January 21, 2020

Neil Kadakia
Greens Global, Greens Real Estate
910 South El Camino Real, Suite A;
San Clemente, CA 92672

Subject: Traffic Analysis for Greens Storage Valley Project located at 24835 Lizard Rocks Road in the Valley Center area of San Diego County. APN# 188-250-15

Dear Mr. Kadakia,

In accordance with your authorization, Darnell & Associates, (D&A) has completed the Traffic Impact Analysis to determine the traffic study requirements for the project based on project trip generation and County requirements. Figure 1 is a vicinity map showing the location of the project. The site plan for the project is presented on Figure 2. Also shown on Figure 2 is the existing 88,253 square foot Lizard Rock Storage Facility.

**Project Trip Generation**

The first step in the analysis requires the preparation of project trip generation for the project. Table 1 presents the anticipated trip generation for the project. The trip generation used in this report uses the April 2002 SANDAG Brief Guide of Vehicular Trip Generation Rates for the San Diego Region. The project proposes the development of 48,087 square feet of mini storage facilities within three buildings on the project site as follows:

- Building #1 - 36,724 square feet
- Building #2 - 5,055 square feet
- Building #3 - 6,038 square feet
  
  Total: 48,087 square feet

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Density</th>
<th>ADT</th>
<th>AM PEAK</th>
<th>PM PEAK</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td>Industrial Mini Storage</td>
<td>48.087/KSF</td>
<td>96</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

Review of Table 1 shows the project will generate 96 Daily, 6 AM peak hour trips (3 In/3 Out) and 9 PM peak hour trips (5 In/4 Out).

**County of San Diego Traffic Study Requirements**

The next step in the analysis is the comparison of project traffic to the County Guidelines. Section 2.1 of the County of San Diego Transportation and Traffic Report Format and Contents Requirements identifies criteria to determine the need to prepare and types of Traffic Impact Studies.
FIGURE 2
GREEN GLOBAL VALLEY CENTER
SITE PLAN
Table 2 presents the County of San Diego criteria to determine the need and content of required Traffic Impact Studies for the project. Comparison of the project traffic shown on Table 1 Trip Generation to the Table 2 County Criteria to prepare a Traffic Impact Study (TIS) identifies the project generates 96 daily trips, 6 AM peak hour trips (3 In/3 Out) and 9 PM peak hour trips (5 In/ 4 Out). Based on the County Criteria the projects daily 96 daily trips, 6 AM peak hour trips and 9 PM peak hour trips do not require any additional traffic impact analysis to be provided.

<table>
<thead>
<tr>
<th>Project Generated Traffic *</th>
<th>Issue Specific TIS</th>
<th>Focused TIS</th>
<th>Full TIS Needed</th>
<th>Congestion Management Analysis Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 200 Average Daily Trips OR Less than 20 Peak Hour Trips</td>
<td>No*</td>
<td>No*</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>200-500 Average Daily Trips OR 20-50 Peak Hour Trips</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>500 Average Daily Trips OR 50 Peak Hour Trips</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>1,000 Average Daily Trips OR 100 Peak Hour Trips</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>2,400 Average Daily Trips OR 200 Peak Hour Trips</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

* Other situations could result in a request for an Issue Specific or Focused Traffic Impact Study. These include, but are not limited to, those issues addressed in this report.

**NOTE:** Analysis of cumulative traffic impacts may require a Traffic Impact Study, even when the project generated traffic volumes alone do not.

**Traffic Analysis Requirements**

The development of the 48,087 square foot mini storage facility does not require any additional traffic analysis.

**Project Frontage Improvements**

The next step in our analysis, we prepared Figure 3 showing the project site, adjacent development and Lizard Rocks Road improvements. Lizard Rocks Road is identified as an Industrial Commercial roadway and has been improved to provide a minimum of 26 feet of pavement from Valley Center Road to the project’s southerly boundary. A copy of the approved improvement plans by the County are presented in Appendix A.

