



# CITY OF VACAVILLE

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May 4, 2015

Community Development Department  
Planning Division

Mr. Jim Leland  
Solano County Resource Management Department  
675 Texas Street  
Fairfield, CA 94533

**SUBJECT: COMPLIANCE WITH ALUC CONDITIONS OF CONSISTENCY FOR  
SUPERIOR SELF STORAGE AND VACA VALLEY SELF STORAGE**

Dear Jim:

The purpose of this letter is to follow-up on our April 31, 2015 meeting with Commissioners Seiden and Randall (ALUC Subcommittee) regarding the Superior Self Storage and Vaca Valley Self Storage projects in Vacaville.

On April 9, 2015 the ALUC found both projects to be consistent with the Airport Land Use Plan subject to three conditions of approval, related to: (1) Open Space Plan; (2) adoption of the Open Space Plan by the City of Vacaville; and (3) an Avigation Easement and Height Limit Easement.

City of Vacaville Planning staff prepared two exhibits identifying the suitable open land areas for Zone B north near the project sites and Zone B south. During the meeting we discussed both project sites and determined that suitable open land areas were present around the project sites, in particular East Monte Vista Avenue and Interstate 505 including the freeway itself, its on ramp and off ramps areas. At the conclusion of the meeting, Commissioners Seiden and Randall determined that suitable open land areas were present for emergency landing purposes, and found that the projects had complied with that particular condition of approval.

Here are the City's responses to the ALUC conditions of approval:

1. ALUC Condition: The applicant shall submit an Open Space Plan to the Airport Land Use Commission, or an ad-hoc committee of the Commission as determined by the Chair, for a determination that the Open Space Plan meets the standards incorporated into the 1988 Nut Tree Airport Land Use Compatibility Plan.

*On behalf of the applicants, City staff prepared an Open Space Plan consisting of two exhibits (attached). The ad-hoc committee of the ALUC (Commissioners Seiden and Randall) determined the exhibits complied with this condition.*

2. The Open Space Plan is adopted by the City of Vacaville.

*The City of Vacaville will include the exhibits as conditions of approval for both self storage projects.*

3. The applicant provides an avigation easement and a height limit easement for the proposed project.

*All projects approved in the City of Vacaville are subject to the City's Standard Conditions of Approval, which include the following language:*

**Avigation Easements and Associated Requirements**

1. *An avigation easement, in a form acceptable to the Community Development Director, shall be dedicated prior to the issuance of any building permits. The easement shall provide for the right of aircraft overflight and related noises, and for the regulation of light emissions, electrical emissions, or the release of substances such as steam or smoke that could interfere with aircraft operations. The easement shall be in accordance with the Nut Tree Airport Compatibility District.*
2. *Developer shall comply with Federal Aviation Administration Part 77 regulations per FAA Advisory Circular AC 70/7560-2K. These regulations pertain to structures and objects within 20,000 feet of the Nut Tree Airport or Travis Air Force Base runway that penetrate the navigable airspace (exceed a slope of 100:1 feet horizontally from the runway). Prior to the issuance of a building permit, Developer shall provide a copy of the written determination regarding the proposed project, and if necessary, incorporate the FAA regulations within the final plans.*
3. *If the project site is located within an "Airport Influence Area", prior to entering into any sale or lease of such land the property owner or developer shall provide the buyer or lessee with the following disclosure statement as required by Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4 and 1353 of the Civil Code, related to aviation:*

**"NOTICE OF AIRPORT IN THE VICINITY"**

*This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to these annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."*

I hope you find that this letter appropriately addresses compliance with the ALUC conditions of approval. Please feel free to let me know if you have any questions.

Sincerely,



PEYMAN BEHVAND,  
City Planner