



January 5, 2022

Mr. James Lee
JQ Gold, LLC
121 Turanian Court
Danville, CA 94506-1198
via email only: ibuildhope7@gmail.com

Subject: JQ Gold Cannabis Cultivation Project

Dear Mr. Lee:

Transpedia Consulting Engineers (TCE) has prepared this addendum to the focused traffic study, dated August 20, 2019, for the proposed T&L Industrial Cannabis Project (project) at 3515 Industrial Drive in the City of Santa Rosa (city). The scope of work of this addendum is to compare trip generation and city parking requirements for project's approved and proposed amended permit uses.

UPDATED PROJECT DESCRIPTION

T&L Industrial, LLC, in coordination with new applicants, JQ Gold, LLC, proposes to modify its approved permit (RJ19-039) uses (10,202 square feet (sf) for cultivation, 6,016 sf for distribution and 3,282 sf for manufacturing). The amended permit is proposing to remove manufacturing use, including testing, increase cultivation use to 12,439 sf and increase distribution use to 7,255 sf, as shown in the attached plans.

UPDATED PROJECT TRIP GENERATION

The amended permit is proposing no changes to the operations plan described in the original focused traffic study except for removing testing, reducing staff to seven (7), and making operations hours from 8:00 am to 6:00 pm.

However, the approved permit use is "Light Industrial" rather than current "General Commercial" use. Therefore, the trip estimates are revised as shown in Table 1 (updated table).

In the worst-case scenario, the project would continue to generate seven (7) additional trips during am peak hour, which is below the 50 peak hour trips threshold when the city would require a full traffic study for a proposed project. In fact, the proposed amended permit uses are expected to produce less traffic than the permitted light industrial use (64 daily trips and 2 am peak hour trips less).

Table 1- Project Trip Generation (updated table).

Land Use	Size	Daily	AM Peak Hour			PM Peak Hour				
			In/Out %	In	Out	Total	In/Out %	In	Out	Total
<u>Existing- Furniture Store</u>	19.5 KSF	123	71%/29%	4	1	5	47%/53%	5	5	10
<u>Permitted- General Light Industrial</u>	19.5 KSF	97	88%/12%	12	2	14	13%/87%	2	10	12
<u>Proposed- Cannabis</u>										
Employees	7 employees	18	NA	7	0	7	NA	0	7	7
General Manager	1 employee	3	NA	1	0	1	NA	0	1	1
Security	3 guards	8	NA	1	1	2	NA	1	1	2
Delivery/Shipment	2/week	4	NA	1	1	2	NA	1	1	2
Proposed- Net	NA	33	NA	10	2	12	NA	2	10	12
Net Trips from Exiting Use	NA	-90	NA	6	1	7	NA	-3	5	2
Net Trips from Permitted Use	NA	-64	NA	-2	0	-2	NA	0	0	0

Sources: Transpedia Consulting Engineers, 2021.

Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Notes: KSF = 1,000 square feet.

NA = not applicable or available.

Furniture Store (ITE Land Use Code 890) – daily = 6.30, AM = 0.26, PM = 0.52 trips/KSF.

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

UPDATED PROJECT PARKING REQUIREMENTS

As mentioned earlier, the amended permit is proposed to change the permitted uses to cultivation (12,439 sf) and distribution (7,255 sf).

The city zoning code for parking requirements for cannabis cultivation and distribution sites is: one (1) vehicular space per 1,000 sf and one (1) bicycle space per 14,000 sf of cultivation or distribution uses. The city zoning code parking fractional requirements are “a fraction of 0.5 or greater shall be increased to the next higher number and a fraction of less than 0.5 shall be reduced to the next lower number”. The amended permit parking requirements are calculated by applying city parking requirements to proposed amended uses, as shown below:

$$(12,439 + 7,255)/1,000 = 19.7 \text{ or } 20 \text{ vehicular parking spaces.}$$

$$(12,439 + 7,255)/14,000 = 1.4 \text{ or one (1) bicycle parking space.}$$

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Page 3 of 3

Thus, the amended permit uses parking requirements are less than the approved permit uses (29 vehicular and two (2) bicycle parking spaces).

