



June 4, 2018

Mr. Alex Rowland  
NT Ventures, Inc.  
1135 Tournament Drive  
Hillsborough, CA 94010  
via email only: [alex@newtropic.co](mailto:alex@newtropic.co)

**Subject: 444 Yolanda Avenue Cannabis Project**

Dear Mr. Rowland:

*Transpedia Consulting Engineers (TCE)* has prepared this letter report for the proposed cannabis project at 444 Yolanda Avenue, Suite B, in the City of Santa Rosa. There are three buildings on the parcel; however, “Suite B” is located in the southwest corner of the parcel, as shown in the attached vicinity map.

The scope of work of this letter is to estimate project’s traffic trip rates that would be generated by the proposed project and compare it to the approved current use as the location exists today; compare project’s parking supply to parking needs; compare project’s driveway sight distance to standards; and review site’s access and internal circulation.

**PROJECT DESCRIPTION**

The project consists of converting an existing industrial building of approximately 3,869 square feet, which was formerly the site of Servpro, into a cannabis manufacturing and distribution facility, as shown in the attached site plan. Servpro provides disaster restoration, recovery and construction services for residential and commercial buildings damaged by water, fire, smoke, mold, vandalism or other means.

The current space will be used for:

- Manufacturing activities- approximately 1,500 square feet.
- Packaging, freezer, and finished product storage- approximately 730 square feet.
- Shipping and distribution activities- approximately 444 square feet.
- Office, entry, waste storage, and restroom facilities- approximately 1,195 square feet.

A new mezzanine level will be built and will be used for:

- Dry storage- approximately 829 square feet.
- Equipment- approximately 699 square feet.

With the construction of the new mezzanine, the project size becomes approximately 5,397 square feet, of which 4,953 square feet for manufacturing and 444 for distribution.

## **PROJECT OPERATIONS PLAN**

Cannabis manufacturing and distribution activities will be conducted at the project site daily with 8 full time employees who will arrive and leave for work shifts between 8:00 am and 10:00 pm. Additionally, one security guard will be onsite between 7:00 pm and 7:00 am. Since the facility is not open to the public, no customers will arrive onsite.

Deliveries to and shipments from the facility will occur 1-2 times per week. These deliveries and shipments will be by van-sized vehicles, but occasionally, a freight truck will be necessary.

Thus, the only traffic will be the arrival and departure of employees, vendors and deliveries.

## **PROJECT TRIP GENERATION**

Trip generation is an estimate for the number of vehicles that would likely access the project during a typical weekday. The trip generation of the prior use of the development site was estimated based on rates provided in *Trip Generation, Institute of Transportation Engineers (ITE), 10<sup>th</sup> Edition, 2017*.

The Specialty Trade Contractor (ITE Land Use Code 180) is used to estimate project site prior use, which is consistent with Servpro operations, as shown in ITE descriptions:

“Specialty Trade Contractor (ITE Land Use Code 180)- “A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.”

However, the ITE manual does not include data on the land use of the proposed project. The data operations plan, described above, was used to estimate trip generation. As a worst-case scenario, it is assumed that all employees would arrive during am peak hour and leave during pm peak hour; the security guard would leave during am peak hour; and a delivery would arrive and leave during am and pm peak hours.

In comparison to the former use, the “444 Yolanda Avenue” proposed project would generate:

- 14 net daily trips less.
- 5 net trips more during am peak hour.
- 2 net trips more during pm peak hour.

However, in comparison to the site’s permitted use, the proposed project would generate:

- 1 net daily trip less.
- 7 net trips more during am peak hour.
- 7 net trips more during pm peak hour.

The proposed project trip generation is summarized in Table A.

