



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
County Manager's Office



**Date:** June 16, 2016

**Board Meeting Date:** July 12, 2016

**Special Notice / Hearing:** None

**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** John L. Maltbie, County Manager

**Subject:** Grant of Avigation Easement on Oracle's Campus for the San Carlos Airport

**RECOMMENDATION:**

Adopt a resolution authorizing the President of the Board to execute and accept the Grant to San Mateo County of an Avigation Easement from Oracle America Inc.

**BACKGROUND:**

Oracle America Inc. (Oracle) is proposing to develop the Oracle Design Tech Charter High School at their campus in Redwood Shores. Pursuant to these plans, a portion of the campus' common area will become the site of the new charter high school. Upon the filing of a new parcel map, a legal parcel will be created and this will be the site of the high school. Ownership of the new parcel will then be transferred to Oracle.

While an existing avigation easement, recorded on December 19, 1989, encumbers the campus for the benefit of San Carlos Airport and its aviation related activities, as a condition of the land use approval, Redwood City has requested a new avigation easement over the newly formed parcel. In light of these conditions, upon recordation of the final map and conveyance of the subject property to Oracle, the County will record on the new parcel an avigation easement, in the form included with this staff report.

The avigation easement provides San Carlos Airport a perpetual right to free and unobstructed flight of aircraft in and through the airspace above, over and across the surface of the subject property, together with the right to cause in the airspace such noise, vibrations, odors, vapors, exhaust, smoke, dust or other effects that may be inherent in the operation of aircraft.

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**DISCUSSION:**

The Real Property Division has prepared a form of avigation easement whereby Oracle will grant these rights to the County. County staff costs associated with the transaction will be reimbursed as part of the transaction.

County counsel has reviewed and approved the Easement and Resolution as to content and form. Legal counsel for Oracle has reviewed and concurred in the form of avigation easement. While the Airports Division concurs with the adoption of the avigation easement, they are opposed to the proposed charter school being located directly under the flight path of San Carlos Airport.

**FISCAL IMPACT:**

There is no fiscal impact on the General Fund.