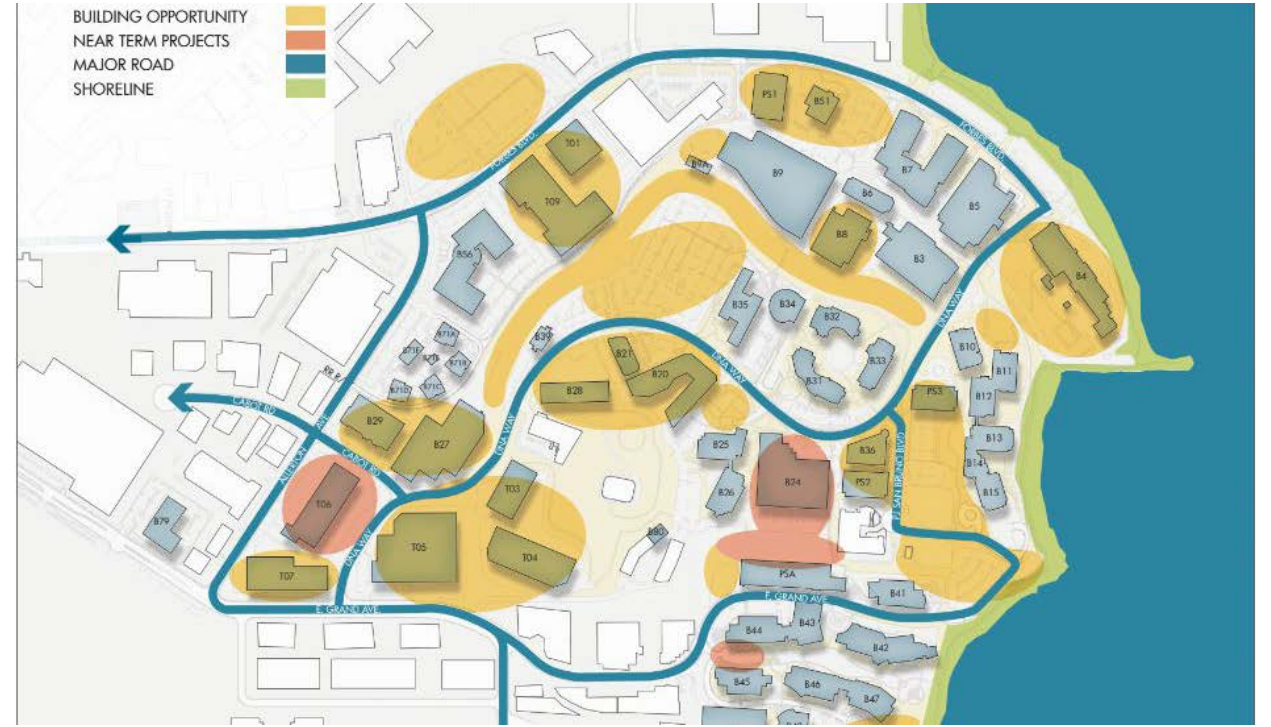




SFO ALUCP Consistency Review

Genentech Master Plan Update

1-1 Genentech Campus Location



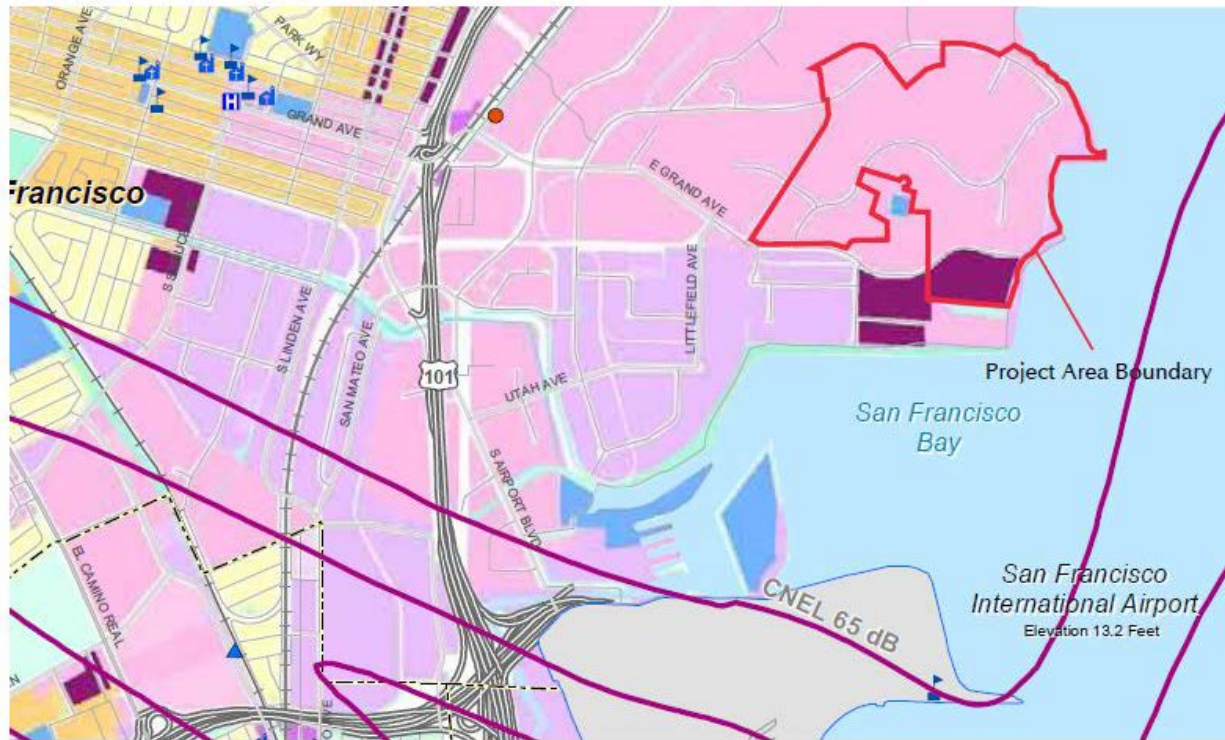
Genentech Master Plan Update

- 207-acre campus
- Increase development capacity from 4.7 M sf to 9 M sf
