



April 12, 2019

Mr. Eric Valianti
Citrus Hill, Inc.
1236 Briggs Avenue
Santa Rosa, CA 95401
via email only: mcmahon6262@gmail.com

Subject: Citrus Hill Cannabis Project

Dear Mr. Valianti:

Transpedia Consulting Engineers (TCE) has prepared this letter report for the proposed Citrus Hill Cannabis project at 1236 Briggs Avenue in the City of Santa Rosa, as shown in the attached vicinity map.

The scope of work of this letter is to estimate project 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 parking supply to parking needs; compare project driveway sight distance to standards; and review site access and internal circulation.

PROJECT DESCRIPTION

The project consists of converting an existing industrial building of 6,664 square feet, which was formerly the site of Everet Garden Supply, into an indoor cannabis cultivation, manufacturing, distribution and retail dispensary, as shown in the attached site plan.

The current space will be used for the following activities:

- Cultivation- 4,467 square feet.
- Manufacturing - 506 square feet.
- Distribution- 1,120 square feet.
- Retail dispensary- 621 square feet.

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

- Cultivation- 636 square feet, which is approximately 9.5% size increase.

With the construction of the new mezzanine, the project size becomes 7,350 square feet, of which 5,103 square feet for cultivation; 506 square feet for manufacturing; 1,120 square feet for distribution; and 621 square feet for retail dispensary.

PROJECT OPERATIONS PLAN

Indoor cultivation activities will be conducted at the project site daily with 5-8 full time employees who will arrive and leave for work shifts between 8:00 am and 6:00 pm. Additionally, one security guard will be onsite between 7:00 pm and 7:00 am.

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.

The dispensary will operate between 11:00 am and 7:00 pm, Monday through Saturday, and 12:00 pm to 5:00 pm on Sunday.

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), 10th Edition, 2017*.

The land use category consists of Garden Center (ITE Land Use Code 817) for the existing building former use; and Marijuana Dispensary (ITE Land USE Code 882) was applied to project cannabis dispensary.

The ITE manual does not include data on the land use of the proposed project cannabis cultivation, manufacturing and distribution activities. Data provided to TCE by project applicant was used to estimate trip generation for these activities.

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.

The proposed project would generate 271 net daily trips less; 2 additional net trips during am peak hour; and 22 net trips less during pm peak hour in comparison to the site former use.

The proposed project would generate 150 additional net daily trips; 13 net trips during am peak hour; and 20 net trips during pm peak hour in comparison to the site permitted use. The proposed project trip generation is summarized in Table A.

In summary, the proposed project would generate less than the 50 peak hour trips that represents the City threshold for a need for a full traffic study.

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- Garden Center</u>	6.664 KSF	454	NA	NA	NA	16	NA	NA	NA	46
<u>Permitted- General Light Industrial</u>	6.664 KSF	33	88%/12%	4	1	5	13%/87%	1	3	4
<u>Proposed- Cannabis Cultivation</u>										
Employees shift	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
Dispensary	0.621 KSF	157	56%/44	4	3	7	50%/50%	7	7	14
Proposed- Net	NA	183	NA	13	5	18	NA	8	16	24
Net Trips from Former Use	NA	-271	NA	NA	NA	2	NA	NA	NA	-22
Net Trips from Permitted Use	NA	150	NA	9	4	13	NA	7	13	20

Sources: Transpedia Consulting Engineers, 2019.

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

Notes: KSF = 1,000 square feet.

NA = not applicable or available.

Garden Center (ITE Land Use Code 817) – daily = 68.10, AM = 2.43, PM = 6.94 trips/KSF.

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

Marijuana Dispensary (ITE Land Use Code 882) – daily = 252.70, AM = 10.44, PM = 21.83 trips/KSF.

PROJECT PARKING REQUIREMENTS AND DESIGN

As mentioned earlier, the proposed project (7,350 square feet in total) includes:

- 5,103 square feet for cultivation.
- 506 square feet for manufacturing.
- 1,120 square feet for distribution.
- 621 square feet for retail dispensary.