Therefore, the existing Lizard Rocks Road improvements satisfy the County Standards, except for sidewalks and a temporary cul-de-sac. A temporary cul-de-sac and sidewalks are not needed at this time and a design exception has been prepared for submittal to the County for approval and is presented in Appendix C.
FIGURE 3
GREEN GLOBAL VALLEY CENTER
COMPOSITE AREA PLAN WITH PROJECT SITE

Summary

- The development of the proposed 48,087 square foot Industrial Storage project will generate 96 daily trips, 6 AM peak hour trips (3 In/3 Out) and 9 PM peak hour trips (5 In/4 Out). The traffic generated by the project does not require any additional traffic analysis to be prepared.

- The Valley Center Fire Protection District Fire Marshall has reviewed and approved the Fire Protection Plan Letter Report. The report supports the adequacy of the existing Lizard Rocks Road improvements.

- The attached design exception requests that additional improvements to Lizard Rocks Road frontage are not required and a temporary cu-de-sac turn around is also not needed.

Sincerely,

DARNELL & ASSOCIATES,

Billy E. Darnell, P.E.

RCE: 22338

1/21/2020 (Date)
Appendix A

- Existing Lizard Rocks Road Improvement Plans
SAFETY REQUIREMENTS

The contractor shall adhere to the requirements of all permits and protect all work areas from potential hazards. All persons shall wear personal protective equipment (PPE) while performing the work. The contractor shall ensure that all employees are properly trained and have received appropriate safety training.

PERSONAL PROTECTIVE EQUIPMENT

The following personal protective equipment (PPE) shall be worn by all employees:

- Steel-toed work boots
- High-visibility safety vests
- Safety goggles or face shields
- Hearing protection
- Hard hats

These requirements are in addition to any other required PPE as specified by the project manager.

CUTTING OPERATIONS

The contractor shall ensure that all cutting operations are performed in a safe manner. Cutting tools shall be properly maintained and used with appropriate protective gear. All persons shall be trained in the safe use of cutting tools and equipment.

EARTHWORK OPERATIONS

The contractor shall ensure that all earthwork operations are performed in a safe manner. Proper equipment shall be used for excavation and filling operations. All persons shall be trained in the safe use of earthmoving equipment and tools.

WATER MAIN INSTALLATION

The contractor shall ensure that all water main installation operations are performed in a safe manner. Proper procedures shall be followed to prevent entrapment or suffocation. All persons shall be trained in the safe use of trenching equipment and tools.

CALL BEFORE YOU DIG!

Call at least two days before you dig
1-800-277-2800
DIAL 211 (NH)

Call before you dig, please! Always contact the one call center before digging to avoid damage to underground utilities.
Appendix B

➢ Fire Protection Plan Letter Report dated December 12, 2019
December 12, 2019

Valley Center Fire Protection District
28234 Lilac Road
Valley Center, CA 92082
ATTN: Community Risk Reduction

SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT
28435 Lizard Rocks Road, Valley Center, CA 92082

This Fire Protection Plan (FPP) – Letter Report is submitted pursuant to the County Fire Code and County Consolidated Fire Code, to address the adverse environmental effects that a proposed project may have from wildland fire and to provide mitigation of those impacts to ensure that the project does not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

PROJECT DESCRIPTION
Assessor’s Parcel Numbers 188-250-15, 1.78 acres
Zoning - M52

This project is for the Green Storage Valley Center Expansion. The project site will consist of two 1 story buildings and one 2 story building totaling a total of 48,087 SF of self-storage. A merger of two lots is also proposed as part of this proposed project. The project is located at 28435 Lizard Rocks Road in the Valley Center Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Limited Impact Industrial. Zoning for the site is M52 (Limited Industrial). The project site is subject to Special Area B which requires a Site Plan and the recommendation of the Valley Center Design Review Board. The project proposes to be served by the Valley Center Municipal Water District and Valley Center Fire Protection District. The APN of the Merger Parcel to the south is 188-250-41-00.

ENVIRONMENTAL SETTING

1. Location: The project site is located east of Lizard Rocks Road, South of County Route S6, north of existing storage operation at the terminus of Lizard Rock Road and west of County Route S6 where it turns to the south at Vesper Road. The location is provided in Appendix A of this report. The zoning map is provided in Appendix B.
2. Topography: The project site is located within a valley, which is surrounded on all sides by mountains and hills. The project site is in the bottom of this valley. The project site is essentially flat with an overall slope of approximately 4%. The project site will have slopes to existing topography at the north end and on the east side. The slope of the general area is provided in Appendix C. The current (native slope) on each side of the project site is provided below. The north end (Northwest to Northeast corners) has the greatest difference in elevation and west side, the least. Due to the lack of significant slope, aspect is not a factor in the fuel loading and curing (fuel moisture) on or near this site.