- Building heights to be governed by max permitted by FAA

ALUCP Consistency Evaluation

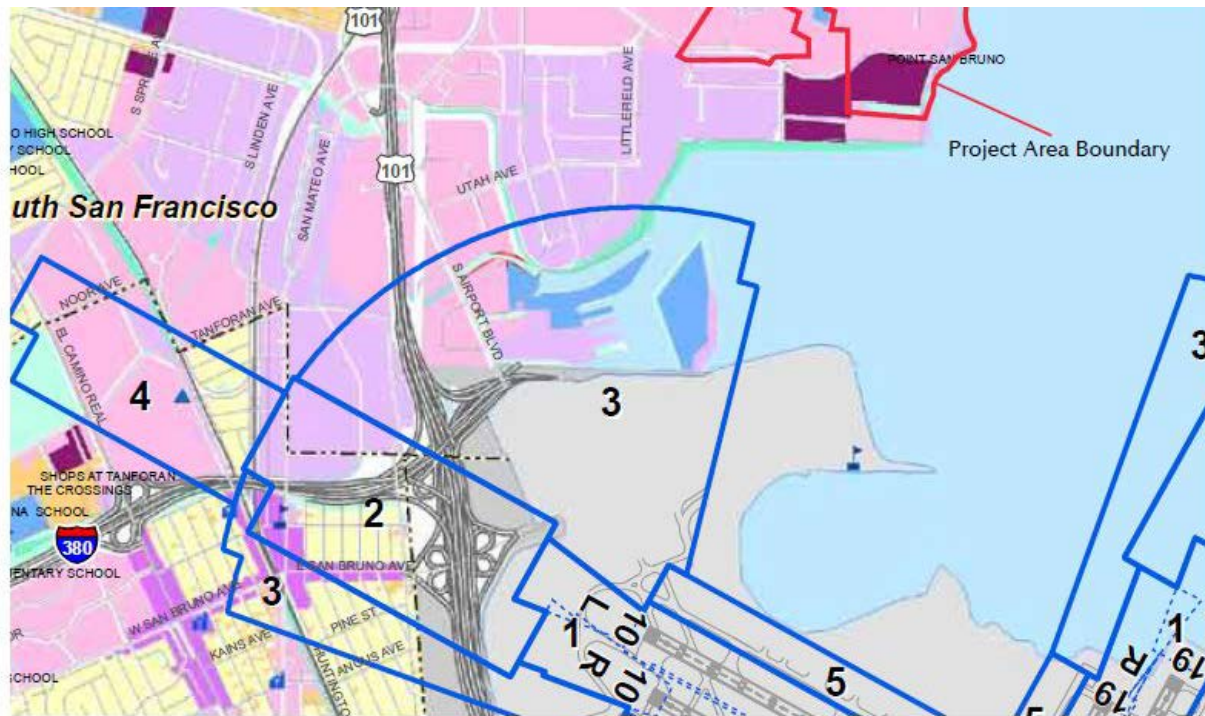


Noise Compatibility



- 65 dB CNEL Contour defines the noise impact area.
- Project Area is located outside the contour.

