



Valli
Architectural
Group

PROJECT NARRATIVE/ OPERATIONS STATEMENT SUPERIOR SELF STORAGE – EL DORADO HILLS, CA

The proposed project involves the interior conversion of an existing vacant manufacturing facility to a Superior Self Storage facility, along with the construction of two future phases of additional new self storage buildings. The project is located on a 14.8 acre parcel at 4250 Town Center Boulevard in El Dorado Hills.

Phase 1 of the project will be the conversion of the existing structure to the self storage use, along with the re-design of the existing office to accommodate the new use. The new non-structural storage units will be built within the existing structure. The existing building areas to be converted total 89,470 gross square feet. Design plans call for a total of 592 new storage units in this phase, ranging in size from 5x5 to 17x40. Phase 1 will also include re-painting the building to the Superior Self Storage tan and green color scheme, adding new signage and extensively re-landscaping the site.

Phase 2 of the project involves the construction of a new self storage building of 22,800 gross square feet. The new single story structure will abut the existing structure on 2 sides. Design plans call for an additional 201 storage units, ranging in size from 5x5 to 10x30. The new building will match the phase I conversion in scale, mass and colors.

Phase 3 of the project will involve the construction of additional single story self storage buildings on a vacant corner of the site. Design plans call for an additional 64,878 gross square feet of building area, with the mix of unit sizes to be determined at a later date based on market demand.

From an operations standpoint, there will be 2 employees working during normal business hours, in one daily shift. Hours of office operation will be 8am to 6pm Monday through Friday and 9am through 5pm on Saturdays and Sundays. Gate access hours will be unrestricted to tenants in good standing, allowing 24 hour access to those needing it.

The large existing parking lot at the front of the building will remain unchanged (except for enhanced landscaping) and unfenced for direct future tenant access to the self storage office. New security gates will be added on the site to restrict storage unit access to only tenants. Access will be by way of keypad controlled gates, which will restrict illegal access and provide management with records of all persons entering and leaving the site.

Primary vehicular access will be from the existing driveway at Town Center Boulevard. There will be no access from adjoining Latrobe Road or White Rock Road.

Lastly, the storage of hazardous or flammable materials of any kind is strictly forbidden in the language of each individual tenant's lease, and is enforced by way of office staff observation, ensuring the storage of personal and business goods in compliance with local and state fire codes.