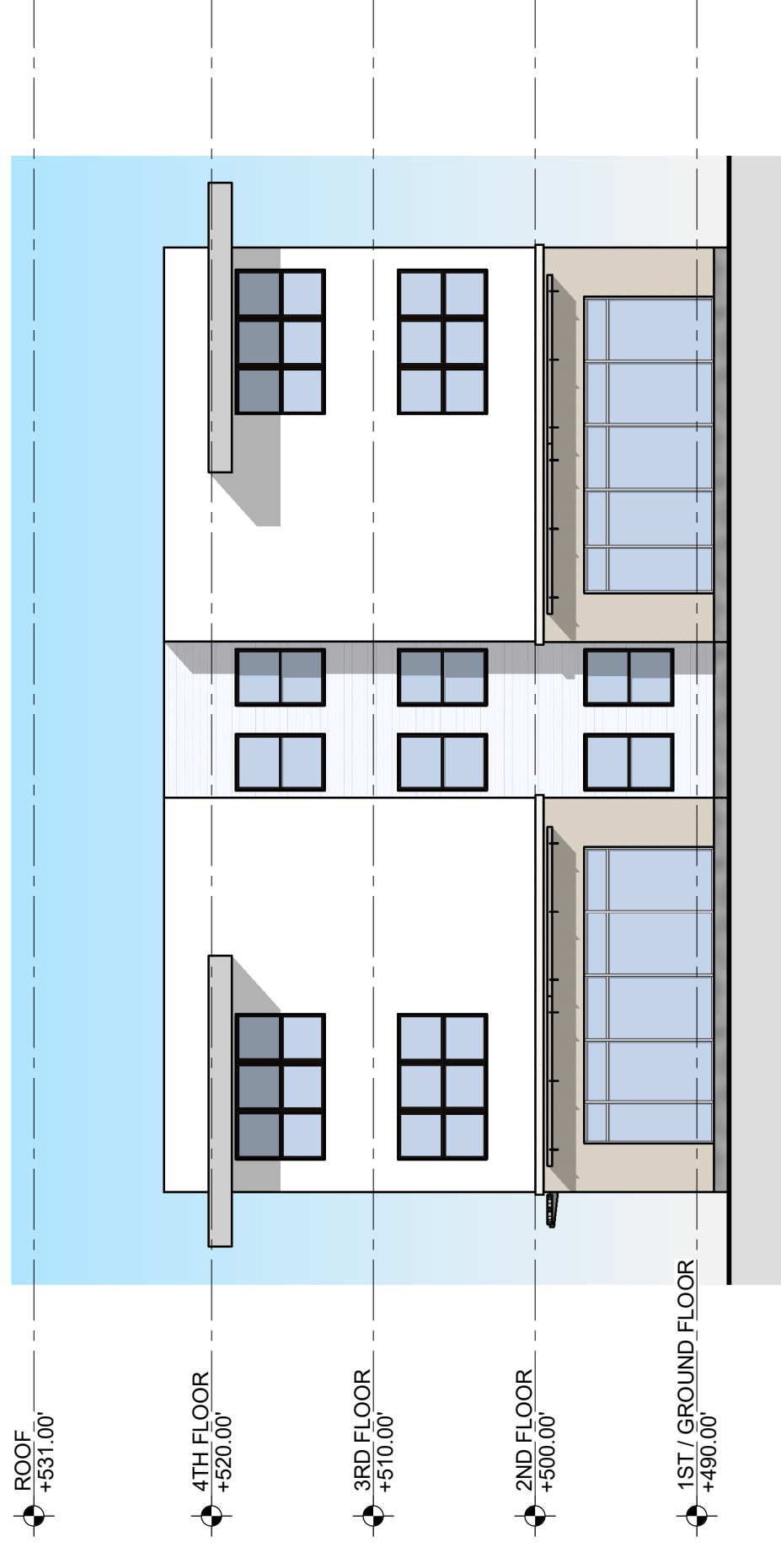
NORTH-SOUTH SECTION 2 3
1" = 20'-0"