The City zoning code for parking requirements for cannabis sites are:

- 1 space per 1,000 square feet and 1 bicycle space per 14,000 square feet of cultivation space.
- 1 space per 350 square feet and 1 bicycle space per 7,000 square feet of manufacturing space.
- 1 space per 1,000 square feet and 1 bicycle space per 14,000 square feet of distribution space.
- 1 space per 250 square feet and 1 bicycle space per 5,000 square feet of retail dispensary space.

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 site benefits from being in the North Santa Rosa Station Area Specific Plan which has reduced parking requirements- specifically, 2.5 spaces for 1,000 sf of “nonresidential use” or 1 space per 400 sf (*North Santa Rosa Station Area Specific Plan, City of Santa Rosa, September 18, 2012*).

Applying City parking requirements to the proposed project uses provides the following:

- 5,103 square feet for cultivation- $5,103/1,000 = 5.10$ or 5 vehicle parking spaces.
- 506 square feet for manufacturing- $506/350 = 1.45$ or 1 vehicle parking space.
- 1,120 square feet for distribution- $1,120/1,000 = 1.12$ or 1 vehicle parking space.
- 621 square feet for retail dispensary- $621/400 = 1.55$ or 2 vehicle parking spaces.
- Retail dispensary bicycle parking requirements were applied, as worst-case scenario, for the whole proposed project size- $7,350/5,000 = 1.47$ or 1 bicycle parking space.

Overall, 9 vehicle (1 of which is van accessible) and 1 bicycle spaces are required. The City zoning code provides an automatic 25% reduction alliance in required parking when re-tenanting an existing building with a new use, such as is the proposed here. Thus, adjusted parking requirements are 7 vehicle parking spaces and 1 bicycle parking space.

The proposed project provides 6 onsite vehicle parking spaces, of which 1 van accessible parking space; 2 bicycle parking spaces, as in the attached parking plan. Further, the owner of the property at 1240 Briggs Avenue (Tony Negri) granted the applicant a permission to use the 4 vehicle parking spaces between his building the proposed project site, as in the attached email.

Overall, 10 vehicle parking spaces and 2 bicycle spaces will be provided for proposed project operations, which exceed City parking requirements.

Mr. Eric Valianti
April 12, 2019
Page 5 of 5

It is recommended to direct project employees to use these offsite parking spaces. Parking space and aisle dimensions meets City's parking design standards.

SIGHT DISTANCE

Sight distance at project's driveway onto Briggs Avenue was evaluated based on Caltrans sight distance standards (*Caltrans Highway Design Manual, November 20, 2017*). There is no speed limit sign on Briggs Avenue in the project vicinity; 25 miles per hour (mph) is assumed. The Manual requires a minimum stopping sight distance of 150 feet for a 25-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 project driveway is approximately 200 feet when looking to the north and is approximately 350 feet when looking to south, which exceeds Caltrans minimum sight distance requirements of 150 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.

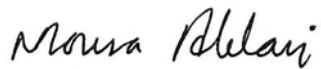
SITE ACCESS AND CIRCULATION

Project site access and internal circulation would be provided by one two-way driveways onto Briggs 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.

