



OEG Ref 18-804

September 4, 2018

Ms. Lisa Bugrova
8830 Morro Road
Atascadero, CA 93422

Subject: DRC2018-00093, Dayspring MUP 510 Rancho Road, APN 0909-241-003
Cannabis Cultivation Trip Generation and Access Evaluation Report, Nipomo,
County of San Luis Obispo

Dear Ms. Bugrova:

Orosz Engineering Group, Inc. (OEG) has prepared the following trip generation analysis and access evaluation for the subject project. The following report provides a summary of the proposed uses, staffing and trip generation and access evaluation for the proposed project.

PROJECT DESCRIPTION

The project site is located at 510 Rancho Road in Nipomo, San Luis Obispo County. The current use of the 600 acre project site is for citrus and vegetable growing. The project proposed to replace a small portion of the site (6 acres of growing) for cannabis cultivation.

A total seven (7) full time employees are expected to operate this portion of the existing facility on a regular/daily basis from 6:00 AM to 6:00 PM. Four (4) seasonal employees for six days, three harvest times per year, are also expected. A fourth harvest is possible depending on weather and growing conditions at the same seasonal employee count. All processing is proposed to be off-site.

PROJECT 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. 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

	Size	PHT Rates	PHT (Trips)
Proposed			
Outdoor Cultivation	6 AC	0 PHT/AC	0.0
			Subtotal Proposed
			0.0
Existing			
Outdoor Agriculture	6 AC	0 PHT/AC	0.0
Seasonal Harvest Employees		0 PHT/KSF	0.0
			Subtotal Existing
			0.0
			Total Project
			0

PROJECT ACCESS EVALUATION

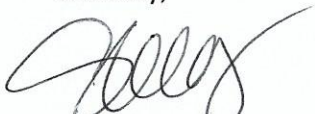
The project will continue to use the historic access on Rancho Road south of Dana Foothill Road that currently operates very well serving the existing 600 acre site. As the project does not generate any new peak hour trips, no changes in the operation or how the driveway usage would occur. The existing access can be utilized for the proposed cannabis operations without creating any new impacts.

SUMMARY

Based on the analysis above, the project is not anticipated to change the existing travel patterns of the citrus and vegetable growing. No peak hour trips would be created by the project. Seasonally, there will be some trucks entering and leaving the project site, similar to the current agricultural growing. All processing of the cannabis is proposed to be offsite. The historic existing site access will continue to function acceptably with the change of a small portion of the site (6 acres) from citrus growing to cannabis growing.

Should you have any questions, feel free to contact us.

Sincerely,


 Stephen A. Orosz, P.E.
 Traffic Engineer