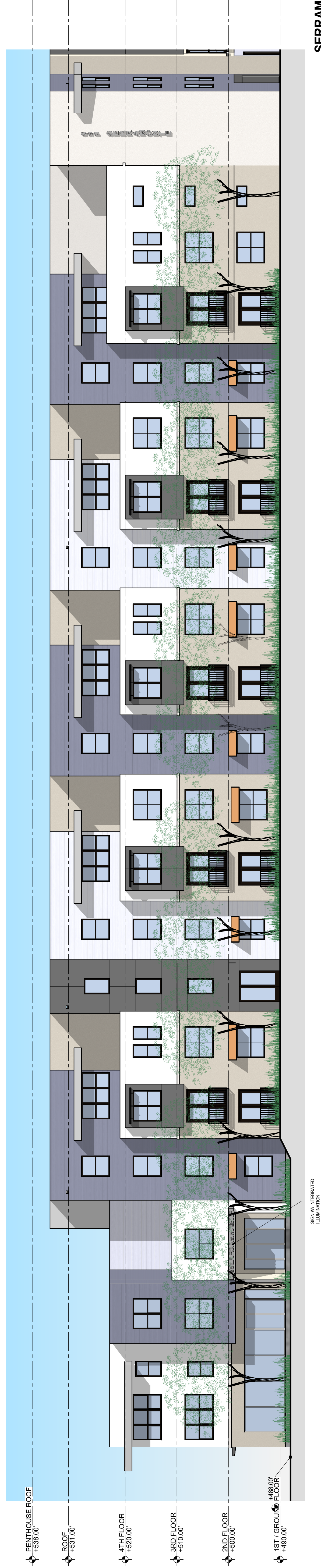
EAST-WEST SECTION 1
1" = 20'-0"







SERRAMONTE AMMENITY 2
1" = 10'-0"



SERRAMONTE ELEVATION 1
1" = 10'-0"

Date	7/09/19
Scale	1"=50'
Design	TH
Drawn	TH
Approved	TH
Job No	20180823

Revisions

DALY CITY

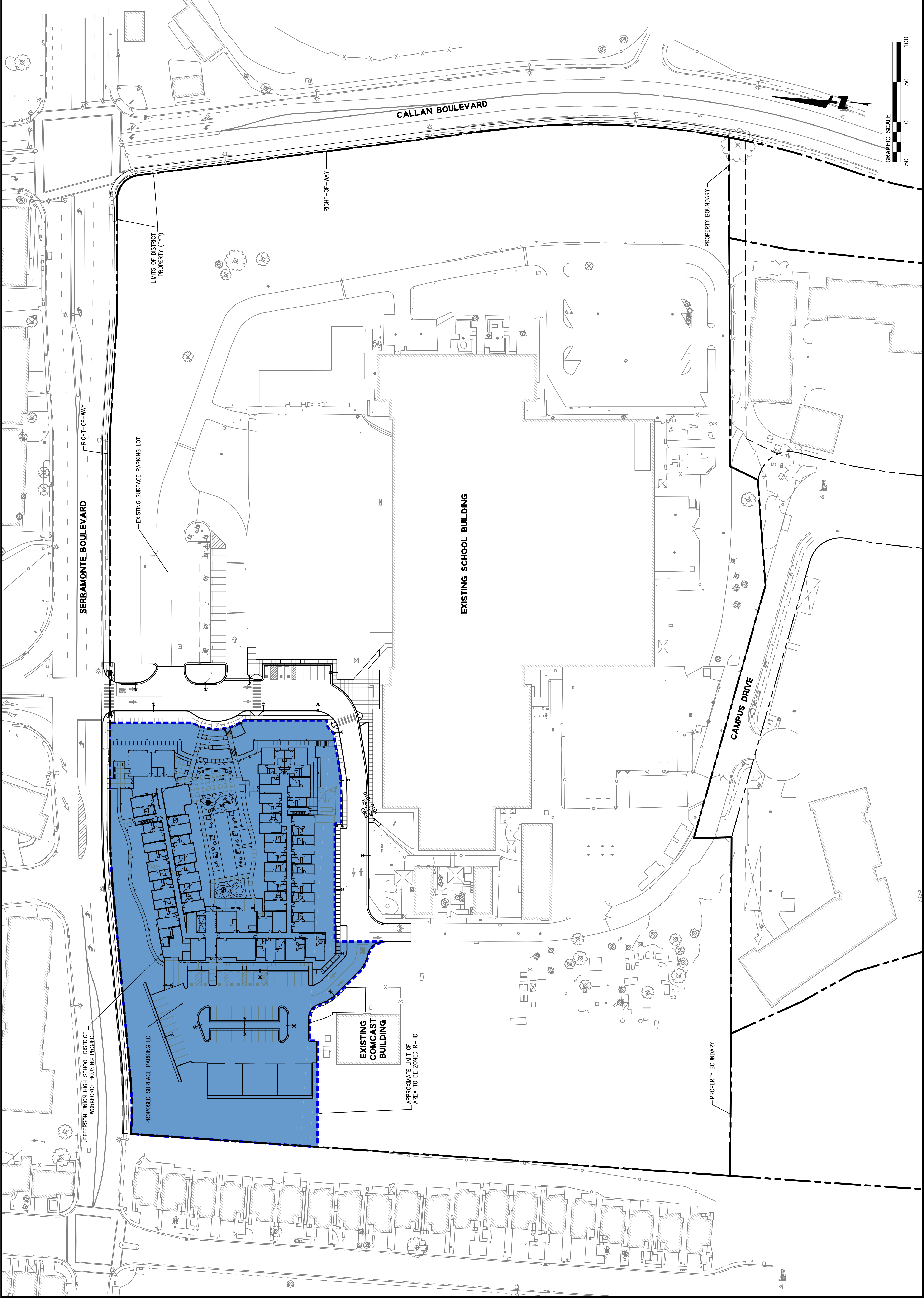
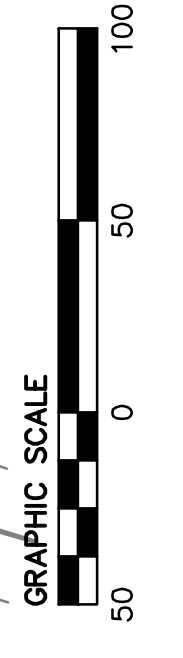
COUNTY OF SAN MATEO

