



OEG Ref 19-1202

January 20, 2020

Steven Herring  
Rich Properties Management, LLC  
198 Cow Meadow Place  
Paso Robles, CA 93446

Subject: APN 037-351-002 Shell Creek Road Cannabis Site  
Trip Generation and Sight Distance Analysis  
County of San Luis Obispo

Dear Mr. Herring:

Orosz Engineering Group, Inc. (OEG) has prepared the following letter report for a trip generation estimate for the proposed site uses and stopping sight distance evaluation for the access to Shell Creek Road.

The project located on APN 037-351-002 is proposed to have three (3) acres of outdoor cannabis growing crops and 22,000 square feet of greenhouse. This project proposes to share an access with Shell Creek Road with two other parcels located on APN 037-371-001 and 037-371-002. The access is located on Shell Creek Road approximately 2.6 miles north of State Route 58 in the easterly of the Santa Margarita Area and southerly of the Shandon Area of San Luis Obispo County.

### **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 except for Cannabis Dispensaries, other cannabis growing related facilities function similarly to other similar agricultural and agricultural support uses (greenhouses, open agriculture, office, labs, processing and manufacturing, etc.).

ITE does not have published trip generation rates for greenhouses. However, our research found that the County of San Luis Obispo, County of Santa Barbara and Humboldt County in 2017 published traffic generation data for various cannabis uses. A combination of these sources, the San Diego Association of Governments (SANDAG) and County of Santa Barbara Greenhouse Trip Generation EIR, were used to develop trip generation rates for the various cannabis activities. The County of San Luis Obispo has adopted trip generation rates for cannabis activities. Those trip rates are attached to the rear of this report. The County's trip rates assume each of the cannabis functions are independent of each other and therefore represent a reasonable worst-case analysis. The County approved trip generation rates and project trip generation for this project is based on the operations of this farm and are summarized in Table 1.

As seen in the Table, the proposed project is expected to generate a total of 12 trips per day with less than one (1) PM Peak Hour Trip.

**Table 1  
Project Trip Generation  
APN 037-351-002**

<b>Trip Generation Rates</b>				PM Peak Hour (Trips per unit)			
Land Use	Size	Unit	ADT	In	Out	Total	
Outdoor Cultivation	3	AC	2	0	0	0	
Greenhouse	22	KSF	0.27	0.007	0.018	0.025	
<b>Proposed Project</b>							
Trip Generation				PM Peak Hour			
Land Use	Size	Unit	ADT	In	Out	Total	
Outdoor Cultivation	3	AC	6	0	0	0	
Greenhouse	22	KSF	6	0.2	0.4	0.6	
			Project Total	12	0.2	0.4	0.6

**Sight Distance Evaluation**

The County of San Luis Obispo Public Works Department has stopping sight distance standards for driveways and intersections on County roads (2019). These standards exceed Caltrans and Federal guidelines. As vehicle travel speeds increase, the stopping sight distance increases. Based on a site visit by OEG Staff, the stopping sight distance was evaluated for the project access location on Shell Creek Road.

The proposed primary access on Shell Creek Road is located approximately 2.6 miles northerly of State Highway 58. Based on our field survey, the available stopping sight distance was found to be over 700 feet looking to both the north and south on Shell Creek Road.

This section of Shell Creek Road is straight and level. The traffic volumes along this section of roadway are very low (less than 500 vehicles per day). The 85<sup>th</sup> percentile vehicle speeds along Shell Creek Road near the site access were estimated to be 55 MPH in both directions based on these conditions. Based on the travel speeds on Shell Creek Road, the required stopping sight distance is 605 feet to meet the County Standards.

The actual stopping sight distance available and required stopping sight distances are summarized in the following table:

Location	Approach Speed	Required Stopping Sight Distance	Actual Stopping Sight Distance	Comments
Shell Creek Road Primary Access				
Looking to Drivers Left	55 MPH	605'	700+'	Ok to Left
Looking to Drivers Right	55 MPH	605'	700+'	Ok to Right

As seen in the table above, the available stopping sight distance conditions at the proposed primary access location meets the County's 2019 A5-a stopping sight distance requirements for the northbound and southbound directions. The primary access will need to be improved to meet the County's B-1a for private driveway access connections.

Summary

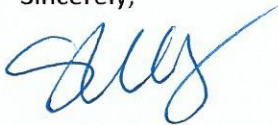
Based on the site visit and our analysis, there is adequate stopping sight distance for the project driveway in both directions. The access driveway should be improved to a B-1a standard.

**Summary**

The project consists of three (3) acres of outdoor cultivation of cannabis and 22,000 square feet of greenhouses. The site is expected to generate a total of 12 average daily trips (ADT), with less than one (1) PM Peak Hour trip. Based on these traffic volumes, the project would not be expected to impact traffic circulation in the vicinity of the project site. The proposed project access is located on Shell Creek Road approximately 2.6 miles northerly of State Highway 58. There is adequate stopping sight distance in both directions to meet the County requirements. The driveway access should be improved to a County B-1a standard.

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  
Orosz Engineering Group, Inc.

Enclosure



Use	Unit	Trip Rate Source	Trip Rates			
			ADT	PM Peak Hour		Total
				In	Out	
Greenhouses	KSF	SB Co/Carpinteria Greenhouse EIR (ADT); SLO County (PHT)	0.27	0.007	0.018	0.025
Seasonal Manufacturing/Drying/Curing	KSF	ITE 140 Manufacturing	3.82	0.26	0.47	0.73
Seasonal Manufacturing/Drying/Curing	KSF	SB Co/Cannabis EIR	3.8	0.26	0.47	0.73
Deliveries (General)	Site	Humboldt	2	0	0	0
Office/Lab (If staffed separately from Cultivation Staff)	KSF	ITE 110 Light Industrial	6.97	0.12	0.85	0.97
Outdoor Cultivation	AC	Same as Ag Uses, SB Co Cannabis EIR	2	0	0	0
Agriculture	AC	SANDAG	2	0	0	0
Seasonal Employees	Van	Humboldt - Vans - Up to 15 employees, 8 employees per van	2	0	1	1
Seasonal Employees	Employee	Humboldt (if close to housing)	2	0	1	1
Store Front Dispensaries	KSF	Trip Generation.org/ Spack Consulting	402.27	27.32	27.32	54.64
Non-Store Front Dispensary / Delivery Model	per Trip	Based on Project Description	2	Based on Project Description		

Seasonal Trips are adjusted based on the frequency annually.