

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

July 13, 2020

Kelly Cha
Associate Planner
Community Development Department
City of Sunnyvale

RE: ALUC consistency determination for two new office buildings and a parking structure totaling 391,131 square feet and 88 feet tall at 888-894 Ross Drive in Sunnyvale, within the Moffett Federal Airfield Influence Area (AIA). (APN's 110-07-035, 036).

Dear Ms. Cha:

The project includes the demolition of three buildings totaling 131,163 square feet and construction of the following structures:

BUILDING A: 186,915 SF
BUILDING B: 200,515 SF
GARAGE: 3,701 SF
TOTAL PROPOSED AREA: 391,131 SF

The ALUC tasked Staff with the evaluation of specific development within the Perry Park Specific Plan area following the September 2016 consistency determination of the Perry Park Specific Plan.

ALUC Staff has 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)

NOISE

The project site is located within a small portion of the 65 dBA CNEL noise contour but is located outside of any proposed development. However, new commercial development would be construction within the 65 dBA CNEL.

SAFETY

The project site is not located within any Moffett Field Safety Zones, Therefore, none of the Moffett Field CLUP safety policies apply to the proposed project.

HEIGHT

The project site is located beneath the 182-Above Mean Sea Level (AMSL) FAA Part 77 horizontal surface, which is used by the ALUC as a height restriction boundary.

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The highest topographic elevation of the site is 35 feet AMSL. The maximum height of the proposed buildings is 88 feet tall above grade. The total AMSL height is proposed to be 123 feet, which is below the 182-Above Mean Sea Level (AMSL) FAA Part 77 horizontal surface.

Overall, the project would be consistent with the ALUC height policies contained within the NUQ CLUP. However, the height of the buildings would trigger FAA review for a No Hazard Determination.

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.

Sincerely,



Mark J. Connolly
Senior Planner / ALUC Program Manager