

**ALUC**SANTA CLARA  
COUNTY AIRPORT LAND  
USE COMMISSION

August 2, 2018

**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

Kelly Cha  
Associate Planner  
Community Development Department  
City of Sunnyvale

**RE: ALUC consistency determination for a single 123,000 square- foot commercial building on a 3.54-acre site at 275 N. Mathilda Avenue Sunnyvale, within the Moffett Federal Airfield Airport Influence Area (AIA).**

Dear Ms. Cha:

The ALUC also considered the above referral for consistency with the policies of safety and noise contained within the Moffett Field Comprehensive Land Use Plan (CLUP).

The project site is located within the Airfield Influence Area of Moffett Federal Airfield (NUQ) and subject to the policies of safety, height and noise contained within the NUQ Comprehensive Land Use Plan (CLUP)

The project site is located within both the 65 dBA CNEL noise contour and the Outer Safety Zones (OSZ) for NUQ. The site is also beneath the 182-Above Mean Sea Level (AMSL) FAA Part 77 surface, which is used by the ALUC as a height restriction boundary.

New Commercial construction within the 65 dBA CNEL is compatible with the airfield.

New Commercial construction within the OSZ is limited to 300 people per acre, with 20% open space. Using the commercial core and shell density calculation approved by the ALUC at 250 people per gross floor area, the proposed development would convert to 138.98 people per acre, which is an acceptable density within the OSZ. The site would retain approximately 58% open space.

The site is located beneath the 182 AMSL FAA Part 77 surface. The topographic elevation of the site is approximately 74.5 feet AMSL. The maximum height of the 4.5 – story building would be 65 feet tall, for a total AMSL height of 139.5 feet. Overall, the project would be consistent with the ALUC height policies contained within the NUQ CLUP. However, the height of the building may trigger FAA review for a No Hazard Determination.

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The following are recommended conditions of the project approval:

- Prior to the issuance of a building permit, a No Hazard Determination shall be obtained from the FAA to ensure there are no obstructions to aviation. (Note: a crane permit from the FAA will also need to be obtained if included in project activities).
- Pursuant to Moffett Field CLUP policy G-5, an aviation easement shall be dedicated to the United States of America on behalf of Moffett Federal Airfield for development land uses consistent with Table 4-2 (Outer Safety Zone Compatibility Policies), of the Moffett Federal Airfield CLUP.

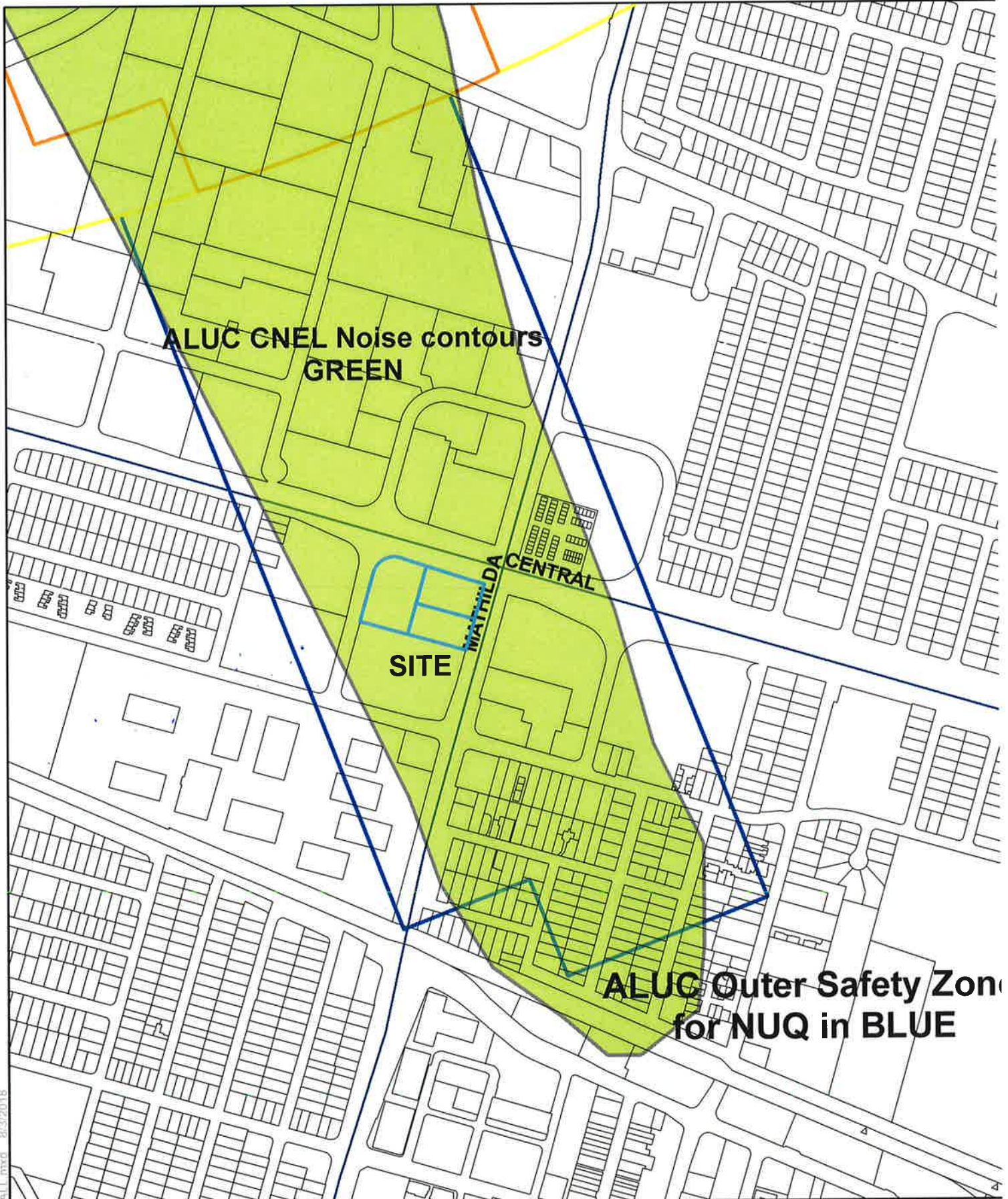
If you have any questions, please feel free to contact ALUC staff, Mark Connolly, at 408-299-5786, or via e-mail at [mark.connolly@pln.sccgov.org](mailto:mark.connolly@pln.sccgov.org).

Sincerely,



Mark J. Connolly  
Senior Planner / ALUC Program Manager

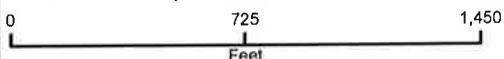




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**County of Santa Clara**  
 Department of Planning and Development  
 Planning Office  
 County Government Center, East Wing  
 70 West Hedding Street, 7th Floor  
 San Jose California 95110-1705



**275 N. Mathilda Ave  
 Commercial Project**