As mentioned in the original focused traffic study, the parking requirements for the current use (furniture store) are 43 vehicular and two (2) bicycle parking spaces; and for the permitted uses (light industrial) are 46 vehicular and three (3) bicycle parking spaces (25% city zoning code reduction factor was applied).

Therefore, the amended permit uses parking requirements (20 vehicular and 1 bicycle parking spaces) are below parking requirements of the current or permitted uses.

Overall, the project site currently provides 54 vehicular parking spaces, three (3) of which are ADA compliant parking spaces, and no bicycle parking. However, the project proposes to install a new bicycle rack for five (5) bicycles. Thus, the project site's proposed parking supply exceeds the permitted or amended uses parking requirements.

VEHICLE MILES TRAVELED (VMT)

As mentioned earlier, the project site's permitted use is general light industrial (19,500 sf) and is expected to generate 97 daily trips, which are below the city thresholds (110 daily trips or 22,000 sf gross floor area) for a project to be screened out of further VMT analysis. Therefore, the project is exempt from VMT Analysis¹.

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

attachments: proposed floor plans- 2 pages.

¹ Vehicle Miles Traveled (VMT) Guidelines, Final Draft, City of Santa Rosa, June 5, 2020.



Joyful Design & Management Group

Tel: 1-415-320-9788
Joyfuldesign5437@gmail.com

Project :

