



SANTA CLARA  
COUNTY AIRPORT LAND  
USE COMMISSION

## 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

September 25, 2020

John Davidson  
Principal Planner  
Planning Division | Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050

**RE: ALUC consistency determination for a referral from the City of Santa Clara for an amendment of the Tasman E. Specific Plan, affecting lands within the San Jose International Airport Influence Area (AIA).**

Dear Mr. Davidson:

The ALUC considered the above referral for consistency with the policies of safety, height and noise contained within the San Jose International Airport Comprehensive Land Use Plan (SJC CLUP), at their September 23, 2020 Meeting.

The proposed amendment to the Tasman E. Specific Plan would allow the replacement of a street extension of Calle Del Sol with a pedestrian and bicycle paseo and to allow for additional methods of site-wide transportation demand management measures. Also, the Specific Plan proposes an amendment to the City's Transit Neighborhood Zoning District, which would allow for non-residential uses to be permitted within the first three floors of new mixed-use buildings, which are currently only allowed for non-residential uses on the ground floor of new mixed-use buildings.

The ALUC found the referral ***Inconsistent*** with the noise policies as defined in the San Jose International Comprehensive Land Use Plan (CLUP), because the Plan allows for a potential school for up to 600 students within the 60dBA CNEL Noise Contour.

According to Table 4-1 of the SJC CLUP, Schools are Generally Unacceptable land uses within the 60dBA CNEL Noise Contour, with the following:

New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Outdoor activities are likely to be adversely affected.

A primary concern and reason for the ALUC's decision, was because outdoor school play areas cannot be mitigated for aviation activity occurring over the site.

Please note that pursuant to the Public Resources Code 21670, the City of Santa Clara has the option of overruling the ALUC's determination. Overrules require a 2/3 vote of the entire body of the City of Santa Clara City Council. The notification process to the ALUC and Cal Trans Division of Aeronautics shall also be complied with.

# ALUC

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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