



Staff Report to the Zoning Administrator

Application Number: 181026

Applicant: Susan Dee Cummins
Owner: 41st Ave. Realty, LLC
APN: 032-022-23
Site Address: 1051 41st Avenue

Agenda Date: September 6, 2019
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to construct an addition of approximately 900 square feet to allow for the expansion an existing business (Herbal Cruz). In addition, the project includes a proposal to reroof the entire structure, install a new sign, and replace the front parking area with landscaping.

Location: Property located on the west side of 41st Avenue at Nova Drive (1051 41st Ave.)

Permits Required: Commercial Development Permit and Coastal Development Permit

Supervisory District: First District (District Supervisor: John Leopold)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181026, based on the attached findings and conditions.

Project Description & Setting

Herbal Cruz is one of 14 cannabis dispensaries recognized in County Code 7.130.090(C). The business is located in what used to be a single-family dwelling which, according to Assessor's records, was constructed in 1950. This application proposes to expand the building by about 900 square feet and reroof the entire structure, replace the parking area that abuts 41st Avenue with landscaping, and install a new sign.

Currently, the business is divided into two areas, a waiting room and a retail area with an adjacent office and employee break room. To reach the retail area, customers must exit the waiting room, walk outside, and then enter the retail area. This awkward design would be remedied by the project which proposes to enclose the two areas under one roof. The project also includes the expansion of the retail sales area which would be in an area at the front of the parcel that is currently paved. No change is proposed to the hours of operation or the overall business operation.

The subject parcel is located towards the southern end of 41st Avenue. The proposed addition and improvements would refresh a building that needs updating. Because of the project's location within the Coastal Zone, both a Commercial Development Permit and a Coastal Development Permit are required.

Zoning & General Plan Consistency

The subject property is a 15,899 square foot lot, located in the C-2 (Neighborhood Commercial) zone district, a designation which allows commercial uses. Retail uses are an allowed use in the C-2 zone district; however, cannabis dispensaries are limited to those identified in County Code 7.130.090(C). Herbal Cruz is one of the listed dispensaries and the proposed addition and improvements were reviewed and accepted by the Cannabis Licensing Official. The site's C-2 zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

Parking and Circulation

The project site has ample parking for the use. County Code 13.10.552(B) requires one parking space for every 300 square feet of retail or office use, not including storage areas. In this case, with the proposed additions, the retail and office use areas would total 3,142 square feet which requires 10 parking spaces.

Parking is currently provided in two areas: a small five-car parking area at the front of the parcel and a larger parking area with 20 spaces behind the building (along with eight bicycle spaces). The front parking area is problematic in that, to exit the parking area, vehicles must back into 41st Avenue. Drivers backing into 41st Avenue pose a safety hazard to both pedestrians and other drivers on 41st Avenue and can block traffic. Given this, the project proposes to eliminate the front parking area and replace it with landscaping. This will have both circulation and aesthetic benefits.

Design Review

All commercial projects are subject to the County's Design Review ordinance (County Code 13.11). The proposed addition to the structure and reroofing will refresh the subject building which needs updating. The addition will be to the building's north side. Its gable end will face 41st Avenue and the entire building will be painted and re-roofed. The applicant provided a rendering of the project (Exhibit G). A landscape plan was submitted for the front parking area. The removal of the front parking area will enhance the streetscape along 41st Avenue.

A new sign is proposed for the business. County Code 13.10.581 allows one business sign of up to 35 square feet and a pedestrian-oriented sign. The proposed sign would be 16 square feet in size and internally illuminated (Exhibit H). Because of the site's location on a major arterial roadway lined with businesses, the internal illumination is appropriate and allowed by Code. The site currently has several unpermitted signs that are required to be removed as a condition of approval. This will enhance the overall design of the site.

Local Coastal Program Consistency

The proposed addition is in conformance with the County's certified Local Coastal Program, in

that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain a wide range of commercial architectural styles and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **181026**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Annette Olson
Santa Cruz County Planning Department
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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Rendering of project
- H. Sign elevation
- I. Trip generation analysis
- J. Herbal Cruz mission statement

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 181026

Assessor Parcel Number: 032-022-23

Project Location: 1051 41st Avenue

Project Description: Proposal to add about 900 square feet to an existing structure with no change to the use, reroof the entire structure, and install a new sign and landscaping.