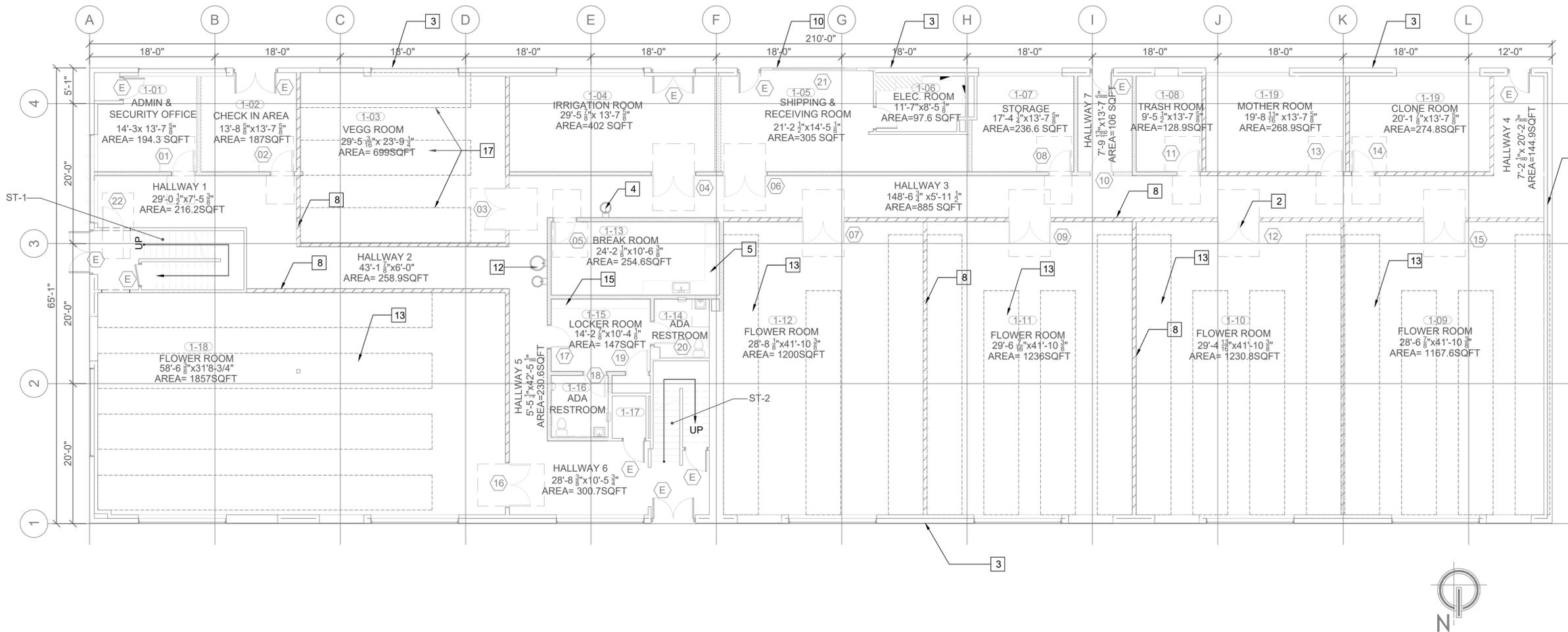
COMMERCIAL RENOVATION
INTERIOR TENANT IMPROVEMENT
3515 INDUSTRIAL AVE

Title:
PROPOSED 1st
FLOOR PLAN

Revision

Sheet :

A-2



PROPOSED 1ST FLOOR
SCALE: 1/8" = 1'-0"

