



**Narrative scope of work:** Expand existing 6.6 acre self-storage facility to include 1.62 acres land directly north of existing facility.

**Construction phasing/timeline:** Construction timeline to start within one year and started as soon as building permits are approved.

**How the site ties into the existing self-storage site and operations:** Site is accessed through existing storage facility through 24' wide drive at the southwesterly corner of the new property. Operations for the new site will be as part of the existing facility including hours of operations (gate hours 5:00 am – 9:00 pm 7days a week and office hours 9:00 am – 6:00 pm Mon-Sat, 10:00 am – 4:00 pm Sundays).

**Number of units: new units – 158**

**Square footage of total building area:** new building area 13,400.s.f.

**All entitlements need to be listed and discussed,** General plan amendment **P019-0926**, Rezoning (**P19-0943**) of parcel 219-270-006 from R-1 to CG-CS, Design Review (**P19-0958**) for new storage units, Variance (**P19-0959**) for changing perimeter 6' block wall requirement to 6' ornamental aluminum fencing due to utility easements on each of the property lines adjacent to the freeway and railway.

**What the storage buildings, constructed of and heights;** new structures to be modular kits made of prefinished steel siding, light gauge steel framing, and prefinished coiling rollup doors. Colors to match existing facility colors. Maximum height of structure is 12' (one story).

**Proposed walls/fences surrounding site;** Existing fencing surrounding the subject parcels is 6' high chain link fencing and will be replaced with 6' high ornamental aluminum fencing (solid aluminum slats between posts).

**Vehicular access to the site:** Vehicular access to the site is through the existing site and control gates. Minimum drive width is 20'. An emergency access gate (20' wide) is to be provided on the north end of the site (to match new fencing).

**Infrastructure required:** Infrastructure required is the modification of existing water main running through the property for new fire hydrants. No other infrastructure is required.