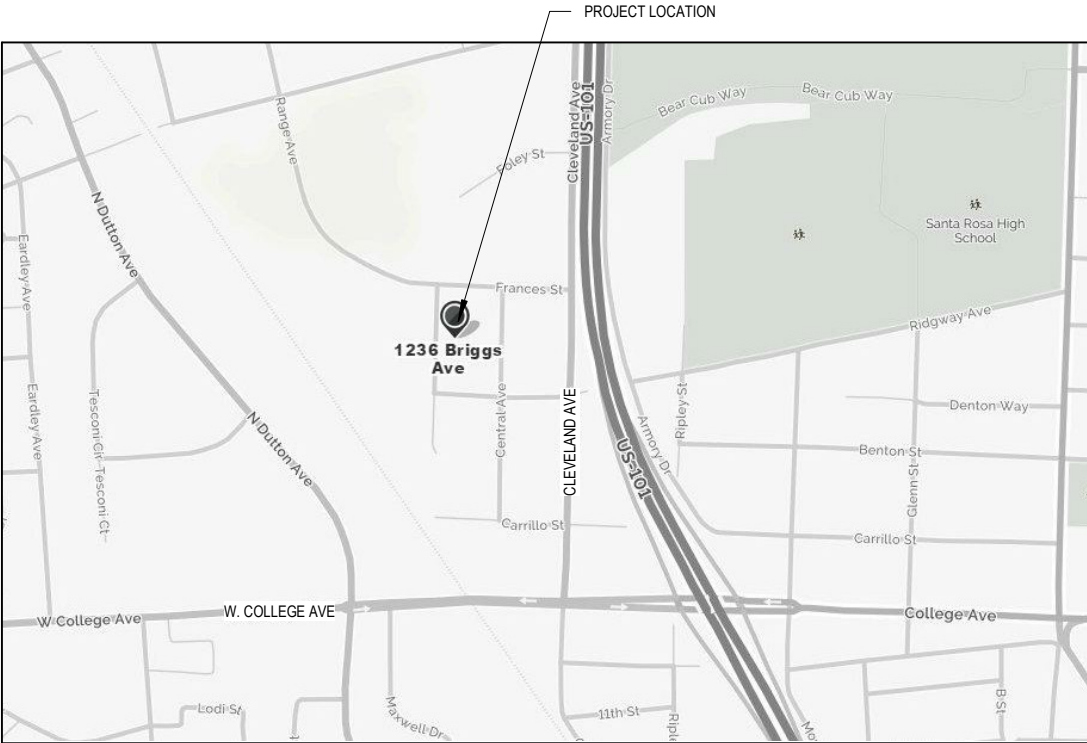
Sincerely,

Transpedia Consulting Engineers

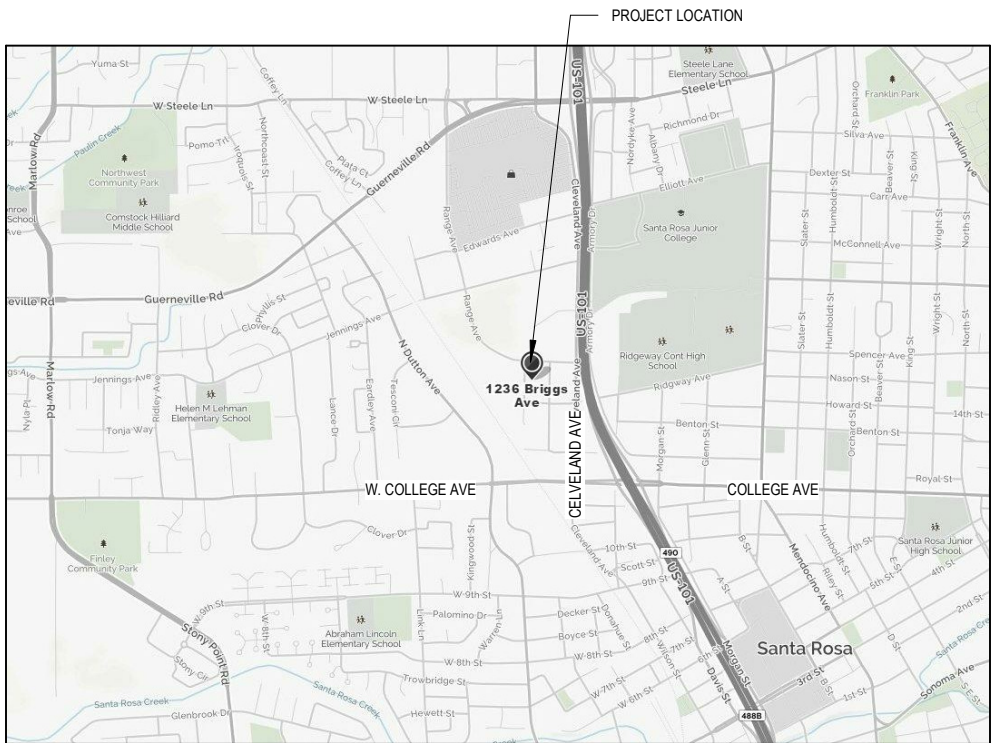


Mousa Abbasi, Principal
Ph.D., P.E., T.E., P.T.O.E.
California Professional Civil Engineer No. 67935
California Professional Traffic Engineer No. 2324
Professional Traffic Operations Engineer No. 1297

Attachments: Vicinity map.
Site plan.
Parking plan.
Tony Negri email.



