

LAW OFFICES OF
LO DUCA & AVDIS, LLP

MARCUS J. LO DUCA
NICHOLAS S. AVDIS

July 14, 2010

Chairman and Members
Consumnes Community Planning Advisory Council

Re: Rancho Murieta Airport

Members in Session:

On behalf of the new owner of the Rancho Murieta Airport, Rancho Murieta Airport, Inc., and its president, Brad Beer, I wish to present information to you regarding Mr. Beer's proposed R.V. and boat storage use on the airport property.

A proposed site plan showing the location of the proposed R.V. and boat storage area on the airport property is enclosed for your reference. As a pilot and aviation enthusiast, Mr. Beer is excited to bring forward improvements to the Rancho Murieta Airport that will enhance the public's use of the airport property and improve the airport's economic viability. Unfortunately, smaller airports are facing unprecedented economic pressures in these difficult economic times, and Mr. Beer is working to improve the Rancho Murieta Airport's fiscal position to help improve the airport's viability. The R.V. and boat vehicle storage use that he proposes will benefit both the airport and the Rancho Murieta community, including users of the airport.

As you can see from the proposed site plan, the proposed R.V. and boat vehicle storage area is on a currently unused portion of the airport property. The site will be paved and fenced, with solid slats in the chain link fence to provide screening for the vehicle storage area. With a huge waiting list for R.V. and boat storage spots in Rancho Murieta, Mr. Beer's proposed use at the airport will help existing Rancho Murieta community residents meet their R.V. and boat storage needs in close proximity to their homes, but in a location and screened in a manner that will eliminate any impact on the community.

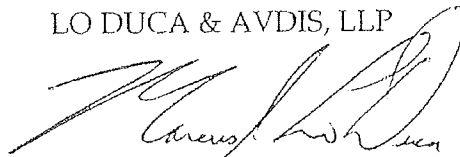
The Rancho Murieta Airport has been zoned A-2 (PD) for nearly 40 years. The existing zoning for all the airport property, including the undeveloped portion, allows "a public airport, and accessory uses thereof." As not only airplanes but other vehicles

can be and are stored at the airport, Mr. Beer believes that the proposed R.V. and boat storage is entirely consistent with the longstanding zoning of, and usage at, the Rancho Murieta Airport. In addition, such a proposed use is consistent with the County General Plan, the airport's Policy Plan, and has been determined to be an allowed use by the California Department of Transportation Division of Aeronautics in a November 30, 2009 letter (copy enclosed).

We hope that you find this information helpful for the presentation item on your July 28 meeting agenda.

