



OEG Ref 18-901

September 23, 2018

Scott McKenzie  
AGZONE Services  
PO Box 3002  
Paso Robles, CA 93447

Subject: AGZONE – Trip Generation and Sight Distance Analysis – 3520 Creston Road, Paso Robles Area, County of San Luis Obispo

Dear Mr. McKenzie:

Orosz Engineering Group, Inc. (OEG) has prepared the following proposal for various traffic engineering tasks for the subject project. The County generally requests that a trip generation estimate for the proposed site uses be prepared for any project. Site access (location, design and stopping sight distance) evaluations are required based on site specific conditions.

We are familiar with the study area and the County's procedures for winery, cannabis and other land uses, sight distance analysis and Roadway Safety Audits. Our approach will be to complete the project trip generation for the project; then discuss the project with the County to determine what if any of the subsequent work is required.

#### **Project Description**

The project is located at 3520 Creston Road, Paso Robles Area, California. Access to the project site is proposed via an improved access road to the north to Meadowlark Road. Overall the project parcel has 107 acres. The development proposed on sites is for changing three (3) acres of general agriculture to three (3) acres of cannabis growing. No other changes to the sites are proposed at this time. One team of five employees on a regular basis would be working at the project site. One harvest annually is expected.

#### **Trip Generation**

We have conducted research of available published data from the Institute of Transportation Engineers (ITE) and various published traffic study documents. The research has found that with the exception of Cannabis Dispensaries (where people come to pick up product), other cannabis growing related facilities function similarly to other similar uses (greenhouses, office, labs, maintenance, manufacturing, etc.).

ITE does not have published trip generation rates for greenhouses. However, our research found that the County of Santa Barbara in 2013 published traffic generation data for greenhouses that house a variety of agriculture. Those rates are used to estimate the traffic trips associated with the enclosed growing areas (greenhouses). For the processing/office/administrative functions, the ITE Land Use Code for Manufacturing (140) was found to be similar in function. For non-storefront dispensaries, the County is basing the trip generation on the number of employees, delivery trucks and supply/other deliveries. The County has developed cannabis trip generation rates based on a combination of these sources. The trip generation rates and project trip generation for this project is summarized in Table 1.

**Table 1**  
**Trip Generation Rate Summary**

Proposed	Size	PHT Rates	PHT (Trips)
Outdoor Cultivation	3 AC	0 PHT/AC	0.0
Total PHT Proposed			0

Based on the trip generation rates used by the County for this project, no new PM peak hour trips are expected.

**Sight Distance Evaluation**

Access to the project site is proposed via one existing driveway to an unimproved portion of Meadowlark Road. A site visit was conducted to review the actual field conditions for the vehicle approach speeds, roadway conditions and driveway conditions. The County’s Standard Construction Detail A-5a was used to evaluate the sight distance for this project.

The driveway access at this location is currently unimproved at the edge of the roadway. Stopping sight distance was measured in both directions from the driveway and vehicle speeds were estimated. To the east and west of the access driveway are relatively straight. Vehicle speeds were estimated to be 45 MPH due to the unimproved nature of the roadway. A summary of the available sight distance and vehicle speeds is summarized below for the potential project driveway.

Location	Approach Speed	Required Stopping Sight Distance	Actual Stopping Sight Distance	Comments
Site Access to Meadowlark Road	45 MPH	360'	500'+	Ok to Left
Looking to Drivers Left	45 MPH	360'	500'+	Ok to Right
Looking to Drivers Right				

Based on the site visit and our analysis, there is adequate stopping sight distance at the project access per County Standard A-5a.

**SUMMARY**

Based on the analysis above, the project is anticipated to generate a total of 0 PM Peak Hour Trips on a typical weekday. The site access proposed to be improved to the north to Meadowlark Road would provide adequate sight distance to meet County sight distance requirements.

Should you have any questions, feel free to contact us. OEG, Inc. thanks you for the opportunity to meet your needs on this exciting project.

Sincerely,



Stephen A. Orosz, P.E.  
 Traffic Engineer