CALIFORNIA

JUUSD WORKFORCE HOUSING PROPOSED R-HD ZONING LIMITS EXHIBIT



255 SHORELINE DR.
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com



LEGEND

- CNEL Contour, 2020 Forecast
- Airport Property
- BART Station
- CALTRAIN Station
- School
- Place of Worship
- Hospital
- Municipal Boundary
- Railroad
- Freeway
- Road

Planned Land Use Per General Plans:

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space
- Planned use not mapped

Sources:

Noise Contour Data:

- Draft Environmental Assessment, Proposed Runway Safety Area Program, San Francisco International Airport, URS Corporation and BridgeNet International, June 2011

County Base Maps:

- San Mateo County Planning & Building Department, 2007

Local Plans:

- Burlingame Bayfront Specific Area Plan, August 2006
- Burlingame Downtown Specific Plan, January 2009
- Burlingame General Map, September 1984
- North Burlingame/ Rollins Road Specific Plan, February 2007
- Colma Municipal Code Zoning Maps, December 2003
- Daly City General Plan Land Use Map, 1987
- Hillsborough General Plan, March 2005
- Millbrae Land Use Plan, November 1998
- Pacifica General Plan, August 1996
- San Bruno General Plan, December 2008
- San Mateo City Land Use Plan, March 2007
- San Mateo County Zoning Map, 1992
- South San Francisco General Plan, 1998

