



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

March 1, 2017

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

RE: ALUC Consistency determination for the Maude Campus, referred to the ALUC on behalf of Simeon Commercial Properties for Phase I of the Maude Campus at 684 W. Maude Avenue. Phase I includes a four-story core and shell building totaling 174,000 square feet and parking garage on a 4.72 – acre site, (of which the parking garage is exempt from Safety zone density calculations). The site is located within the Moffett Federal Airfield Airport Influence Area (AIA).

Mr. Kuchehig:

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 approximately 30% within the Inner Safety Zone (ISZ) and 70% within the Outer Safety Zone (OSZ)

Safety:

The allowable density within the ISZ is 120 people per acre and 300 people per acre within the OSZ. Using a methodology of 250 square feet per person for Core and Shell development, recently adopted by the ALUC, the Phase I proposed Building A would equate to approximately 45 people per acre within the ISZ, well within the 120 people per acre maximum. Therefore, the remaining 70% of building A, which equates to approximately 122,394 square feet within four-stories is also within the 300 people per acre limit within the OSZ.

Noise:

The project is partially within the 65 dBA noise contour for Moffett Field. However, commercial development is deemed Consistent within the 65 dBA CNEL. Although there will be single-event noise disruptions, these are not long term noise impacts and will have no adverse impacts on any receptor



SANTA CLARA
COUNTY AIRPORT LAND
USE COMMISSION
Height:

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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.

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,

A handwritten signature in blue ink, reading "Mark J. Connolly", with a stylized, flowing script.

Mark J Connolly
Senior Planner / ALUC Staff coordinator