

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 8, 2017

Ryan Kuchenig
Senior Planner
Community Development Department
City of Sunnyvale
Phone: 408-730-7431
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707
Email: rkuchenig@sunnyvale.ca.gov

Project Description: ALUC Staff level consistency determination for a project at 623-625 North Pastoria Road in Sunnyvale. The proposed project is to build a new, 3-story, steel frame office/R&D building over below grade parking totaling 52,755 square feet on a 1.76 gross-acre site consisting of two parcels. APN(s): 165-41-029/030. The below grade parking accounts for 128 stalls with the on-grade parking providing an additional 46 stalls for a total parking count of 174 stalls.

Dear Mr. Kuchenig:

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 partially within the Inner Safety Zone (ISZ), and the Turning Safety Zone (TSZ), and is bisected by the 65 CNEL noise contour.

Noise: Commercial construction within the 60-65 CNEL noise contour is deemed acceptable. Based on the submitted documentation attached to this letter, the proposed project is determined to be **Consistent** with the ALUC Noise policies. It should be noted that single-event noise disruptions are likely to occur due to the proximity to the Airfield. However, these disruptions will be temporary in nature and non-harmful to occupants of the site.

Safety: The Site is located partially within the Inner Safety Zone and the Turning Safety Zone as can be seen on the attached map. The density calculation of people per acre based on a total of 52,755 square feet of commercial structures 119.9 people per acre (52,755 / 250 / 1.76=119.9).



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The Inner Safety Zone allows 120 people per acre and the turning safety zone allows 200 people per acre. Overall, the project is designed to be within the density prescribed in the most restrictive safety zone (Inner safety Zone), which does not incumber all of the structures on site. Overall, the project is **Consistent** with the CLUP safety policies

Height: The project has received a no Hazard determination from the FAA on 11/25/2016 for a maximum height of 60 feet tall above grade. Therefore, the project is **Consistent** with the CLUP height policies. Please note; any proposed modification to the height for any reason shall be reviewed by both the ALUC and the FAA.

The following are recommended Conditions of the project's approval:

- 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. The Avigation Easement should include acknowledgement of outdoor activities that will be intermittently interrupted.

Please note that pursuant to the Public Resources Code 21670, the City of Sunnyvale has the option of overriding the ALUC's determination. Overrides 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, appearing to read "Mark J. Connolly".

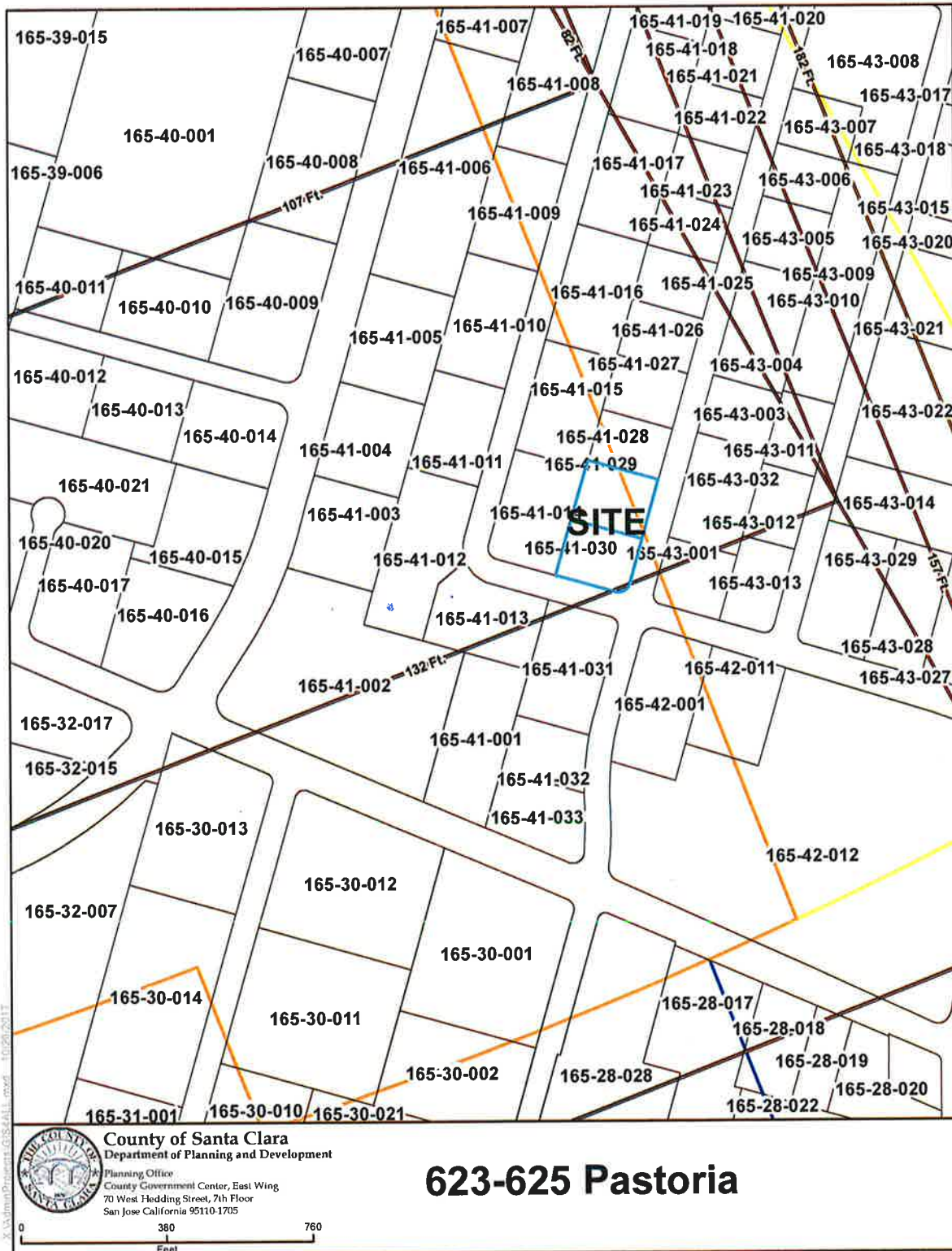
Mark J Connolly
Senior Planner
ALUC Staff Coordinator

Tms/MJC

Attachment
Maps

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