Person or Agency Proposing Project: Susan Dee Cummins

Contact Phone Number: 831-239-2539

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 1 – Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

A Class 3 categorical exemption consists of minor alterations of existing private structures involving negligible expansion of use and includes addition to existing structure of up to 10,000 square feet if the project is an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. In this case, the proposal is to add about 900 square feet to an existing building, i.e., well below the 10,000 square foot threshold, in area that is not environmentally sensitive and where all public services and facilities are available.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Annette Olson, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned C-2 (Neighborhood Commercial), a designation which allows commercial uses. The proposed addition is to an allowed use within the zone district, and the zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding commercial neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at the bottom of 41st Avenue, which is about one-half mile to the south.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, commercial uses are allowed uses in the C-2 (Neighborhood Commercial) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels along 41st Avenue contain a variety of commercial businesses located in a diverse architectural range of buildings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site

in the County Local Coastal Program.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for commercial uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The elimination of the front parking area, where vehicles must back up into 41st Avenue to leave the subject parcel, will improve the welfare of the general public by making the area safer for pedestrians and drivers alike.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-2 (Neighborhood Commercial) zone district as the primary use of the property will continue to be one cannabis dispensary that meets all current site standards for the zone district.

The proposed sign complies with County Code 13.10.581. The sign would be less than the 35 square feet allowed for the site and, as encouraged by 13.10.581(A)(I), the sign would have light-colored letters and a logo on a dark background.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed commercial use is consistent with the use requirements specified for the C-C (Community Commercial) land use designation in the County General Plan.

The proposal complies with General Plan Policy 8.5.2 (Commercial Compatibility With Other Uses) in that the use has existing on site for many years with no complaints received about the retail cannabis use. The project involves no change to the existing use.

The project also complies with General Plan Policy 8.1.2 (Design Review Ordinance), in that the project complies with County Code 13.11 (see finding 6 below).

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed addition will be to an existing cannabis

dispensary. The applicant provided a trip generation calculation by John G. Hadayia of Pinnacle Traffic Engineering that found that during the afternoon peak, the project will generate 19 new trips (Exhibit I). Such an increase will not adversely impact existing roads or intersections in the surrounding area. The utility demand of the project will represent only an incremental increase over the existing business' demand since the project is an addition to an existing use.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the project is an addition to an existing business. No change in the use is proposed. The proposed addition represents a modest increase in the intensity of the use, but the parking demand generated by the additional square footage is easily accommodated on-site. 41st Avenue is lined with businesses located within structures that vary in terms of size and architectural style. The proposed addition, reroofing, signage, and landscaping will be compatible with the existing range of structures.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed addition will extend the front elevation of the building. This will result in a stronger relationship between the business and the public space of the street. The existing structure's primary architectural characteristic are the two gable ends facing 41st Avenue. The proposed addition would continue this pattern with a third gable end facing the street. With the replacement of the front parking area with landscaping, the overall appearance of the site, which currently has an excess of hardscape, will be substantially improved. The proposed sign will be an improvement over the multiple existing signs which would be removed, reducing the visual clutter of the site.

Conditions of Approval

Exhibit D: Project plans, prepared by Susan Dee Cummins, Building Design and Land Use Consultation, revised to 3/14/19. Landscape plans, prepared by Rhadiante Van de Voorde, ALSA of Elemental Design Group, dated 12/7/18.

- I. This permit authorizes the construction of a 900 s.f. addition; reroofing of the entire building; a new 16 square foot, internally illuminated sign; and the replacement of the front parking area with a landscape area as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Plans must be stamped by either a licensed architect or engineer.
 2. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 3. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color