Attachment 2

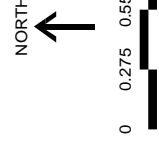
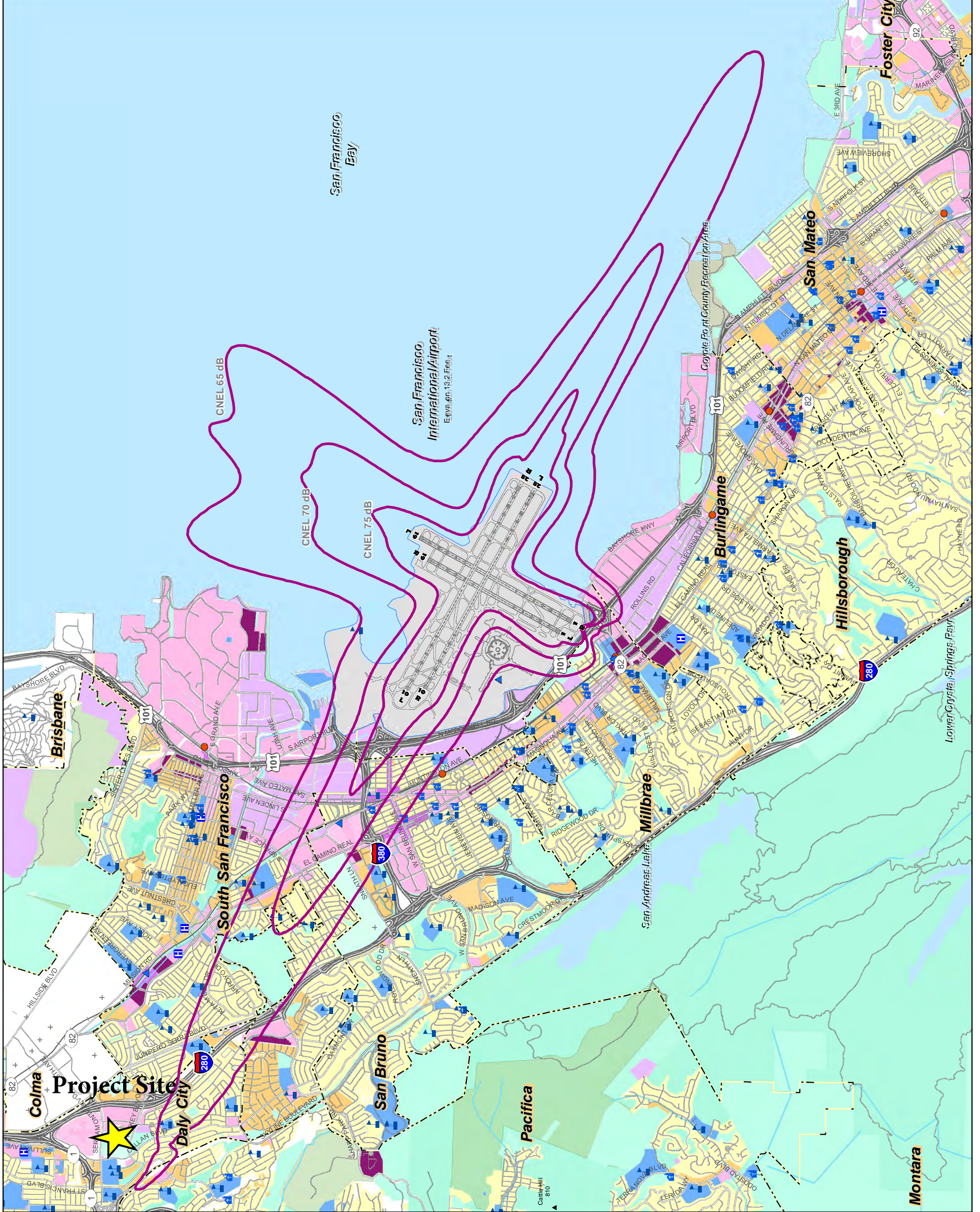


Exhibit IV-5
NOISE COMPATIBILITY ZONES
 Comprehensive Airport Land Use Plan
 for the Environs of San Francisco International Airport
CICAG
 City/County Association of Governments
 of San Mateo County, California



SURFACE INTERSECTION ANALYSIS INFORMATION - AIRPORT CODE "SFO"										
Coordinate System: WGS84					Model: 2-SFO_ALL_Surfaces_102512					
Date: 07/18/19										
Latitude	Longitude	Site El.(AMSL)	Struct Ht.(AGL)	Overall Ht.(AMSL)	Max Ht. (AMSL)	Exceeds By	Under By	Surface		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	800		261.36	SFO_RW28LR_OEI_Corridor_090309		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	850		311.36	SFO_RW10R_LNAVx_Final_Approach_OB		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	911.29		372.65	SFO_RW28R_IFR_NonSTND_Departure_2000		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	943.44		404.8	SFO_RW28L_IFR_NonSTND_Departure		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	1097.93		559.29	SFO_RW28R_ILS_CAT2_Missed_Approach_11		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	1216.29		677.65	SFO_RW28R_LOC_Missed_Approach_11		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	1216.32		677.68	SFO_RW28L_LOC_Missed_Approach_22A		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	1221.17		682.53	SFO_RW28R_LPV_Missed_Approach_2B		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	1333.18		794.54	SFO_RW28L_ILS_Cat1_Missed_Approach_22A		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	1351.28		812.64	SFO_RW10R_RNP_2Y_Final_Approach_O		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	1467.7		929.06	SFO_RW28R_RNP_Y_Missed_OB		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	1600		1061.36	SFO_MVA_2008		
37° 40' 6.3283"	122° 28' 40.4452"	483.64	55	538.64	2352.82		1814.18	SFO_RW01L_IFR_NonSTND_Departure		
Total penetrations above surfaces: 0										
Total penetrations below surfaces: 13										
Zone Analysis										
X	Y	Range	Safety Zones							
5989233.244	2071900.245	Under 65 db	None							