2 LOCATION MAP
N.T.S.



1 VICINITY MAP
N.T.S.



3 NEIGHBORHOOD CONTEXT
12" = 1'-0"

DRAWING LIST

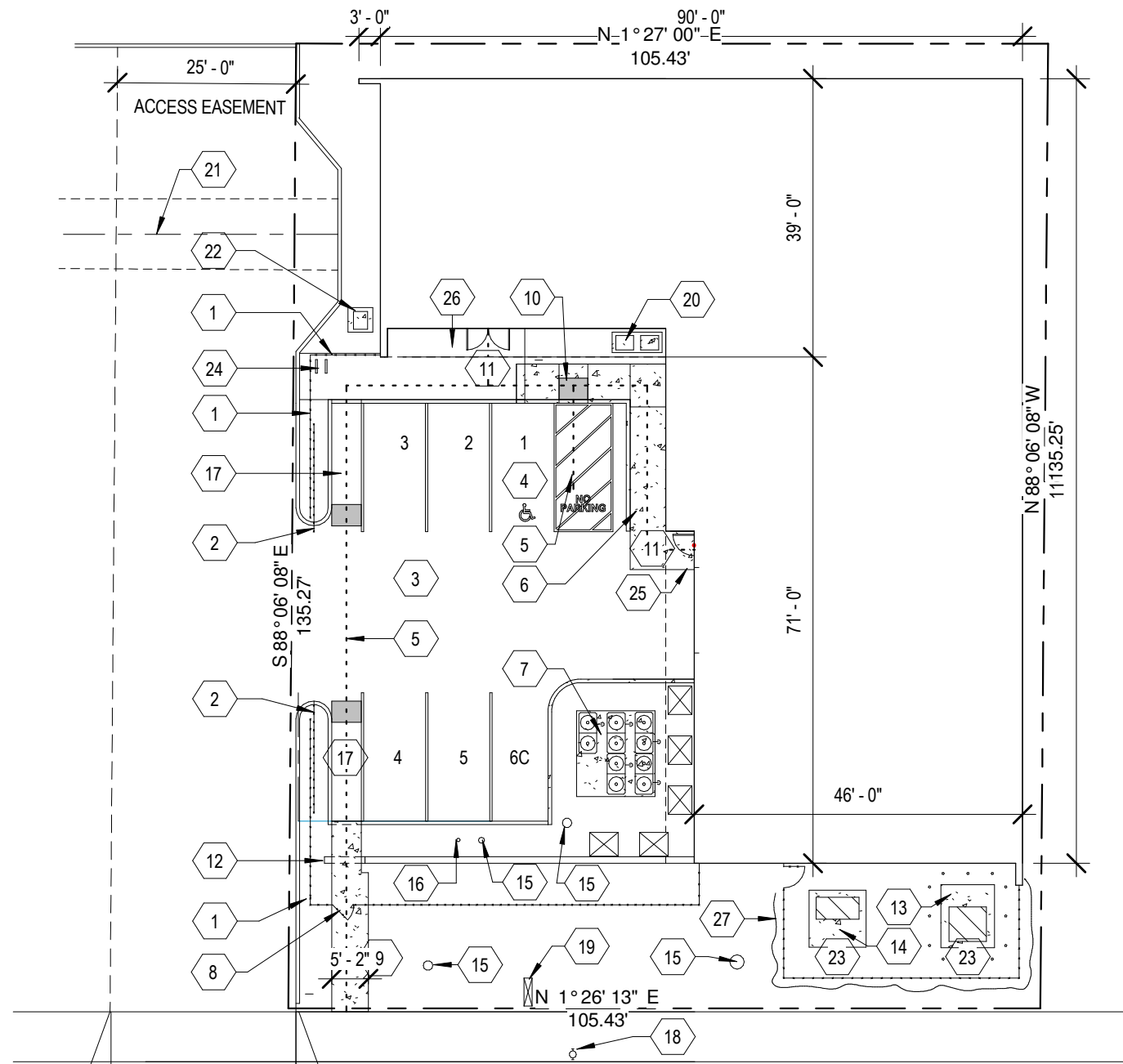
- | | |
|------|--------------------|
| CUP1 | - MAPS |
| CUP2 | - SITE PLAN |
| CUP3 | - AREA/FLOOR PLANS |
| CUP4 | - ELEVATION PHOTOS |