EXHIBIT C

and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

4. Grading, drainage, and erosion control plans.
 5. Details showing compliance with fire department requirements.
 6. The landscape plan shall show two trees to be planted close to the sidewalk. The tree species shall be selected to match the existing street trees in the vicinity.
 7. Provide elevation, materials and dimensioned size of business sign. Show the sign's location on the site plan. Show a light dimmer for the sign. Show existing signs as removed.
 8. Show any proposed exterior lighting. Light sources must be shielded and directed onto the project site.
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- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements of the City of Santa Cruz Water District, including plant selection and irrigation requirements for the new landscape area.
 - D. Meet all requirements of the Santa Cruz County Sanitation District.
 - E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - F. Meet all requirements of the Environmental Planning section of the Planning Department.
 - G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - H. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - I. Pay the current fee for Child Care mitigation. Currently, the fee is \$.23 per square foot.
 - J. The Trip Generation Analysis prepared by Pinnacle Traffic Engineering, dated January 23, 2019 determined that as a result of the project, 14 daily trips will be generated. The development will be subject to Live Oak Transportation Improvement Area (TIA) fees at a rate of \$600 per daily trip generated by the proposed project.
 - K. Pay the current Affordable Housing Impact Fee. The fees are based on new square footage and the current fee for non-residential construction is \$3 per square foot.

- L. Provide required off-street parking for 10 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - M. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. Construction shall occur only on weekdays between the hours of 8 AM and 5 PM, unless a temporary exception to this time restriction is authorized in advance by the Planning Director in response to an emergency circumstance.
 - B. All site improvements shown on the final approved Building Permit plans shall be installed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. The dispensary operations shall comply with the requirements of County Code 7.130 (Cannabis Dispensary Licenses).
 - B. Landscaping shall be maintained in perpetuity. Dead and/or diseased plants and trees shall be replaced in-kind.
 - C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless

the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

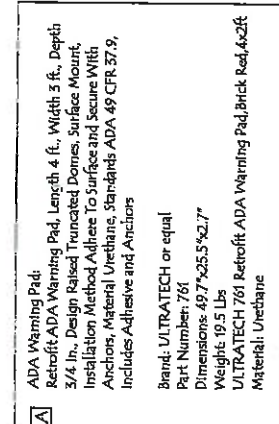
Approval Date: _____

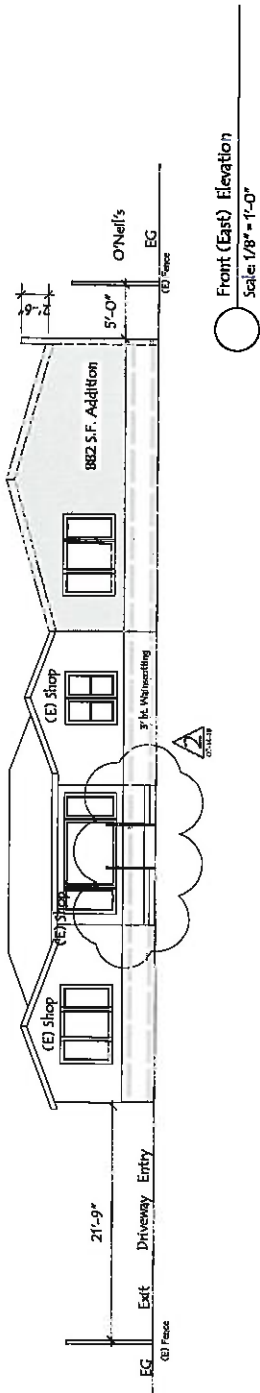
Effective Date: _____

Expiration Date: _____

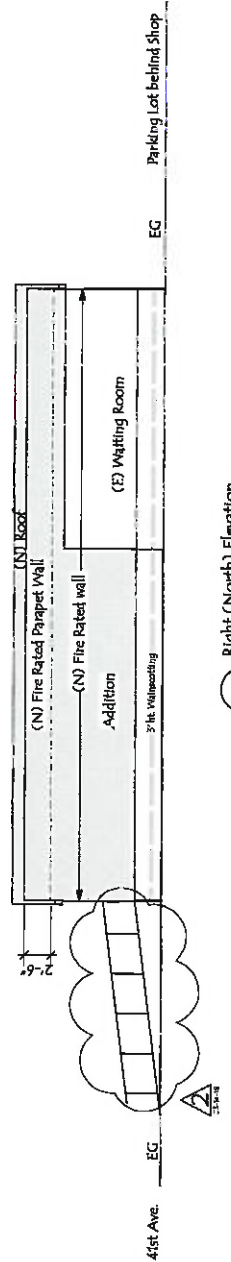
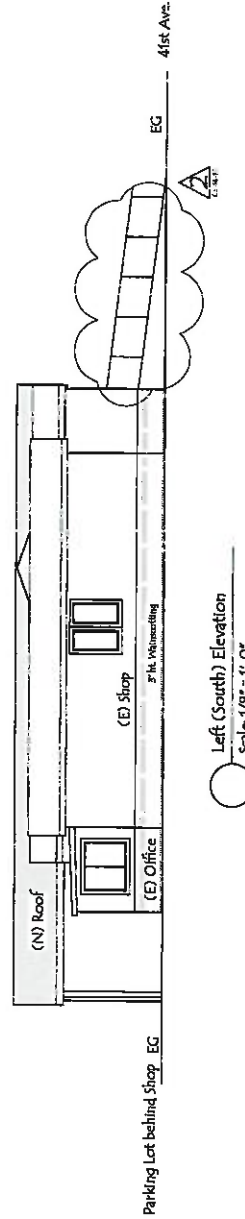
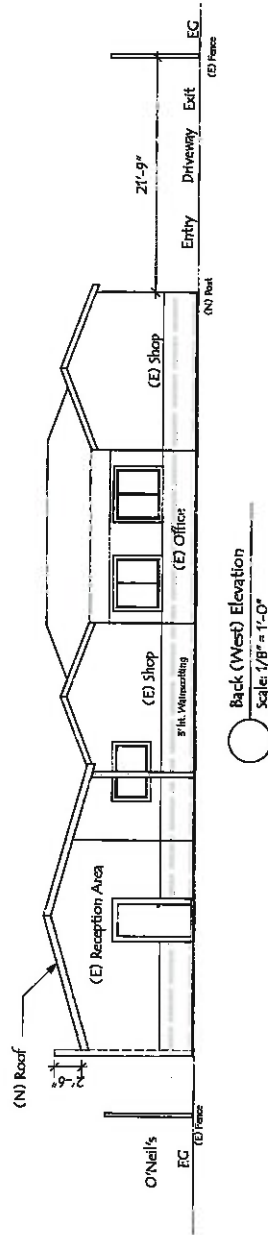
Jocelyn Drake
Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.





Facing 41st Ave.