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>Diagonal</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Upper Elev.</strong></td>
<td>1,386</td>
<td>1,386</td>
<td>1,386</td>
<td>1,373</td>
<td>1,368</td>
</tr>
<tr>
<td><strong>Lower Elev.</strong></td>
<td>1,368</td>
<td>1,373</td>
<td>1,362</td>
<td>1,362</td>
<td>1,362</td>
</tr>
<tr>
<td><strong>Difference</strong></td>
<td>18</td>
<td>13</td>
<td>24</td>
<td>11</td>
<td>6</td>
</tr>
<tr>
<td><strong>Length</strong></td>
<td>223</td>
<td>293</td>
<td>391</td>
<td>251</td>
<td>300</td>
</tr>
<tr>
<td><strong>Slope</strong></td>
<td>8.07%</td>
<td>4.44%</td>
<td>6.14%</td>
<td>4.38%</td>
<td>2.00%</td>
</tr>
</tbody>
</table>

3. Geology: No other geological issues exist with the project site.

4. Flammable Vegetation: All of the existing vegetation will be removed from the project site. The project site will adhere to the requirements for Fire Severity Zones for plant palette in the landscape areas as it is currently within the SRA (State Responsibility Area) which is shown in Attachment D. The project is within a Very High Fire Severity Zone as shown in Attachments E and F. It is important to note that the interface to the east is shown as a high fire zone rather than a very high.

According to the Landfire Database, the areas around the project site are mostly grasses and some smaller shrubs (Appendix G). The fuel categories are GR1, GR2 and GS2. A grid of SH7 is shown to the north of the project site on the northeast corner. This is actually eucalyptus trees and not chaparral fuels as shown in the photo to the left (taken from the NE corner of the project site).
5. Climate: The project site is within the Transitional Climate Zone in the middle of the Transition Zone (Attachment H). The Transition Zone is a marine-to-desert transition climate which is farther inland. The Transition Zone features a combination of warmer thermal belts and cold-air basins and hilltops, with occasional marine influence. The climate can vary from heavy fog to dry Santa Ana winds.

PROJECT EXPOSURE TO WILDLAND FIRES

1. Water Supply: This project is located within the Valley Center Municipal Water District. The new structures for the project site will Type II-B. The largest of the three new structures will be 36,724 sq. ft. In accordance with Appendix B of the Adopted Fire Code, this will require 1,000 gpm capacity. This is required for a duration of two hours. The existing storage operation has a structure which is 40,650 sq. ft. that requires a base fire flow of 1,063 gpm, which would indicate that the water needed is already available within the current water delivery system. The overall fire flow required for project site is 1,250 gpm with a fire hydrant spacing requirement of 450’.

The existing storage operations has two public fire hydrants on Lizards Rocks Road and three private fire hydrants onsite (shown in Attachment I). The project site will add two additional private hydrants and a Wharf hydrant (4” at DDC) as shown in Attachment J.

2. Fire Access Roads

   Location: Fire Department Access Roadway are provided as shown in Attachment K of this report/letter. The primary roadways are positioned so that all portions of every new structure are within 150’ of the exterior of the structures per the adopted fire code. The fire access roadway is provided as a loop road, so a turnaround is not required but a turnaround has been provided (Attachment L).

   Width: The project site will construct fire access roadways with a width of 24’ wide. The distance between the structures in the area of the fire access roadways will be a minimum of 40’ which will allow for the loading and unloading of the storage units without compromising the fire lane.

   Vertical Clearance: All fire department access roadways shall have a minimum vertical clearance of 13 feet 6 inches. As designed, the proposed project site fire access roadways will be clear to the sky.

   Grade: The maximum street grade (existing street) is less than 2% and, for the fire access roadway onsite, grades will run between 1% and 2%.

   Surface: Fire Department Access Roadways will conform to the standards specified in the County of San Diego Parking Design Manual. Fire apparatus access road shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities.