HENDERSON ARCHITECT
P.O. BOX 14874
SANTA ROSA CA, 95402
P: 707-237-5240
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CITRUS HILL CANNABIS
1236 BRIGGS AVE, SANTA ROSA, CA 95401

04/10/2019

CUP1
MAPS



BRIGGS AVENUE

2 SITE PLAN.
1" = 20'-0"

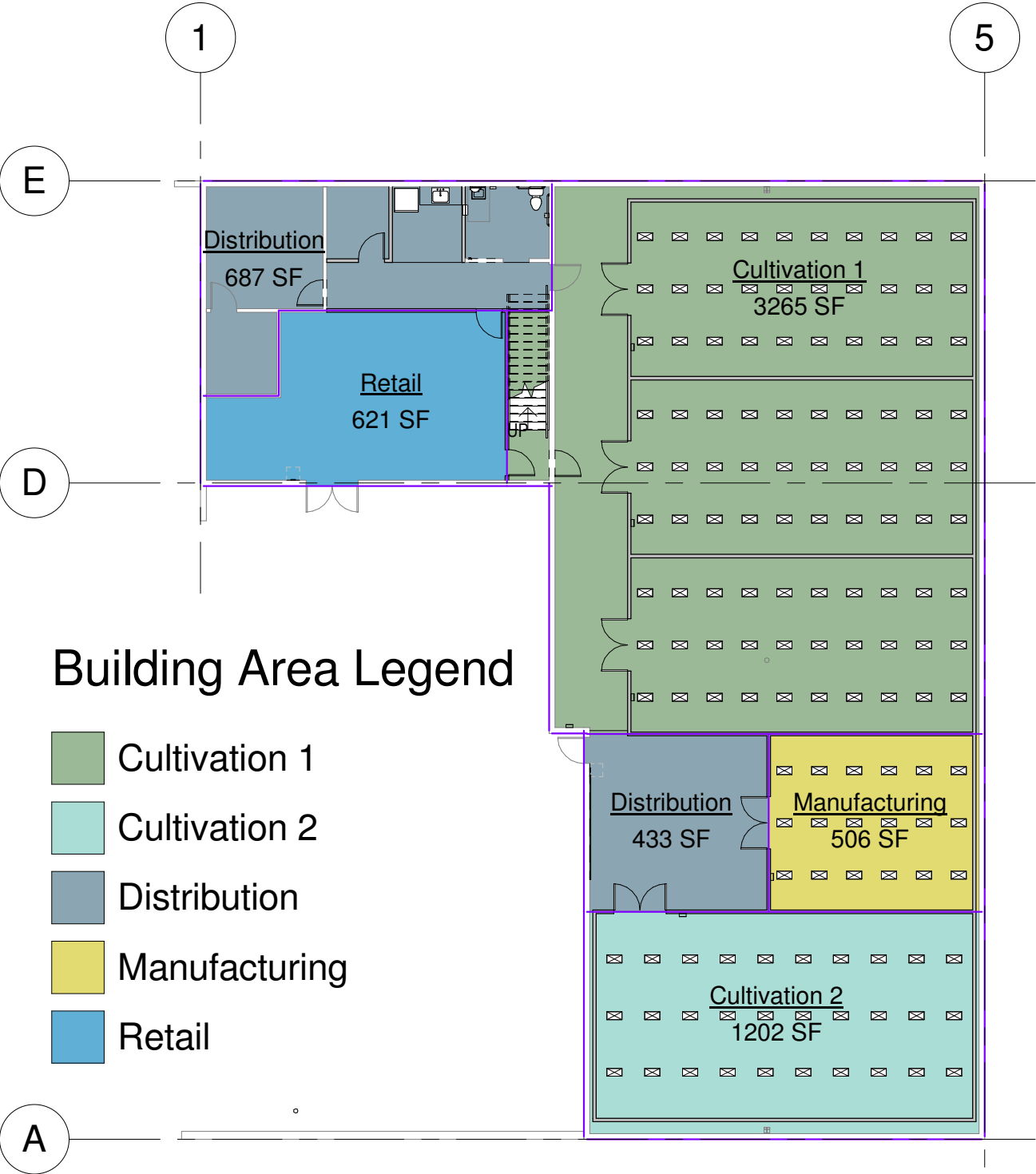
SHEET KEYNOTES	
KEY	NOTE
1	EXISTING METAL PICKET FENCING TO REMAIN
2	EXISTING PAIR OF ROLLING GATES TO REMAIN. PROVIDE KNOX BOX
3	NEW PARKING STRIPING PER CITY STANDARDS TYP.
4	NEW ADA VAN PARKING
5	LINE DENOTES AN ACCESSIBLE PATH OF TRAVEL
6	NEW CONCRETE WORK SHOWN WITH PATTERN TYP.
7	(N) CONCRETE SLAB FOR (N) HVAC EQUIPMENT, S.M.D.
8	NEW ACCESSIBLE MAN GATE
9	(N) PORTION OF WALK TO PUBLIC RIGHT OF WAY
10	(N) PARALLEL CURB RAMP WITH DETECTABLE WARNING MAT
11	ACCESSIBLE ENTRANCE/LANDING