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area




CITY OF
CAPITOLA

032-022-23

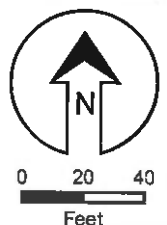
NOVA DR

41ST AV

Parcel: 03202223

-  Study Parcel
-  Assessor Parcel Boundary
-  City Limits

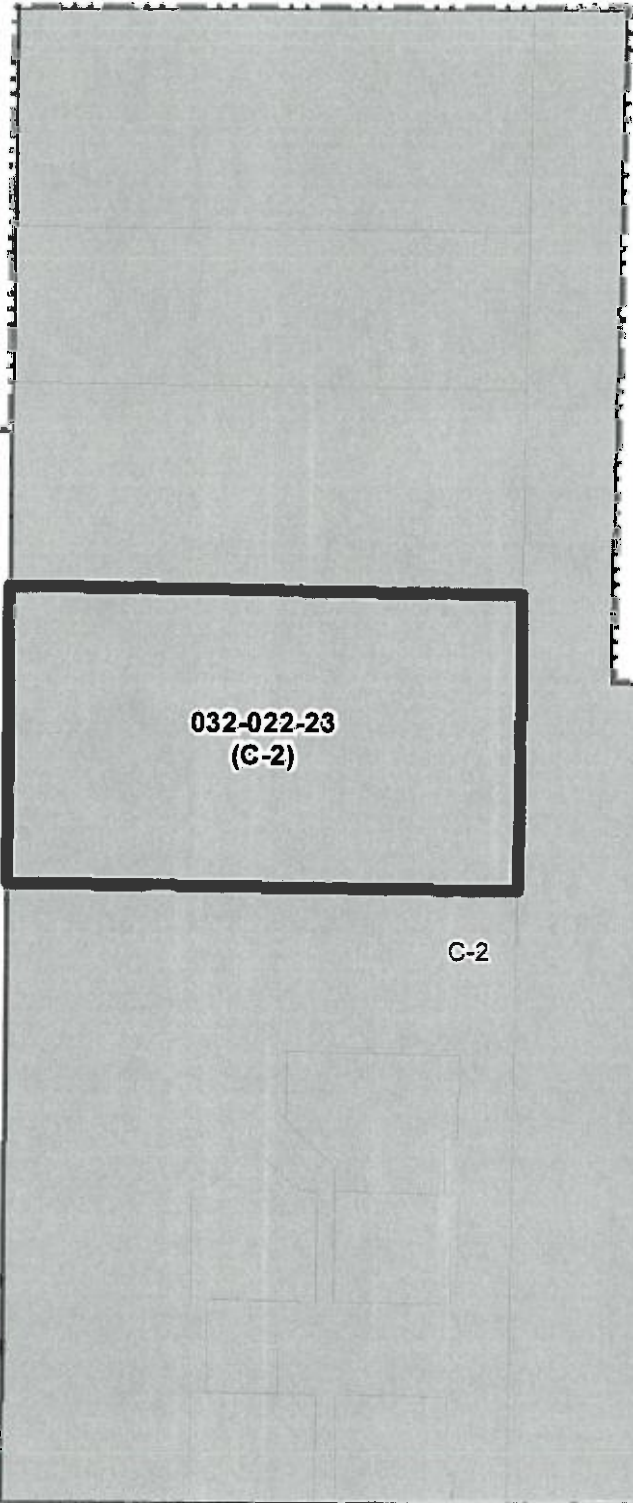
Map printed: 1 Aug. 2019





Parcel Zoning Map

CITY OF
CAPITOLA



R-1-5

032-022-23
(C-2)

RM-3-MH

C-2

- C-2 Community Commercial
- R-1 Single-Family Residential
- RM Residential Multi-Family





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area




CITY OF
CAPITOLA

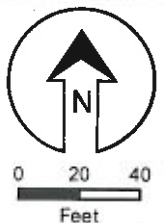
032-022-23
(C-C)

R-UM

R-UH

C-C

-  C-C *Commercial Community*
-  R-UH *Res. Urban High Density*
-  R-UM *Res. Urban Medium Density*



Parcel Information

Services Information

Urban/Rural Services Line: X Inside ___ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: County of Santa Cruz
Fire District: Central Fire Protection District
Drainage District: Zone 5

Parcel Information

Parcel Size: 15,899 s.f.
Existing Land Use - Parcel: Commercial
Existing Land Use - Surrounding: Commercial (to north, south, and west) and Residential (to west)
Project Access: 41st Avenue
Planning Area: Live Oak
Land Use Designation: C-C (Community Commercial)
Zone District: C-2 (Neighborhood Commercial)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Level lot
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Less than 100 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site



PPG Architectural Coating Inc. :
Paint for body of building will be:
Gray Marble, 1002-4

(typ.)

Roof will be: Timberline HD
Pewter Gray Composite tile

PPG Architectural Coating Inc. :
Window trim will be: Dragonfly: 1162-7
(typ.)

Wainscoting will be: Roman Beige LPNLTROMBE1624



HERBAL CRUZ

HAPPY HEALTHY LIFE

PINNACLE TRAFFIC ENGINEERING

831 C Street

Hollister, California 95023

(831) 638-9260 • PinnacleTE.com

January 23, 2019

Mr. John G. Hadayia
Herbal Cruz
1051 41st Avenue
Santa Cruz, CA 95060

RE: Herbal Cruz Project; Santa Cruz, California
Project Trip Generation Analysis and County Development Fees

Dear Mr. Hadayia,

Pinnacle Traffic Engineering (PTE) is pleased to submit the trip generation analysis and estimate of project's development fees. The project site is located on the west side of 41st Avenue in the unincorporated area south of Capitola (1051 41st Avenue). The existing Herbal Cruz business is located on the project site (approximately 2,200 SF) and is open from 8:00 AM to 10:00 PM. The project includes an 882 SF addition to the existing business. Access will continue to be provided via the existing driveway connections to 41st Avenue (1 inbound & 1 outbound).

The traffic engineering services scope is based on a discussion with County staff (Rodolfo Rivas). Mr. Rivas requested a trip generation analysis to quantify the "net" increase in vehicle trips attributable to the proposed project. In addition, the project is also subject the applicable County development fees. Mr. Rivas also stated that if the project generates fewer than 20 peak hour trips a formal traffic study would not be required (County threshold for preparation of a traffic study).