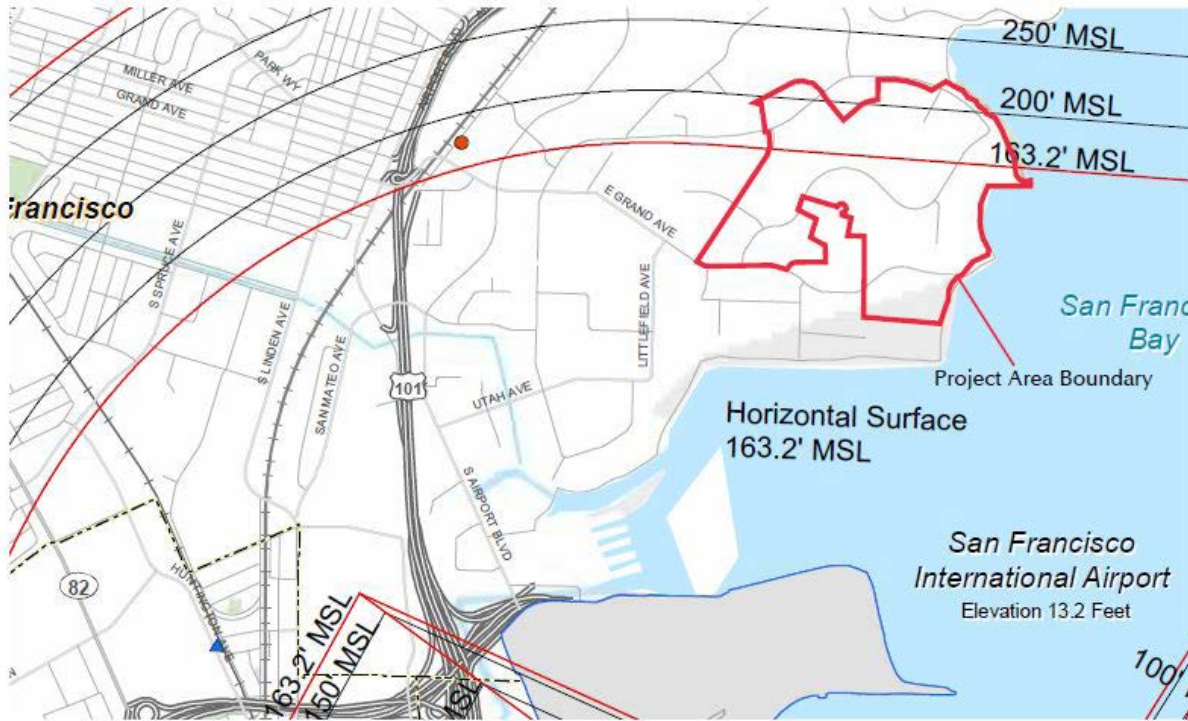
Runway Safety Zones



A: Safety Compatibility Zones

- Five Safety Zones are designated in the ALUCP
- Project Area located outside Safety Zones

Airspace Protection – Structure Heights



- FAR Part 77, Objects Affecting Navigable Airspace – establishes height restrictions and FAA notification requirements
- Genentech MP and Zoning reference these requirements for building heights.
- Construction-related activities are not clearly addressed – condition recommended:
 - Language to be added to Genentech MP Zoning to address potential construction related impacts that may require FAA notification



Airspace Protection – Other Flight Hazards

- Per Policy AP-4, certain land use characteristics need to be evaluated to assure they are not hazards to air navigation:
 - Sources of glare; distracting lights; sources of dust, smoke, steam, electric or electronic interference; wildlife attractants (esp. flocks of birds), etc.
- SSF General Plan contains a general policy addressing this potential impact.
- Condition proposed to include this criteria in implementing zoning ordinance text



Overflight Notification

- Real Estate Disclosure Area – AIA A
- Genentech MP includes text acknowledging disclosure requirements

Recommendation

- That the ALUC recommend that the C/CAG Board determine the Genentech Master Plan Update consistent with SFO ALUCP policies subject to 2 conditions:
 - Address potential construction impacts that may require FAA review pursuant to FAR Part 77
 - Ensure compliance with SFO ALUCP Policy AP-4 “Other Flight Hazards are Incompatible” at a project specific level