**Table A- Project Trip Generation.**

Land Use	Size	Daily	AM Peak Hour				PM Peak Hour			
			In/Out %	In	Out	Total	In/Out %	In	Out	Total
<u>Formerly- Servpro</u>	3.869 KSF	40	73%/27%	4	2	6	32%/68%	3	5	8
<u>Permitted- General Light Industrial</u>	5.397 KSF	27	88%/12%	3	1	4	13%/87%	0	3	3
<u>Proposed- Cannabis Manufacturing &amp; Distribution</u>										
Employee shifts	8 employees	20	NA	8	0	8	NA	0	8	8
Security	1 guard	2	NA	0	1	1	NA	0	0	0
Deliveries	NA	4	NA	1	1	2	NA	1	1	2
<b>Proposed- Net</b>	<b>NA</b>	<b>26</b>	<b>NA</b>	<b>9</b>	<b>2</b>	<b>11</b>	<b>NA</b>	<b>1</b>	<b>9</b>	<b>10</b>
<b>Net Trips from Former Use</b>	<b>NA</b>	<b>-14</b>	<b>NA</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>NA</b>	<b>-2</b>	<b>4</b>	<b>2</b>
<b>Net Trips from Permitted Use</b>	<b>NA</b>	<b>-1</b>	<b>NA</b>	<b>6</b>	<b>1</b>	<b>7</b>	<b>NA</b>	<b>1</b>	<b>6</b>	<b>7</b>

Sources: Transpedia Consulting Engineers, 2018.

Trip Generation, Institute of Transportation Engineers, 10<sup>th</sup> Edition, 2017.

Notes: KSF = 1,000 square feet.

NA = not applicable or available.

Specialty Trade Contractor (ITE Land Use Code 180) – daily = 10.22, AM = 1.66, PM = 1.97 trips/KSF.

General Light Industrial (ITE Land Use Code 110) – daily = 4.96, AM = 0.70, PM = 0.63 trips/KSF.

## PROJECT PARKING REQUIREMENTS AND DESIGN

The following City zoning code for parking requirements apply to the project:

- Cannabis manufacturing space of less than 50,000 square feet- 1 vehicular space per 350 square feet and 1 bicycle space per 7,000 square feet.
- Cannabis distribution- 1 vehicular space per 1,000 square feet and 1 bicycle space per 14,000 square feet.

As mentioned earlier, the project size will be approximately 5,397 square feet, of which 4,953 square feet for manufacturing and 444 for distribution. Thus, 15 vehicle parking spaces and 1 bicycle parking space are required for manufacturing activities; and 1 vehicle parking space and 1 bicycle parking space are required for distribution activities. Overall, the proposed project is required to provide 16 vehicle parking spaces, of which 1 van accessible parking space; and 2 bicycle parking spaces.

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The site plan shows 5 parking spaces are allocated to the proposed project, which is short of City's zoning requirements. It is recommended to conduct a parking study to evaluate parking supply and demand conditions onsite in conjunction with the operation of other businesses which share parcel's parking.

## **SIGHT DISTANCE**

Sight distance at project's driveway onto Yolanda Avenue was evaluated based on Caltrans sight distance standards (*Caltrans Highway Design Manual, November 20, 2017*). There is a speed limit sign on Yolanda Avenue in the project vicinity of 35 miles per hour. The Manual requires a minimum stopping sight distance of 250 feet for a 35-mph design speed.

The sight distance measured from a 3.5-foot height at the location of the driver and 15-feet back from the road edge-line. The sight distance currently provided at the two project driveways is approximately 550 feet when looking to the east and west; however, there are two large business signs for Hensley's Auto and Buckles-Smith that impede sight at each driveway, as shown in the attached pictures. It is recommended to remove these two signs to meet Caltrans minimum sight distance requirements of 250 feet. No vegetation or building along the project frontage shall be located within the minimum sight distance envelope so as not to obstruct the visibility of vehicles entering or exiting at project's driveway.

## **SITE ACCESS AND CIRCULATION**

Project site access and internal circulation would be provided by two two-way driveways onto Yolanda Avenue. All internal project roadways are adequately wide for moving traffic and parked vehicles. Roadway channelization markings and a stop sign are recommended to be placed at project's driveway.

If you have any questions about this letter, please contact me.

