

Airport Land Use Commission

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

SANTA CLARA COUNTYAIRPORT LAND USE COMMISSION

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

<u>Project Description:</u> 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 ongrade 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 polices. 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.

<u>Safety:</u> 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 rereviewed 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. 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** 

Tms/MJC

Attachment Maps

## ALUC

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165-41-019-165-41-020 165-41-007 165-39-015 165-41-018 165-40-007 165-43-008 165-41-021 165-41-008 165-43-017 165-41-022 165-43-007 165-40-001 165-43-018 165-40-008 165-41-017 165-41-006 165-39-006 165-43-006 107.Ft. 165-41-023 165-43-015 165-41-009 165-41-024 165-43-005 165-43-020 165-43-009 165-41-016 165-41-025 165-40-011 165-43-010 165-40-009 165-40-010 165-41-005/165-41-010/ 165-43-021 165-41-026 165-41-027 165-43-004 165-40-012 165-41-015 165-40-013 165-43-022 165-43-003 165-40-014 165-41-028 165-41-004 165-43-011 165-41-011 165-41-029 165-43-032 165-40-021 165-43-014 165-41-01SITE 165-41-003 165-43-012 165,40-020 165-41-030 155-43-001 165-40-015 165-41-012 165-43-029 165-43-013 165-40-017 165-40-016 165-41-013 165-43-028 165-41-002 132Ft 165-42-011 165-41-031 165-43-027 165-42-001 165-32-017 165-41-001 165-32-015 165-41-032 165-41-033 165-30-013 165-42-012 165-30-012 165-32-007 165-30-001 165-30-014 165-28-017 165-30-011 165-28-018 165-28-019 165-30-002 165-28-028 165-28-020 165-28-022 165-30-010 165-30-021 165-31-001 County of Santa Class Department of Planning and Development Planning Office County Government Center, East Wing 70 West Hedding Street, 7th Floor San Jose California 95110-1705 623-625 Pastoria

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