12	EXISTING LOW WALL. REMOVE PORTION AS REQ'D. FOR (N) WALK (SHOWN DASHED) PROVIDE SHEET METAL TRIM AT JAMB CONDITION TO MATCH CAP DETAIL
13	(N) TRANSFORMER PAD AND BOLLARDS PER PG&E
14	(N) SWITCHBOARD ON 96" X 96" CONC. PAD, S.E.D.
15	(E) TREE, CANOPY OMITTED FOR CLARITY
16	(N) LOW BOLLARD LIGHTING
17	PROVIDE (N) ASPHALT SLOPED WALK (<5%)
18	PROPOSED FIRE HYDRANT LOCATION,
19	PROPOSED DOUBLE CHECK VALVE BACKFLOW DEVICE,
20	TRANSFORMER ON 36" X 84" CONC. PAD,
21	CENTERLINE OF 10' WIDE PRIVATE STORM DRAIN EASEMENT. CONTINUES TO NORTH
22	(N) HEATPUMP ON CONC. PAD,
23	TRANSFORMER AND PANEL BOARD ARE RELATED TO BUILDING PERMIT B18-5477
24	(N) BICYCLE PARKING
25	(N) ACCESSIBLE LANDING AT GRADE. EXTEND 2' PAST STRIKE EDGE OF DOOR VERIFY EXTENT IN FIELD.
26	(E) RECESSED CAN LIGHTING IN SOFFIT
27	(N) PLANTING TO SCREEN (N) EQUIPMENT

