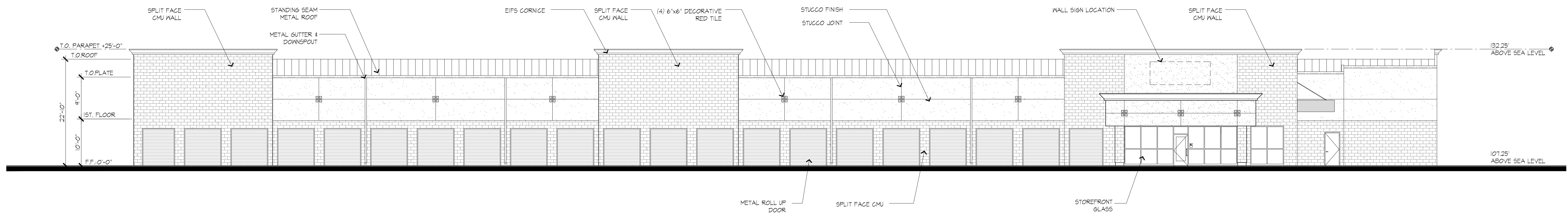


EAST ELEVATION



NORTH ELEVATION

SUPERIOR SELF STORAGE

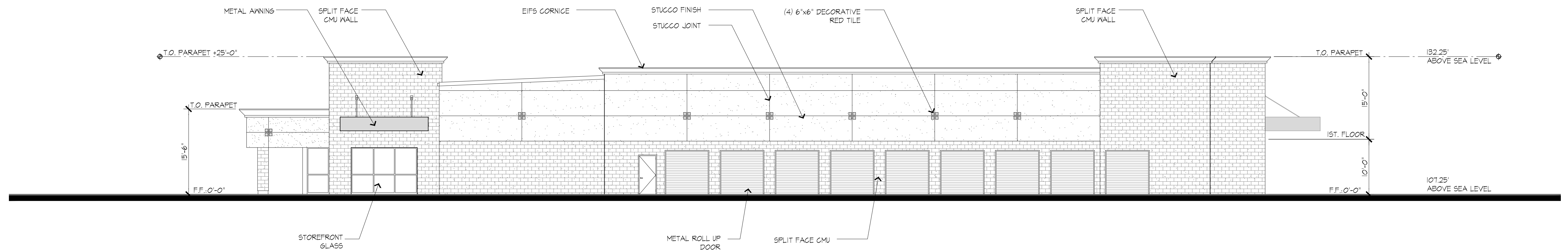
VACAVILLE, CA

NORTH & EAST ELEVATIONS

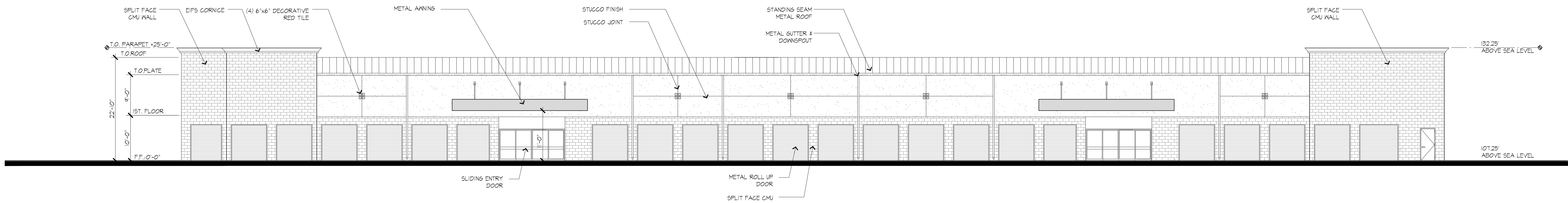
MARCH 02, 2015

SCALE: 1" = 10'-0"

2014-380



WEST ELEVATION



SOUTH ELEVATION

DESCRIPTION OF PROPOSED LAND USES

Superior Self Storage – formerly El Rancho Self Storage

LOT COVERAGE:

40%. As building foot print is related to total square footage of parcel.

ESTIMATED MAXIMUM PERSONS PER ACRE:

Proposed project will have one and one-half (1.5) employees per shift. Single coverage mid-week with double staffing on Thursday, Friday & Saturdays. Proposed project estimates a maximum person per acre at any one time to be no more than 4 persons per acre. This condition is based upon Superior Self Storage operational history of multiple facilities and site specific Traffic Study provided within.

INTERFERENCE WITH AIRCRAFT COMMUNICATIONS:

None, present in proposed project.

HAZARDS TO AIRCRAFT OPERATIONS:

None, no anticipated hazards to aircraft operations. Proposed light specifications provided within. Dust at construction will be mitigated. No smoke or steam, or increase in number of builds is projected.

DESCRIPTION OF LAND USE ACTION BEING SOUGHT:

The project applicant is seeking a project design to an existing approved staff level conditional use permit on the project formerly known as El Rancho Self Storage, Vacaville.



Valli
Architectural
Group

FLOOR AREA RATIO FINDINGS SUPERIOR SELF STORAGE VACAVILLE, CA

F.A.R. JUSTIFICATION

The purpose of this document is to provide justification for the proposed project's F.A.R. of 0.81, given the 0.40 F.A.R. maximum specified by the City of Vacaville for this property. This application seeks an Exception to the base F.A.R. allowance of 0.40 as follows:

a. TRAFFIC IMPACT

The Traffic Generation Study prepared by Traffic Safety Engineers (dated March 2, 2015), shows that the proposed self storage project at 0.81 FAR generates 54% less vehicle trips than a light industrial project of 0.40 FAR on the same site. This fact alone assures that the local roadway network has adequate capacity to handle the proposed use. In fact, the proposed project is better suited to be served by the local roadway network than a typical 0.40 FAR permitted use light industrial project.

b. WATER SYSTEMS

The proposed self storage project is a very low user of water in general. There are only 2 restrooms in the entire facility, a fraction of the restrooms that would be required for a typical light industrial use with multiple employees. Of the overall project's 92,296 gross square foot area, only 1,872 square feet (2% of the total area), is dedicated to office uses. The balance of the square footage is storage area only, requiring no water usage at all. Site water usage by this project is nearly identical to site water usage by other light industrial uses having a similar building size and building site coverage percentage.

c. SEWER SYSTEMS

Similarly, the 2 restrooms proposed are a fraction of what would be required for other typical light industrial uses. As a result, sewer demand is equally low.

d. SITE DRAINAGE AND RETENTION

The proposed project is a 2 story self storage of 92,296 gross square feet, covering virtually the same percentage of the site that a single story light industrial building would cover. As a result, there is an equal amount of site area available to address drainage and water retention requirements.

e. BUILDING MASSING

The proposed project is a 2 story self storage of 92,296 gross square feet, covering virtually the same percentage of the site that a single story light industrial building would cover. Building massing for a 2 story self story project is virtually identical to building massing for a one story light industrial use. Building heights for both types of projects are interchangeable, with a maximum height of 25 feet to the tops of decorative wall elements.