Project Trip Generation Estimates

The project trip generation estimates have been derived using data in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). Data in the ITE Trip Generation Handbook (3rd Edition) demonstrates that some of the trips associated with similar developments are "pass-by" type trips coming from traffic already on the adjacent street system. It is estimated that 40-50% of the total project site trip generation is and will continue to be "pass-by" trips. The peak hour trip generation rates for a marijuana dispensary (LU Code 882) and project site trip generation estimates are provided in Table 1. The project site trip generation estimates for both the existing building and the proposed addition have been derived to determine the "net" increase in trips attributable to the project. The new single purpose "primary" trips are also quantified in Table 1.

Table 1 - Project Site Trip Generation Estimates

| Project Component | Number of Vehicle Trips | | | |
|------------------------------------------|-------------------------|------|--------------|-------|
| | AM Peak Hour | | PM Peak Hour | |
| | In | Out | In | Out |
| ITE Trip Generation Rates (a) | 5.85 | 4.59 | 10.92 | 10.91 |
| Existing Herbal Cruz (2,200 SF) - | 13 | 10 | 24 | 24 |
| Proposed Total (3,082 SF) - (a) | 18 | 14 | 34 | 33 |
| Site "Net" Change (Proposed - Existing): | +5 | +4 | +10 | +9 |
| New Single Purpose "Primary" Trips (b): | +3 | +2 | +6 | +5 |

(a) Proposed total equals 2,200 SF plus 882 SF (3,082 SF).

(b) Primary trips equal total trips minus 40% pass-by trips

The data in Table 1 indicates that the project will generate a total "net" increase of approximately 9 vehicle trips during the AM peak hour (5 in & 4 out) and 19 vehicle trips during the PM peak hour (10 in & 9 out). The new single purpose "primary" trips will comprise approximately 60% of the total trips (5 trips during the AM peak hour and 11 trips during the PM peak hour). The trip generation estimates demonstrate that the proposed project will generate fewer than 20 peak hour trips during both the AM and PM peak hour periods.

County Development Fees

Local development projects are subject to the County's "Service & Capital Improvement Fees" (Roadway Improvement Fee and Transportation Improvement Fee). Payment of the development fees helps offset any potential long-term impacts related to local development projects and provides funding for future infrastructure projects. The project trips for the development fee calculation purposes are based on the County's Trip Generation Rate Schedule (Commercial Sales less than 2,000 SF - 15 trip ends per 1,000 SF). Using the County's trip rate the project will generate 14 trip ends; 15 x 0.882 SF, rounded up). The project's development fee estimates are shown in Table 2.

Table 2 - County Development Fee Estimates

| Fee / Proposed Use | Fee per Trip End | Project Trips & Fee Estimate | |
|-----------------------------------------|------------------|------------------------------|--------------|
| | | Trip Ends | Fee Estimate |
| Roadside Improvement Fee: | \$300 | 14 | \$4,200 |
| Transportation Improvement Fee: | \$300 | 14 | \$4,200 |
| Total Project Development Fee Estimate: | | | \$8,400 |

Mr. John G. Hadayia

January 23, 2019

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Herbal Cruz Project

The project's Roadside and Transportation Improvement fees are estimated at \$8,400.

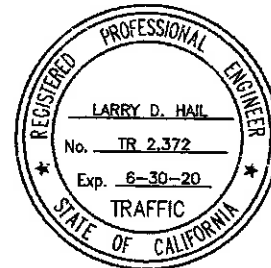
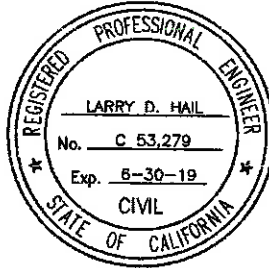
Please contact my office with any questions regarding the project trip generation analysis or the project's development fee estimates.

Pinnacle Traffic Engineering



Larry D. Hail, CE, TE, PTOE
President

ldh:msw



Herbal Cruz Mission Statement

The proposed addition is for expanding the retail sales area, and counter access to the reception area for pick up orders.

Also an added convenience for the customers so they do not have to leave one building to enter the retail sales area, especially in the rainy season.

Hours of operation:

Sunday: 9AM to 9PM

Monday through Saturday: 8AM to 10PM