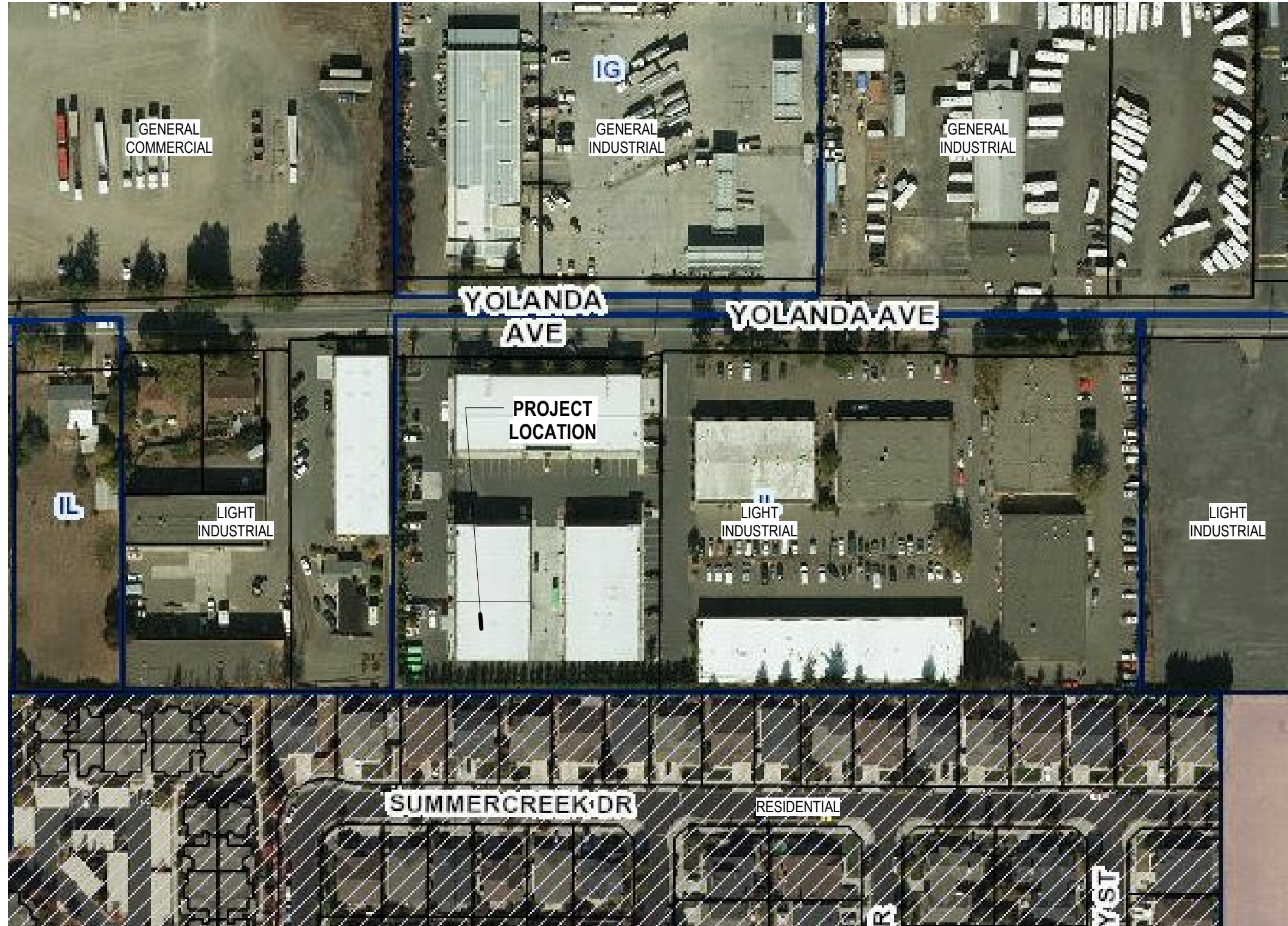
Sincerely,

*Transpedia Consulting Engineers*



Mousa Abbasi, Principal  
Ph.D., P.E., T.E., P.T.O.E.  
California Professional Civil Engineer No. 67935  
California Professional Traffic Engineer No. 2324  
Professional Traffic Operations Engineer No. 1297

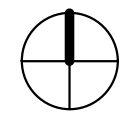
Attachment: Project Vicinity Map.  
Project Site Plan.  
Project driveway pictures.