12/12/19
3. Setback from Property Lines: Setbacks are provided per the county approved planning standards. Three sides of the project site are developed with roads and/or buildings. The front of the project site (west) has a 60’ setback to the roadway centerline. The north and south setbacks are set to zero as the south will be merged with the existing storage operation and the north interfaces with the existing retail center. The remaining side (east) is provided with a 15’ setback. No portion of the project site are not within 100 feet of a riparian area, forest, or other native/habitat area. The parcel to the east is undeveloped but maintained under the county defensible space requirement to provide 30’ of vegetation management on the interface to the proposed project site. In addition, the proposed project site will have not openings in the structure on this interface which is made of concrete block.

4. Building Construction: All structures shall comply with the ignition-resistive construction requirements Chapter 7A of the adopted Building Code, Section R337 of the adopted Residential Code and Chapter 49 of the adopted Consolidated County Fire Code.

5. Fire Protection Systems: All structures shall be protected with automatic fire sprinklers per adopted Building Code and/or County Consolidated Fire Code requirements. The new installed fire protection features (except the wharf hydrant) will be capable of engine support through the existing FDC on the existing DDC on the private water system. The wharf hydrant will be on the supply side of the DDC to provide a water source within 50 feet of the FDC.

6. Defensible Space: The project site has only one interface to undeveloped land (west). This area is current maintained in accordance with the County of San Diego Defensible Space Ordinance. As stated, the project site will have no opening in the side of the structure that interfaces the wildland and the walls will be masonry (block) with a metal roof. This combination of building construction, lack of fuels in the interface and overall lack of continuous wildland fuels in the upwind area, produce a defensible space which is more than adequate to protect the project site in the event of a wildfire in the adjacent properties.

7. Vegetation Management: Prescribed Defensible Space will be maintained by the property owners at least annually or more often as needed. Plants used in the Defensible Space will be from an approved fire-resistant planting materials list that is maintained by County of San Diego, Department of Planning and Land Use.

8. Fire Behavior Computer Modeling: Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this FPP – Letter Report (Note: Contact the Fire Authority Having Jurisdiction [FAHJ] to confirm).

Fire Protection and Emergency Medical services are provided by the Valley Center Fire Protection District with wildland support from CalFire. The project site is located 1.56 miles from Valley Center Fire Station #1, 2.98 miles from Valley Center Fire Station #2 and 1.06 miles from Valley Center CalFire facility (Attachment M).
Firesafe Planning Solutions recommends approval of this Fire Protection Plan – Letter Form as an accurate and acceptable assessment of the hazard and risk factors for the Greens Storage Expansion in Valley Center as they relate to wildland fire protection and site development design.

Respectfully:

[Signature]
Gene F. Begnell
Fire Protection Analyst

[Signature]
Property Owner (Signature)

[Signature]
Printed Name

Concurrence:

[Signature]
David Oatis
Principal, Firesafe Planning Solutions

[Date]
12/17/19

[Date]
12/12/19
Attachment I

Existing Fire Hydrant Locations
Attachment J

Proposed Fire Hydrant Locations
Attachment K

Fire Access Roadways

Existing Retail

Existing Operation

Path of travel shown in blue
150' hosepulls shown in red

Date: 12/12/19
In addition to the looped fire access roadway, an Appendix D turnaround is provided.
Attachment M

Distance to nearest Fire Stations

1.56 miles
1.06 miles
2.98 miles

Project site

Valley Center FS01

Cal Fire Valley Center

County Route S6

S6

Valley Center S02

Lake Wohlford Road

12/12/19
Appendix C

➢ Design Exception for Lizard Rocks Road Improvements
DEPARTMENT OF PUBLIC WORKS

Request for an Exception to a Road Standard and/or Modification to Project Conditions

Project Number: __________________________ Date of Request: January 21, 2020

Project Location: 28835 Lizard Rocks Road, Valley Center, California


Requestor Name: Bill E. Darnell, Darnell & Associates Telephone: 619-233-9373

Address: 4411 Mercury Street #207A, San Diego CA, 92111

Requested Exception/Modification (attach engineering sketches showing existing layout, details and notes):

Figure 1 presents the project site plan and the existing improvements to Lizard Rocks Road adjacent to the project's frontage. The applicant requests that additional improvements to Lizard Rocks Road along the project's provisions to provide a temporary cul-de-sac is not be required. The proposed project has combined with the adjacent self-storage facility to provide access, circulation and satisfies the Valley Center Fire Protection District Fire Marshall to not require additional improvements. The project will generate 96 daily, 6 AM peak hour trips and 9 PM peak hour trips to Lizard Rocks Road. The existing Lizard Rocks Road improvements will adequately accommodate the project trips.