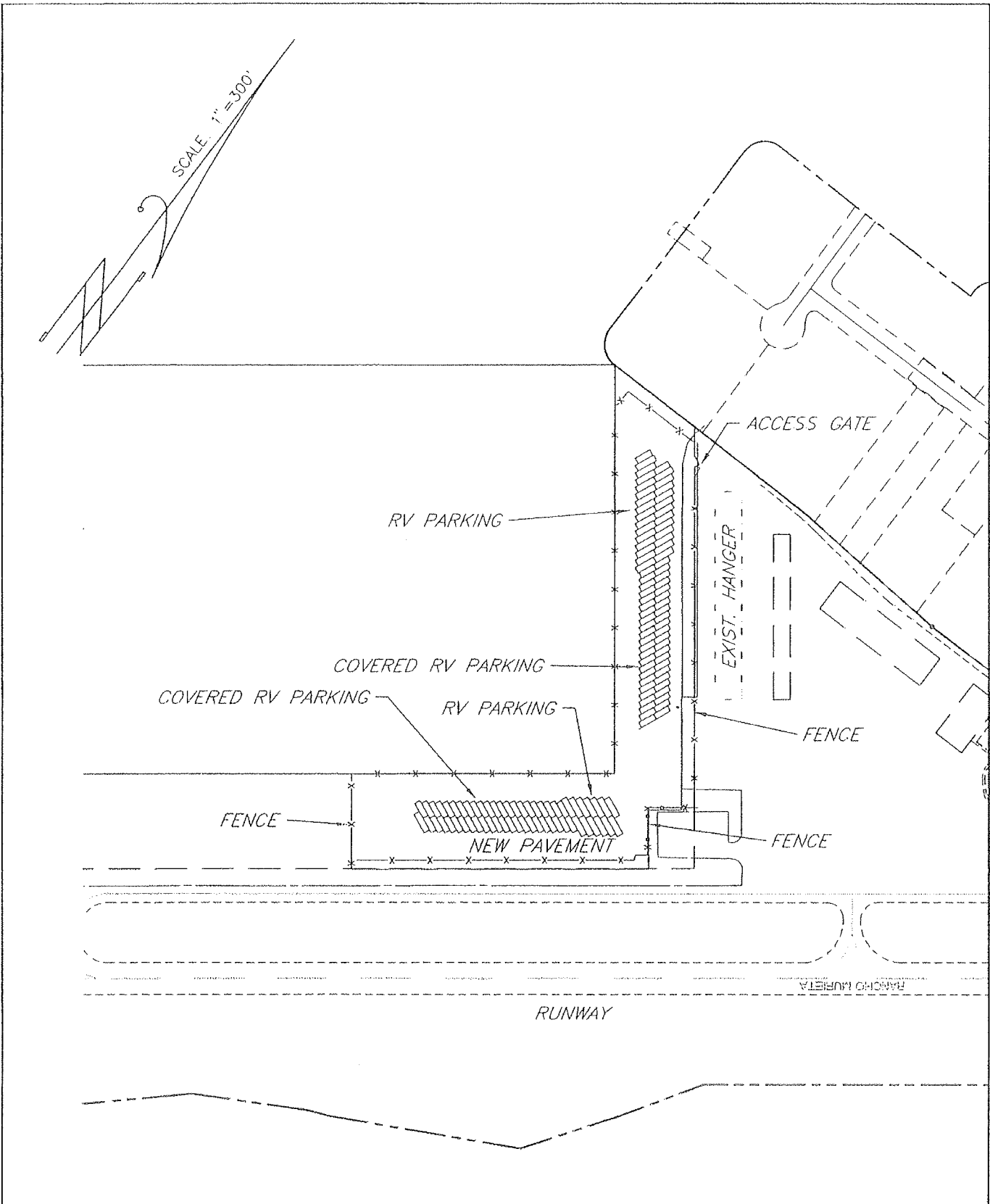
Respectfully submitted,

LO DUCA & AVDIS, LLP

A handwritten signature in black ink, appearing to read "Marcus J. Lo Duca", written over a horizontal line.

Marcus J. Lo Duca

MLD/dmw
cc: Tricia Stevens
Brad Beer
Mike Robertson
Enclosure(s)



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 6020 Rutland Drive, Suite 19 - Camanche, CA, 95608
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SCALE: 1"=300'
 JOB #: 10-01-004
 DATE: JULY, 2010

EXHIBIT A
 SITE PLAN
 RANCHO MURIETA AIRPORT
 SACRAMENTO COUNTY, CALIFORNIA

DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS - M.S.#40
1120 N STREET
P. O. BOX 942873
SACRAMENTO, CA 94273-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY 711



*Flex your power!
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November 30, 2009

Mr. Brad Beer
6185 Seven Cedars Place
Granite Bay, CA 95746-9643

Dear Mr. Beer:

Reference: Proposed RV and Storage Facility at the Rancho Murieta Airport in Sacramento County.

This letter is in response to your written request of November 5, 2009. We met at Rancho Murieta Airport to discuss the above proposal's effect on airport safety standards, as defined by Federal Aviation Administration Regulations and the California Public Utilities Code.

The proposed project is to develop a storage facility on Rancho Murieta Airport property. This use is allowed in accordance with (IAW) the Airport Land Use Commission Policy Plan, dated December 1988, and amended December 1992. The project includes 7-foot fencing and locked gates around the storage facility that will not allow access to airport operational areas. The project does not include lighting or light poles.

Notification IAW Code of Federal Regulations Part 77.13 is required for this project and submission of a Federal Aviation Administration Form 7460-1 is required. A positive response from the FAA evaluation would be required before project development can begin.

If the proposed project is constructed IAW the plans and information provided, there appear to be no standards that will be compromised.

For further questions or assistance, I may be contacted at (916) 654-4380, or via email at michael.smith@dot.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Michael Smith".

MICHAEL SMITH
Aviation Safety Officer

c: FAA, SFO677