1

WALL ASSEMBLY LEGEND	FLOOR PLAN NOTES	KEYNOTES CONTINUED	KEYNOTES
<p>1-HOUR RATED WALL ASSEMBLY, TABLE 721.1(2), ITEM 13-1.1, UL DESIGN U419. ONE HOUR RATED PARTITION (NON-BEARING) METAL STUDS-INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE. PROVIDE 4-1/8" THICK WALL FACE-TO-FACE (MINIMUM) WITH 3 1/2" STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH WALLBOARD SCREWS AT 7" ON CENTER WITH END JOINTS ON WALLING MEMBERS. STAGGER JOINTS EACH SIDE. REFERENCE DETAIL 9/A9.31.</p>	<p>A GENERAL CONTRACTOR TO PROVIDE ALL NEW WALL BLOCKING AND BACKING (WHERE REQUIRED). VERIFY LOCATION WITH TENANT.</p> <p>B FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION.</p> <p>C REFERENCE SCHEDULE SHEETS FOR EXISTING AND NEW FINISH TYPES.</p> <p>D USE MOISTURE RESISTANT GYP. BOARD AT ALL CERAMIC TILE LOCATIONS.</p> <p>E SEE SHEET A7.22 FOR ACCESSIBLE RESTROOM DETAILS.</p> <p>F EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT - PROVIDE READILY VISIBLE SIGN ADJACENT TO DOORWAY STATING, "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED."</p> <p>G REFERENCE A7.22 FOR RESTROOM FIXTURE MOUNTING HEIGHTS.</p>	<p>18 MULTI TIER RACK.</p>	<p>1 EXISTING MAIN BUILDING ENTRANCE & EMPLOYEE ACCESS POINT. ALL SOLID CORE EXTERIOR DOORS SHALL BE EQUIPPED WITH 180 DEGREE VIEWING DEVICE TO SCREEN PERSONS BEFORE ALLOWING ENTRY. REFERENCE DOOR SCHEDULE.</p> <p>2 INTERIOR DOOR - REFERENCE DOOR SCHEDULE.</p> <p>3 EXISTING EXTERIOR WALL - TO REMAIN.</p> <p>4 EMERGENCY EYEWASH STATION</p> <p>5 COUNTERTOP AND CABINETRY WITH SINK. PROVIDE SINK 24" OFF WALL TO CENTERLINE OF SINK. MINIMUM RIM OR COUNTER SURFACE NOT TO EXCEED 34" A.F.F. AND PARALLEL APPROACH OF 48" X36" CLEAR OK IF RANGE OR STOVE TOP ARE NOT PROVIDED. UPPER CABINETRY SHOWN DASHED WHERE OCCURS. PROVIDED BY TENANT.</p> <p>6 WATER HEATER - REFERENCE PLUMBING PLANS.</p> <p>7 ACCESSIBLE BUILDING ENTRANCE SIGNAGE - REFERENCE DETAIL 8/A9.11.</p> <p>8 INTERIOR WALL.</p> <p>9 WALL INFILL.</p> <p>10 NEW STEEL ROLL-UP DOOR - REFERENCE DOOR SCHEDULE.</p> <p>11 EXISTING STRUCTURAL COLUMN - TO REMAIN.</p> <p>12 HI-LO DRAINING FOUNTAIN</p> <p>13 GROW AREA TABLES.</p> <p>14 MOP SINK - REFERENCE PLUMBING PLANS.</p> <p>15 EMPLOYEE LOCKERS.</p> <p>16 GROW AREA.</p> <p>17 3 TIER RACK.</p>