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04/10/2019

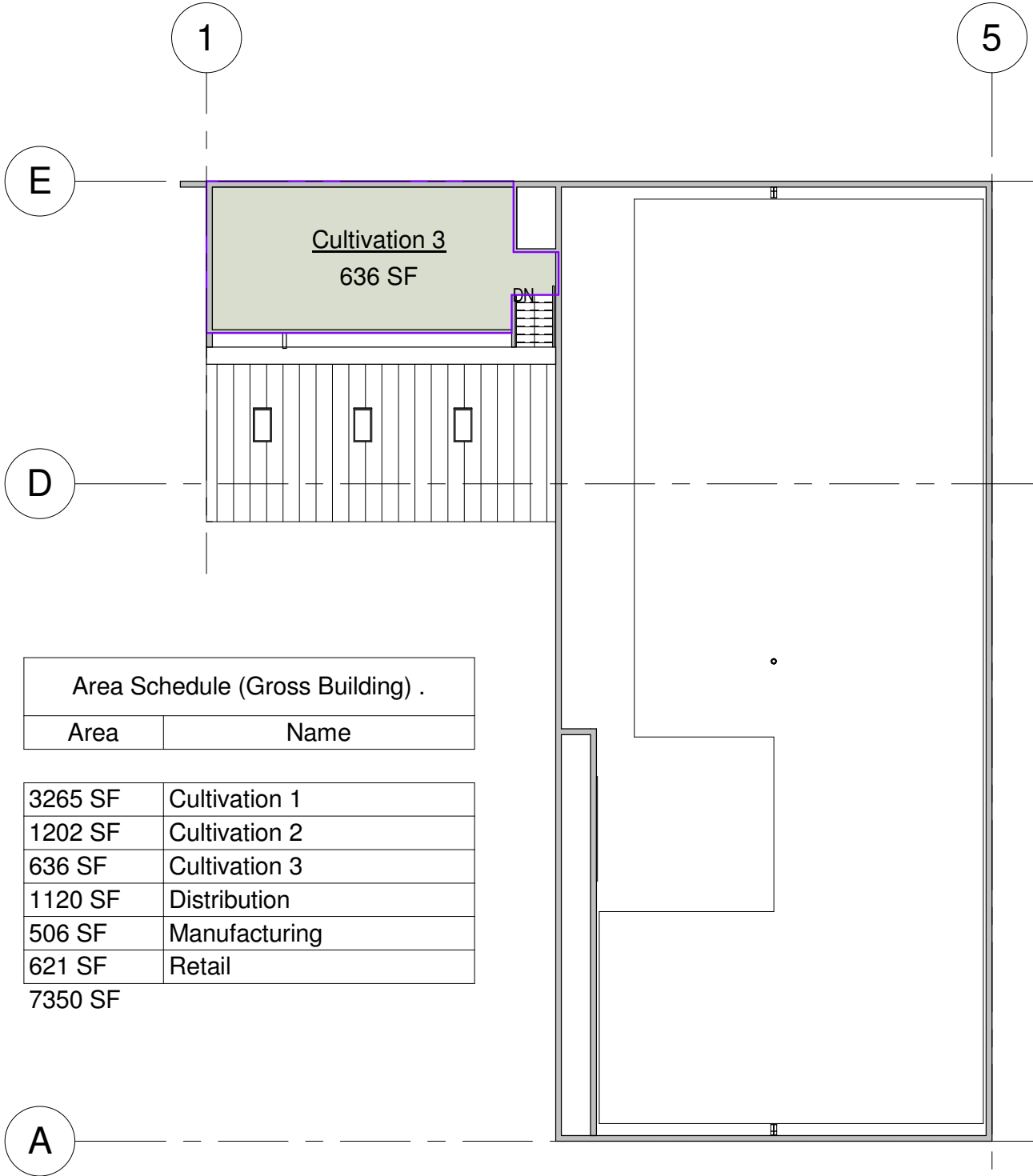
CUP2
SITE PLAN



Building Area Legend

- Cultivation 1
- Cultivation 2
- Distribution
- Manufacturing
- Retail

1 GROUND FLOOR
1/16" = 1'-0"



Area Schedule (Gross Building) .	
Area	Name
3265 SF	Cultivation 1
1202 SF	Cultivation 2
636 SF	Cultivation 3
1120 SF	Distribution
506 SF	Manufacturing
621 SF	Retail
7350 SF	

2 SECOND FLOOR.
1/16" = 1'-0"

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CITRUS HILL CANNABIS
1236 BRIGGS AVE, SANTA ROSA, CA 95401

04/10/19

CUP3
AREA/FLOOR
PLANS

From: [Eric Valianti](#)
To: mousa@transpediaone.com
Subject: Fwd: Briggs
Date: Wednesday, March 20, 2019 3:23:13 PM

Sent from my iPhone

Begin forwarded message:

From: TONY NEGRI <essrtony@yahoo.com>
Date: March 15, 2019 at 9:32:48 AM PDT
To: Eric Valianti <mcmahon6262@gmail.com>
Subject: Re: Briggs
Reply-To: TONY NEGRI <essrtony@yahoo.com>

To whom it may concern,

I, Tony Negri, owner of the property at 1240 Briggs Ave, Santa Rosa grant Eric Valianti who owns the property at 1236 Briggs Ave, Santa Rosa permission to use the four parking spaces between our buildings for his retail permit application for Citrus Hill.

Thank you,
Tony Negri.
President
E.S.S.R.
1240 BRIGGS AVENUE
SANTA ROSA, CA 95401
707-576-1215