



TRAFFIC SAFETY ENGINEERS

March 2, 2015

Mr. David Kindelt
Superior Storage Group
4120 Douglas Blvd – Suite 306-504
Granite Bay, CA 95746

Subject: Superior Self Storage Project
1000 Piper Drive, City of Vacaville

Dear Mr. Kindelt:

The report summarizes our traffic generation study for the proposed Superior Self Storage facility to be located at 1000 Piper Drive in the City of Vacaville.

1. Project Description

The project is to be located at the southwest intersection corner of Piper Drive and East Monte Vista Drive. The 2.63-acre project site is presently a vacant lot. The project proposes to build a two-story self-storage facility with 92,296 square feet of floor area, including a 1,872 square-foot office. A copy of the project site plan is shown in Figure 1.

2. Project Trip Generation

The trips to be generated by the proposed project, utilizing a FAR Exception of 0.81 are estimated in Table 1, below, based on Land Use Code 151, "Mini-Warehouse" of ITE's Trip Generation Manual, 9th Edition:

Site Use	A.M. Peak Hour			P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Trip Generation Rate: (Trips per KSF)	0.077	0.063	0.140	0.130	0.130	0.26
Project Trip Generated: 92,296 KSF(*)	7	6	13	12	12	24

KSF denotes 1,000 square feet of floor area

(*) This building floor area is based on a FAR Exception of 0.81

3. Individual Use Trip Generation Based on ITE Trip Rates

Table 2, below, shows the trips to be generated if the project site were to be developed for an industrial use utilizing a FAR of 0.40 and based on Land Use Code 110, "General Light Industrial" of ITE's Trip Generation Manual , 9th Edition:

Site Use	A.M. Peak Hour			P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Trip Generation Rate: (Trips per KSF)	0.8096	0.1104	0.92	0.1164	0.8536	0.97
Project Trip Generated: 45.826 KSF(*)	37	5	42	6	39	45

KSF denotes 1,000 square feet of floor area

(*) This building floor area is based on a FAR of 0.40 for a 2.63-acre project site established by the General Plan for an industrial use.

4. Industrial Use Trip Generation Based on City of Vacaville Calibrated Trip Rate

Table 3, below, shows the trips to be generated if the project site were to be developed for an industrial use utilizing on a FAR of 0.40 and based on the City of Vacaville's calibrated trip rate of 2.63 trips per acre for P.M. peak traffic hour.

Table 3

Site Use	P.M. Peak Hour
Trip Generation Rate: Trips/Acre	2.63 trips
Trips Generated: 2.63 Acres	7 trips

In order to compare the trips generated by the industrial use based on the City's calibrated trip rate for P.M. peak traffic hour, the trips to be generated by a mini-warehouse use based on the same FAR of 0.40 is calculated to be $45.825 \times 0.26 = 12$ trips.

5. Findings and Conclusions

Our trip generation analysis using ITE trip rates indicates that the proposed mini-warehouse project with a FAR Exception at 0.81 would generate 54% less trips than a light industrial development with a FAR of 0.40 on the same project site. The relatively small volume of 24 trips generated by the proposed project during P.M. peak traffic hour would not be anticipated to change the existing level of service for area roadways and is much less than the typical variation (+/- 10%) of the traffic volumes on area roadways. Therefore, the proposed FAR Exception 0.81 for the proposed project would not result in any significant impact on traffic operations in the area. Although the trips generated by the proposed project is greater than the trips generated by an industrial use on the project site based on the City's calibrated trip rates, the total relatively small project trip generation is within the range for industrial uses based on ITE trip rates.

We trust that the findings of this traffic trip generation study will be of assistance to the City of Vacaville in formulating the decision pertaining to the proposed project. If you have any questions or need additional information, please do not hesitate to call us.

Very truly yours,



C. Hui Lai, P.E.
Traffic Engineer



DESCRIPTION

The Streetworks Wal-Pak Series of wall luminaires provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP65 Rated. UL and cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP65 ingress protection rated. Not recommended for car wash applications.