Reason for requested Exception/Modification (provide attachment if additional space is required):

The existing improvements on Lizard Rocks Road adequately accommodates existing and the proposed project traffic. Vehicle traffic generated by the project is adequately accommodated by the existing improvements. Further the mini-storage operations do not generate pedestrians and therefore do not create the need to add pedestrian facilities along the project frontage and/or the additional roadway widening to comply with the County of San Diego Public Road Standards.

List alternatives that could mitigate the requested Exception/Modification (attach engineering sketches showing proposed layouts, details and notes):

Alternatives that could mitigate the requested design exception have not been identified.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved (see not 3. on reverse):

The required rewidening of Lizard Rocks Road would require additional design costs and time constraints to process and obtain approval of the plans.

Provide Design and Cost Estimate for meeting the Condition (see note 3. on reverse):

The design costs and cost of construction to meet the County of San Diego Public Roads Standards is estimated to be _________. A copy of the costs are attached.

See reverse for important information.

Revised: Nov. 10, 1999
This form is to be used for the following:

A. Request exception to a Road Standard and/or modify DPW Conditions included in the Preliminary Approval prior to the issuance of the Final Approval.

B. Request exception to a Road Standard and/or modify DPW Conditions included in the Final Approval document(s) prior to the recordation of the map, which may also require an amendment of conditions.

Note: Request for exceptions/modifications to conditions of a recorded map, in most cases, requires a map modification, which is a separate process.

This request may be initiated by the owner or by the project engineer, land surveyor, the local fire prevention district or the local planning group acting on behalf of the owner.

The following guidelines apply to this request:

1. Incomplete and unclear requests, or requests that are not supported by appropriate documents will be returned as incomplete applications. Requests must be specific and clear.

2. This request must be completed and submitted with supporting attachments. Attachments may consist of documents from the relevant County departments, regulatory agencies, fire prevention districts, water and utility districts, planning groups. Photos, plan and profile sketches, diagrams, engineering studies, certifications, cost estimates, and other pertinent information may also be included.

3. Provide detailed cost estimates for work included in this request. Single figure summary and “bottom line” cost estimates will not be accepted. Please note that financial hardship cannot be the sole basis of an exception request.

   Example 1: A request to reduce an intersectional sight distance condition must, as a minimum, be supported by a detailed plan of the intersection showing the right-of-way easements, the available/required line(s) of sight and the existing obstructions to the line(s) of sight, a certification by a registered engineer of the prevailing speed along the major road, certification as to the minimum acceptable sight distance and the availability of such distance, as well as a detailed cost estimate for compliance with the initial condition.

   Example 2: A request to reduce road width improvement standard must, as a minimum, cite the reasons necessitating the request, a letter from the local Fire Prevention District stipulating the acceptable changes to the road(s), plan and profile sketches of the road showing centerline stationing, nature, size and location of utilities that are impacted, and a detailed cost estimate for compliance with the initial improvement condition(s).

4. The applicant will be contacted if additional information or clarification is required. Your request may be forwarded to the local planning group for input. The DPW Project Team responsible for the project area will evaluate the request and make a recommendation to the Director through the Deputy Director. The Director’s decision, which is final, will be conveyed to the applicant in writing, with copies to all parties and agencies concerned.

5. Requests take an average of ten (10) working days to process. They may take longer if submitted without the proper supporting documents or if there is insufficient balance in the project account.

6. Mail or submit your completed request(s) to the Department of Public Works (DPW), 5201 Ruffin Road (MS-0336), Suite D, San Diego, CA, 92123.

7. Staff time to process this request will be charged against the project account. The applicant will be contacted for additional funds if the account balance is insufficient to cover the estimated charges for processing the request.