



Solano County
Airport Land Use Commission
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Steve Vancil

Chairman

MEMORANDUM:

To: Solano County Airport Land Use Commission
From: Jim Leland, Principal Planner
Subject: **ITEM 9D: ALUC-15-04:** Conduct a Public Hearing to consider a Consistency Determination for a proposed Vaca Valley Self Storage Facility(Vaca Valley Self Storage) with the Travis Air Force Base and Nut Tree Airport Land Use Compatibility Plans (Sponsor: City of Vacaville)
DATE: Regular Meeting of April 9, 2015

RECOMMENDATION

Staff's Recommendation is that the Solano County Airport Land Use Commission:

- 1.) Conduct a Public Hearing to consider a Consistency Determination for a proposed Vaca Valley Self Storage Facility(Vaca Valley Self Storage Project) with the Travis Air Force Base and Nut Tree Airport Land Use Compatibility Plans, and
- 2.) Determine the Vaca Valley Self Storage Project is **consistent** with the Travis AFB and Nut Tree Airport Land Use Compatibility Plans with recommended conditions of approval.

INTRODUCTION

The City of Vacaville is proposing to permit an approximately 85,700 square foot, one-story self-storage facility on a 4.92-acre site located at 2400 East Monte Vista Avenue, in Area I of the Vacaville-Golden Hills Business Park. The proposed storage facility will include an approximately 2,650 square foot office with 4 parking stalls, decorative wrought iron perimeter fencing and landscaping. The proposed facility will include a variety of storage units that range from 25 sq. ft. to 300 sq. ft. in floor area, which can be used for storing household possessions as large as recreational vehicles. Primary vehicle access to the site will be provided by a new driveway entrance along East Monte Vista Avenue, near the intersection at Piper Drive. In addition to the new driveway, the site plan will include a secondary 20 ft. Emergency Vehicle Access (EVA) driveway along East Monte Vista Avenue, near the northwest corner of the property. As proposed, the project will require an increase to the allowable Floor Area Ratio (FAR) from .30 FAR to .40 FAR, which may be granted by the Director of Community Development with supporting findings. Local land use actions consist of Design Review and

Conditional Use Permits, which require approval from the Director of Community Development.

ANALYSIS

PROJECT DESCRIPTION

The proposed self-storage facility consists of a 85,700 (gross) square foot one-story indoor public storage facility on a 4.92 acre site located at 2400 E. Monte Vista Avenue. (See Attachment A).

Compatibility Plans and Compatibility Criteria

The proposed project lies within both the Travis Air Force Base and the Nut Tree Airport Land Use Compatibility Plans.

Nut Tree Airport Land Use Compatibility Plan

The proposed project lies within Compatibility Zone B and C of the Nut Tree Airport Land Use Compatibility Plan (Nut Tree ALUC).

Compatibility Zone B

Land Use Criteria

The compatibility criteria for Zone B indicate that warehouses are an acceptable land use. The occupancy standards call for an average occupancy of 20 persons per acre inside structures, with no more than 40 persons per acre when counting persons inside and outside of structures.

Self-storage facilities operate with a minimum of staff and visitors. Staff would expect no more than 5-10 persons on-site at any one time at this facility, or 1 to 2 persons per acre. This level of occupancy would be substantially below the maximum limits for Compatibility Zone B.

Height Criteria

The only height requirement is consistency with the Part 77 surfaces. The project is a one story development with maximum heights of 24 feet. The applicant reports that:

The maximum height of the self-storage facility is 15 feet to the storage units, and 24 feet to the tops of the decorative towers. The top elevation of the decorative towers would be 126.4 feet above sea level. This site is located 2900 feet from the northern end of the runway. The runway elevation is 113 feet. The approach surface increases at 1 foot per 50 feet. The maximum allowable building elevation is therefore $(113 + 2900/50 = 171)$ feet above sea level. The main office has a finished floor of 103 feet above sea level. The top of the building would then be $(103 + 24 = 127)$, or forty-four feet below the height restriction.

The compatibility criteria for Compatibility Zone B require both an Avigation Easement as well as a Height Limit Easement.

Open Space Requirement

There is an open space requirement of 50% within Compatibility Zone B. The specifics of the requirement are provided below:

The indicated percentage of gross area (total area in zone, including airport property except in Zone A) should remain free of structures and other major obstacles. To be considered open land the area must be sufficiently large and unobstructed to enable an aircraft to make an emergency landing with a high probability of no serious injuries to the occupants of the aircraft or major damage to structures on the ground. Substantial damage to the aircraft may occur. Spaces as small as approximately 100 feet by 300 feet or 75 feet by 400 feet are considered

adequate, although larger areas are desirable. Roads and adjacent landscaping qualify if they are wide enough and not obstructed by large trees, signs, or poles. These areas should be oriented as closely as practical to the common direction of aircraft flight over the area. Jurisdictions may satisfy open space requirements through adoption of an open space plan, which is determined by the Airport Land Use Commission to meet the standards. Such plans must include a statement that no median trees will be planted within 150 feet of intersections on streets qualifying as open space requirements through adoption of an open space plan, which is determined by the Airport Land Use Commission to meet the standards. Such plans must include a statement that no median trees will be planted within 150 feet of intersections on streets qualifying as open space and that trees between 150 and 200 feet of the intersections will be shorter varieties.

The site plan submitted by the applicant indicates that the building covers approximately 42% of the total site. It is unclear from the plans how much of the remaining site would qualify as open land per the requirements cited above.

Compatibility Zone C

Land Use Criteria

The compatibility criteria for Zone C also indicate that warehouses are an acceptable land use. The occupancy standards call for an average occupancy of 50 persons per acre inside structures, with no more than 75 persons per acre when counting persons inside and outside of structures.

As discussed above, 4 persons per acre at any one time would be substantially less than the maximum requirements for Compatibility Zone C.

Height Criteria

As with Compatibility Zone B, the only height requirement is consistency with the Part 77 surfaces. The application includes a "Flight Path and Building Height" exhibit indicating that the building is 5.87 feet below the Part 77 Surface. The compatibility criteria for Compatibility Zone C require both an Aviation Easement as well as a Height Limit Easement.

Open Space Requirement

Compatibility Zone C has an open land requirement of 15%, subject to the same requirements as previously discussed above. Again, it is unclear from the submitted plans whether or not the undeveloped portions of the site within Zone C qualify.

Travis Air Force Base Land Use Compatibility Plan

The proposed project lies within the Airport Influence Area of the Travis Air Force Base Land Use Compatibility Plan (Travis ALUC) within the recently mapped Compatibility Zone E (Other Airport Environs).

Compatibility Zone E

For the Travis Compatibility Zone E, there are no land use restrictions other than a review requirement for objects greater than 200 feet in height. Since the proposed project is only 65 feet in height, it does not require review by the Commission and is consistent with the Travis ALUC.

RECOMMENDATION

Based on the analysis and discussions above, Staff recommends that the Solano County Airport Land Use Commission find as follows:

Determination: Adopt the recommended findings and determine that the Vaca Valley Self Storage Project is:

- (1) **Consistent** with the Travis AFB Tree Airport Land Use Compatibility Plan, and
- (2) **Consistent** with the Nut Tree Airport Land Use Compatibility Plan when the following conditions are met:
 - a. 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, and
 - b. The Open Space Plan is adopted by the City of Vacaville, and
 - c. The applicant provides an avigation easement and a height limit easement for the proposed project.

ATTACHMENTS

Attachment A: Application for Vaca Valley Storage Project (Previously distributed)