Electrical

Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 3kV surge test and is Class 2 rated for 120-

277V with an operating temperature of -30° to 60°C. Wal-Pak LED systems maintain greater than 70% of the initial light output after 50,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (metal halide: 150, 175, 200, 250, 320, 350, 400W [-30°C / -20°F], (high pressure sodium: 50, 70, 100, 150, 250, 400W [-40°C / -40°F]. High efficiency HID ballasts are available in 120V, 208V, 240V, 277V, 347V and 480V. Compact fluorescent high power factor ballasts are Class P insulation rated for 120-277V and have a starting temperature of -18°C / 0°F.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, Solite™ flat diamond patterned glass and full cutoff IESNA compliant configurations. Patent pending, solid state LED luminaires

are thermally optimized with 2400 or 4000 lumen package modules. HID models are offered in horizontal medium or mogul-based metal halide or high pressure sodium lamps. T6 ceramic metal halide and 4-pin compact fluorescent lamp models offer high efficiency energy-saving illumination.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish

Housing and door are protected with 5-stage TGIC dark bronze polyester powder coat paint. Premium TGIC power coat finishes withstand extreme climate changes while providing optimal color and gloss retention. Optional premium colors are available.



WKP WAL-PAK

2400 - 4000 Lumen LED

39 - 400W

High Pressure Sodium

Pulse Start Metal Halide

Metal Halide

Ceramic Metal Halide

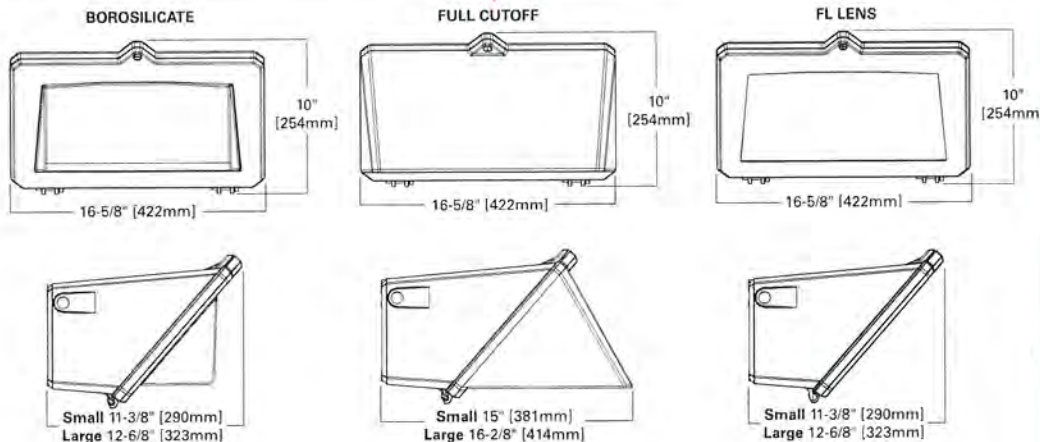
32 - 140W

Compact Fluorescent



WALL MOUNT LUMINAIRE

DIMENSIONS



TECHNICAL DATA

UL and cUL Wet Location Listed
 IP65 Rated
 40°C Maximum Ambient Temperature
 External Supply Wiring 90°C Minimum
 EISA @, ARRA, Title 20 Compliant

ENERGY DATA

- Reactor Ballast Input Watts**
 50W HPS NPF (58 Watts)
 70W HPS NPF (82 Watts)
 100W HPS NPF (118 Watts)
 150W HPS NPF (175 Watts)
- High Reactance Ballast Input Watts**
 50W MP HPF (69 Watts)
 70W MP HPF (94 Watts)
 100W MP HPF (129 Watts)
 150W MP HPF (185 Watts)
- CWA Ballast Input Watts**
 200W HPS HPF (250 Watts)
 200W MP HPF (227 Watts) @
 250W MP HPF (283 Watts) @
 320W MP HPF (365 Watts) @
 350W MP HPF (400 Watts) @
 400W HPS HPF (465 Watts)
 400W MP HPF (452 Watts) @

SHIPPING DATA

Approximate Net Weight: ADW100024
 32-42 lbs. (15-19 kgs.)
 2012-05-23 13:21:15