

ALUC

SANTA CLARA
COUNTY AIRPORT LAND
USE COMMISSION

Airport Land Use Commission

County Government Center, 70 W. Hedding Street, East Wing, 7th Fl., San Jose, CA
95110
(408) 299-5786 FAX (408) 288-9198

November 30, 2016

Rosemarie Zulueta, Senior Planner
Community of Development Department
456 West Olive Avenue
P.O. Box 3707
City of Sunnyvale
(408) 730-7437

Sunnyvale, CA 94088-3707

RE: ALUC Consistency determination for an office building and garage located at 520 Almanor. The office building is four stories. A 7,200 SF terrace is provided on the fourth floor and a covered mechanical penthouse is located on the roof. The freestanding parking structure has two levels below grade, one at grade, and four levels above grade. A 4,000 SF retail space is provided on the ground floor. The site is 5.45 acres located within the Moffett Federal Airfield Airport influence Area (AIA).

Dear Ms. Zulueta:

Thank you, for the referral of the above-listed project. As staff to the Airport Land Use Commission (ALUC), I have reviewed the subject referral and considered it for consistency with the safety, height and noise policies contained within the Moffett Federal Airfield Comprehensive Land Use Plan (CLUP).

The project site is located within the Airport Influence Area (AIA) of Moffett Federal Airfield. The site is located outside of all noise contours and safety zones, but beneath the 182-foot above mean sea level (AMS) horizontal FAA FAR Part 77 surface, which is used as a height restriction boundary.

Height:

The tallest height of the proposed buildings is approximately 80 feet tall above grade. The site is located beneath the 182 above mean sea level (AMSL) FAA, FAR Part 77 surface. The site elevation is approximately 46 feet AMSL, for a worst-case height AMSL of 126 feet, which is below that 182 AMSL surface.

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Overall, the proposed project is determined to be Consistent with the ALUC height policies, as defined in the Moffett Federal Airfield Comprehensive Land Use Plan (CLUP).

A recommended Condition of the project's approval is:

- An Avigation Easement shall be dedicated to the United States Government on behalf of Moffett Federal Airfield, consistent with policy G-5 of the Moffett Federal Airfield CLUP.

Please note that pursuant to the Public Resources Code 21670, the City of Sunnyvale has the option of overriding the ALUC's determination. Overrules require a 2/3 vote of the entire body of the City of Sunnyvale City Council. The Notification process to the ALUC and Cal Trans Division of Aeronautics shall also be complied with.

If you have any questions, please feel free to contact ALUC staff, Mark Connolly, at 408-299-5786, or via e-mail at mark.connolly@pln.sccgov.org.

Sincerely,



Mark J Connolly
Senior Planner / ALUC Staff coordinator