1

**SITE ANALYSIS**

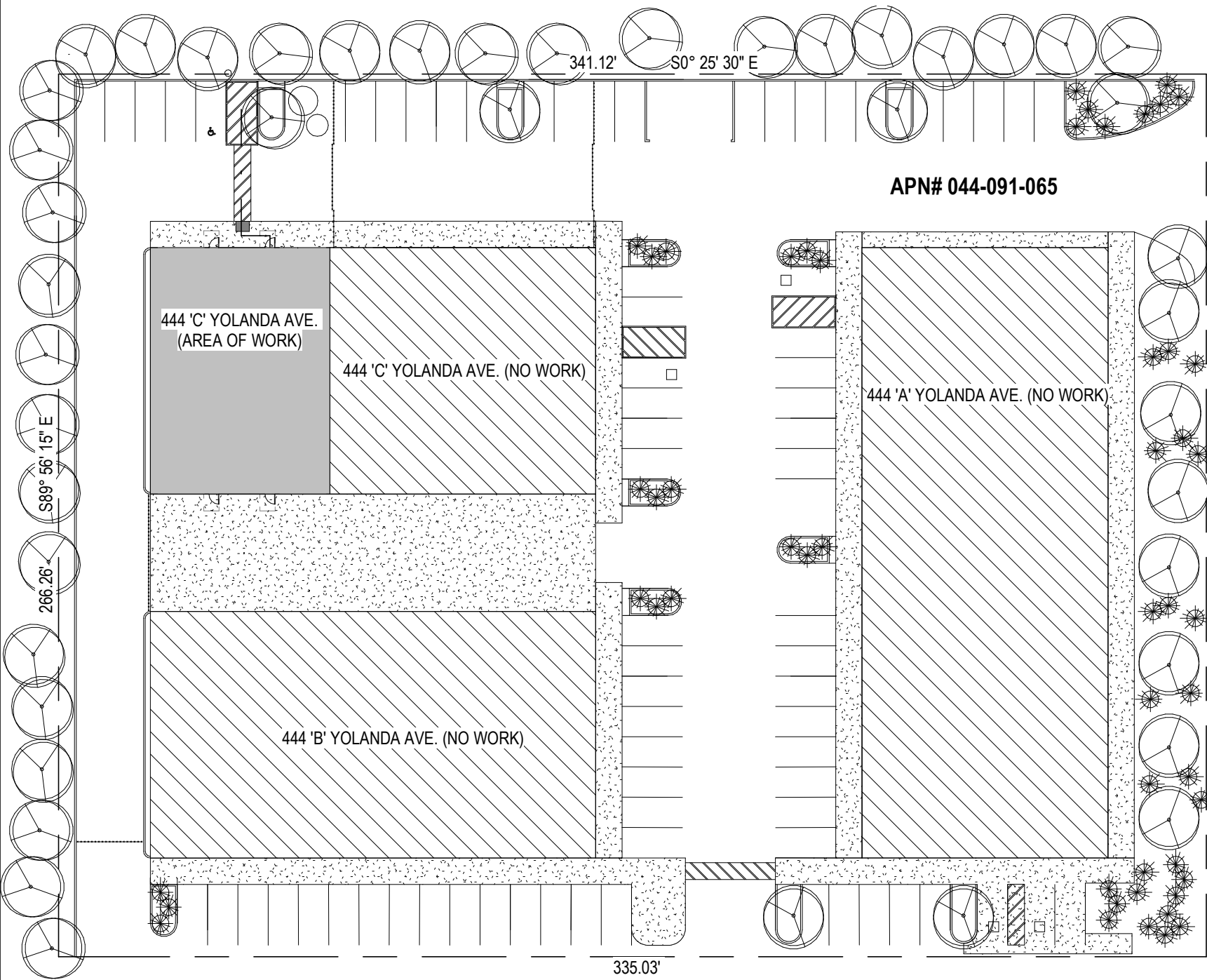
N.T.S.



**HENDERSON ARCHITECT**  
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444 C YOLANDA AVE CUP  
 444 C YOLANDA AVE., SANTA ROSA, CA 95404

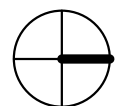
**CUP5**  
 SITE ANALYSIS



1

# SITE PLAN 8X11

1" = 40'-0"



PROJECT #: 1805

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H | A

ISSUE DATE: 05.16.2018  
 SHEET NAME: 8x11 SITE PLAN

444 C YOLANDA AVE CUP

NUMBER

**CUP2**



444 Yolanda Avenue Driveways.

Source: Transpedia Consulting Engineers, April 2018.