

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 6, 2018

Ryan Kuchenig
Senior Planner
City of Sunnyvale
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

**RE: ALUC Consistency determination for the West Maude Avenue Campus
Phase II at 470 Potrero Drive within the Peery Park Specific Plan area and
Moffett Field Airfield Influence Area.**

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 and within the Outer Safety Zone (OSZ) for Moffett Field.

Phase I was deemed consistent with the Moffett Field CLUP policies in 2017. Phase II includes a lot line adjustment that reduces the gross site acreage through dedication of right-of-way that surrounds the Phase II site. The project Applicant has designed the project to meet the CLUP density requirements using the half width of the adjacent streets, similar to the calculation for Phase I.

In the interest of consistency and equity, it isn't reasonable to apply two methods of density calculation to the project. State Airport Land Use Commission statutes (P.U.C. 21675 et al.), allow ALUC's discretion to determine how density is calculated in areas where it is unclear, or in dispute. In this case, allowing the density calculation methodologies to be consistent, is equitable and maintains a consistent administrative record. The project still provides adequate open space, on site and in the surrounding area, to maintain a satisfactory safety risk.

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Overall, the proposed project is determined to be Consistent with the ALUC Noise and 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 / Staff to the ALUC
ALUC Staff Coordinator

Tms/MJC