FIRE-RATED WALL CATEGORIES	NOTES	WALL LEGEND	
<p>FIRE BARRIERS: REFERENCE CBC SECTION 706. A FIRE-RESISTANCE-RATED WALL HAVING PROTECTED OPENINGS, WHICH RESTRICTS THE SPREAD OF FIRE AND EXTENDS CONTINUOUSLY FROM THE FOUNDATION TO OR THROUGH THE ROOF, WITH SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL.</p> <p>FIRE PARTITIONS: REFERENCE CBC SECTION 708. A VERTICAL ASSEMBLY OF MATERIALS DESIGNED TO RESTRICT THE SPREAD OF FIRE IN WHICH OPENINGS ARE PROTECTED.</p>	<p>EXTERIOR UTILITY DOOR SHALL BE LABEL "FIRE CONTROL ROOM" WITH A MINIMUM 3-INCH LETTERS CONTRASTING IN COLOR TO THE BACKGROUND.</p> <p>PERMANENTLY POSTED NO STORAGE SIGNS OF DURABLE MATERIAL. EMERGENCY LIGHTING AS WELL AS SWITCH LIGHTING, AND FIRE ALARM CONTROL PANEL OR REMOTE ANNUNCIATOR WITH SILENCE AND RESET CAPABILITY SHALL BE LOCATED IN THE FIRE CONTROL ROOM.</p> <p>THE MAXIMUM TRAVEL DISTANCE TO THE FIRE EXTINGUISHER SHALL NOT EXCEED 75-FEET. THE MINIMUM RATING CLASSIFICATION FOR THE FIRE EXTINGUISHER SHALL NOT BE LESS THAN A 2A-10BC. CFC 906.</p> <p>LOCKERS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.</p>	<p>EXISTING WALL. MODIFY AS NEEDED FOR REMODEL - PATCH, PREP, AND PAINT FINISHES TO MATCH ADJACENT.</p> <p>NON-BEARING INTERIOR WALL. NONCOMBUSTIBLE STUDS-INTERIOR PARTITION. PROVIDE MIN 6" 600S162-33P (MIN. 20 GAUGE) CHANNEL SHAPED STUDS MAX 24" C.C. WITH METAL 150U50-54 STUD BRIDGING 5'-0" MAX SPAN. CONNECT BRIDGING WITH 1-1/2" x 1-1/2" x 0.0566" x 5-1/2" LONG CLIP ANGLES. CONNECT BRIDGING CHANNEL TO CLIP ANGLES AND CLIP ANGLES TO STUDS WITH MIN. 2-#10 SELF-DRILLING SCREWS. PROVIDE 6" x 20 GA x 3" LEG W/1" GAP TOP TRACK FASTEN WITH MIN. (1) #9 SMS @ 24" O.C. MAX SPAN. PROVIDE 600T125-33 BOTTOM TRACK. FASTEN WITH 0.300" DIA x 3" SHOT PINS AT 24" O.C.</p> <p>INTERIOR MCP WALL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.</p>	
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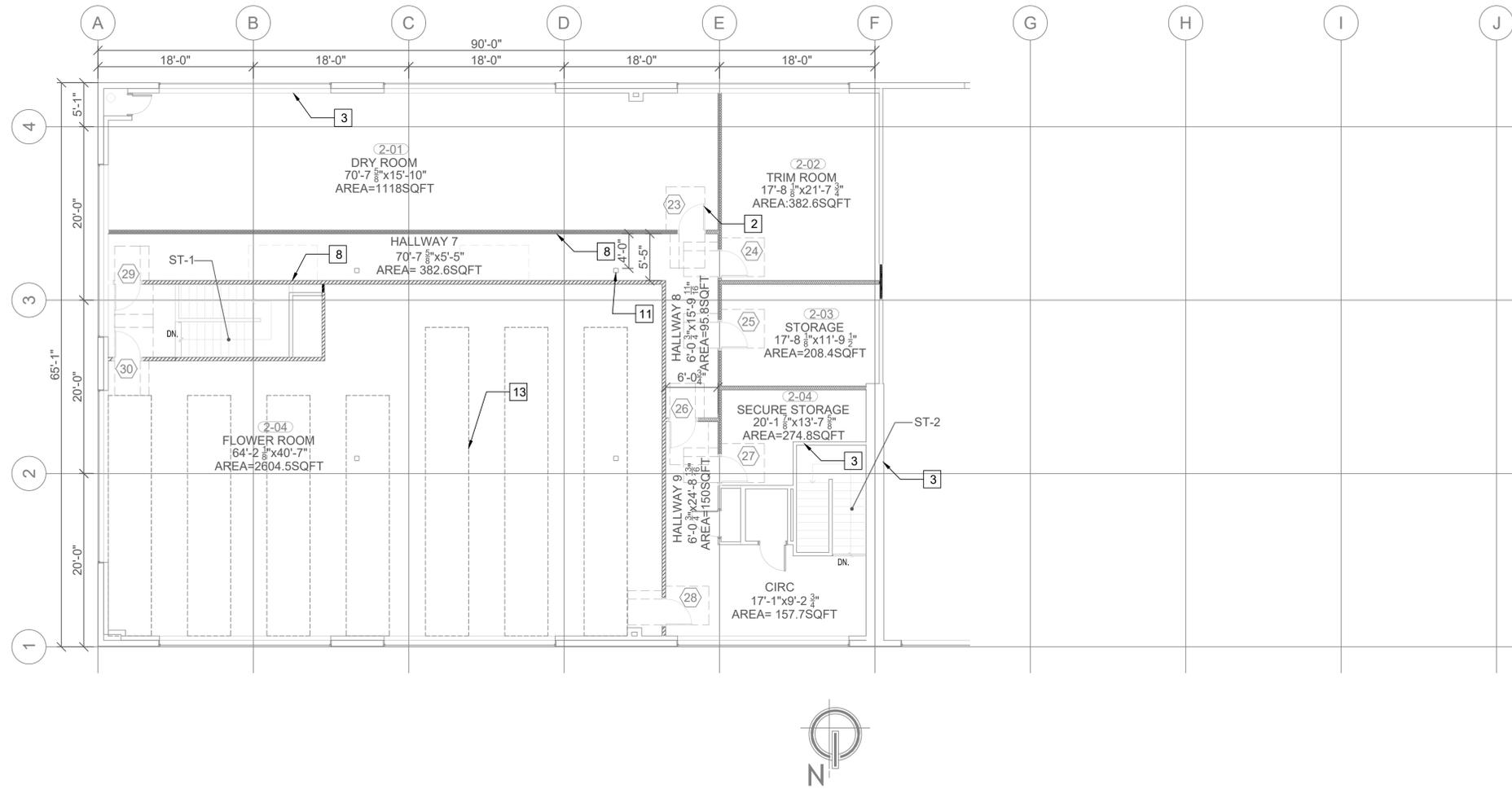
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Title:
**PROPOSED 2nd FLOOR
FLOOR PLAN**

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A-2.1



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