

# **Darnell & ASSOCIATES, INC.**

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

May 17, 2018.

Steve Powell  
Woodcrest Real Estate Ventures  
1410 Main Street, Suite C  
Ramona, California 92065

D&A No. 180405

Subject: Focused Traffic and Parking Study for Lavender and Olive Event Venue located at 633 Montecito Way Ramona, California

Dear Mr. Powell:

In accordance with your authorization Darnell & Associates Inc (D&A) has prepared this focused Traffic and Parking Study for the proposed Lavender and Olive Event Venue (L&O) to provide special events seven days a week from 10 AM to 10 PM. Events held at Lavender and Olive Event Venue will include weddings, corporate gatherings, birthdays, community events and various other social gatherings the projects amenities will include:

- Expanding the use of the SFD to include Bed and Breakfast (B&B) with a maximum occupancy of eight (8) people (including the owners),
- Seven (7) vintage trailers for optional wedding party overnight stays (maximum capacity of 2 person per trailer),
- Various pervious and non-pervious patio areas,
- Inter-connection pathways, both pervious and non-pervious,
- Open reception area with option for temporary party tent enclosure,
- Bridal Suite,
- Three (3) dedicated locations for temporary event restroom facilities, and
- On-site parking for all guests and employees.

Figure 1 is a copy of the project site plan. Also shown on Figure 1 is a vicinity map of the project location.

## Project Description:

The project proposes to have special events at the facility to accommodate special events that would accommodate up to a maximum of 225 guests and employees between the Hours of 10:00 AM to 10:00 PM up to seven (7) days a week. To accommodate the guests and employees 100 parking spaces will be provided.

Project Trip Generation:

Trip generation for the special events at the Lavender and Olive Event Venue Project has been estimated by Darnell & Associates, Inc. (D&A), based on trip generation characteristics and observations made by D&A for special events such as weddings and other similar events. Our observations have found that trip generation of special events is related to the average vehicle occupancy of arriving guests. Vehicle occupancy of similar special events has found vehicle occupancy ranging from 2 to 4 persons per vehicle with average vehicle occupancy of 2.5 persons per vehicle. The 2.5 persons per vehicle occupancy rate have been observed for church functions, luncheons, dinner dances and concerts.

Based on our experience we estimate that special events at the Lavender and Olive Event Venue project site will generate traffic based on average vehicle occupancy of 2.5 persons per vehicle. To estimate the special event traffic generated by 225 guests and four employees, we estimated the number of vehicle that would arrive and leave after the special event. The following calculations result in 180 vehicles (ADT) arriving and leaving the site.

|                 |   |  |   |                           |
|-----------------|---|--|---|---------------------------|
| Guests Vehicles | = | 225 Guests   |   |                           |
| Arrival         | = | $225 \text{ Guests} \div 2.5 \text{ guests/vehicle}$ | = | 90 vehicles (ADT)         |
| Departure       | = | $225 \text{ Guests} \div 2.5 \text{ guests/vehicle}$ | = | <u>90 vehicles (ADT)</u>  |
|                 |   | <b>Total</b>   | = | <b>180 vehicles (ADT)</b> |

Traffic Study Requirements:

Based on the trip generation of 180 vehicles for a special event for up to 225 guest and employees, it can be concluded that a detailed traffic impact study would not be required pursuant to the Table 1 Criteria listed in the San Diego County Report Format and Contents Requirements for Transportation Traffic dated August 24, 2011.

Parking:

The County of San Diego requires one parking space for every three (3) guests. Based on 225 guests, seventy-five (75) parking spaces would be required ( $225/3 = 75$ ). To present a worst case condition, based on the vehicle occupancy of 2.5 persons per vehicle occupancy the 225 guests would require ninety (90) parking spaces ( $225/2.5 = 90$ ).

The project proposes to provide 100 parking spaces; therefore the parking provided satisfies the County's requirements for 75 spaces and the worst case demand for 90 spaces.

Site Access

The project proposes a new access on Montecito Road. The location of the access is consistent with County Public Road Intersection Spacing Standards. The project proposes to retain the existing three (3) driveways on Montecito Way. The circular driveway North of Montecito Road is not consistent with the County of San Diego Public Road Standards for spacing. Therefore, the project will submit a design exception for the driveway spacing requirements.

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May 17, 2018  
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Montecito Road is the primary access to the project site and provides 28 feet of pavement along the project frontage. East of the project site Montecito Way is improved to 28 to 40 feet in width. Montecito Way is improved to provide 24 feet of pavement along the project frontage. Both Montecito Road and Montecito Way are designated as 2.2E Light Collector Roadways and the applicant will submit a design exception to defer improvements to each roadway except for improving the proposed and existing driveways.

Summary:

- Trip generation of special events at the Lavender and Olive Event Venue Project for 225 guests will generate 180 vehicles (90 in and 90 out).
- Based on County criteria a detailed traffic study is not required.
- The 100 proposed parking spaces will satisfy the County's parking requirements on seventy-five (75) spaces ( $225/3=75$ ) and will satisfy the worst case demand for 225 guests requiring 90 parking spaces, based on a vehicle occupancy rate of 2.5 persons per vehicle ( $225/2.5 = 90$ ).

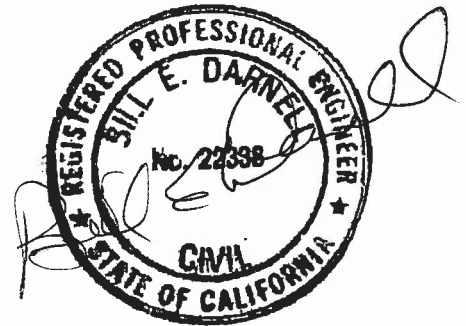
If you have any questions, please feel free to contact the office.

Sincerely,

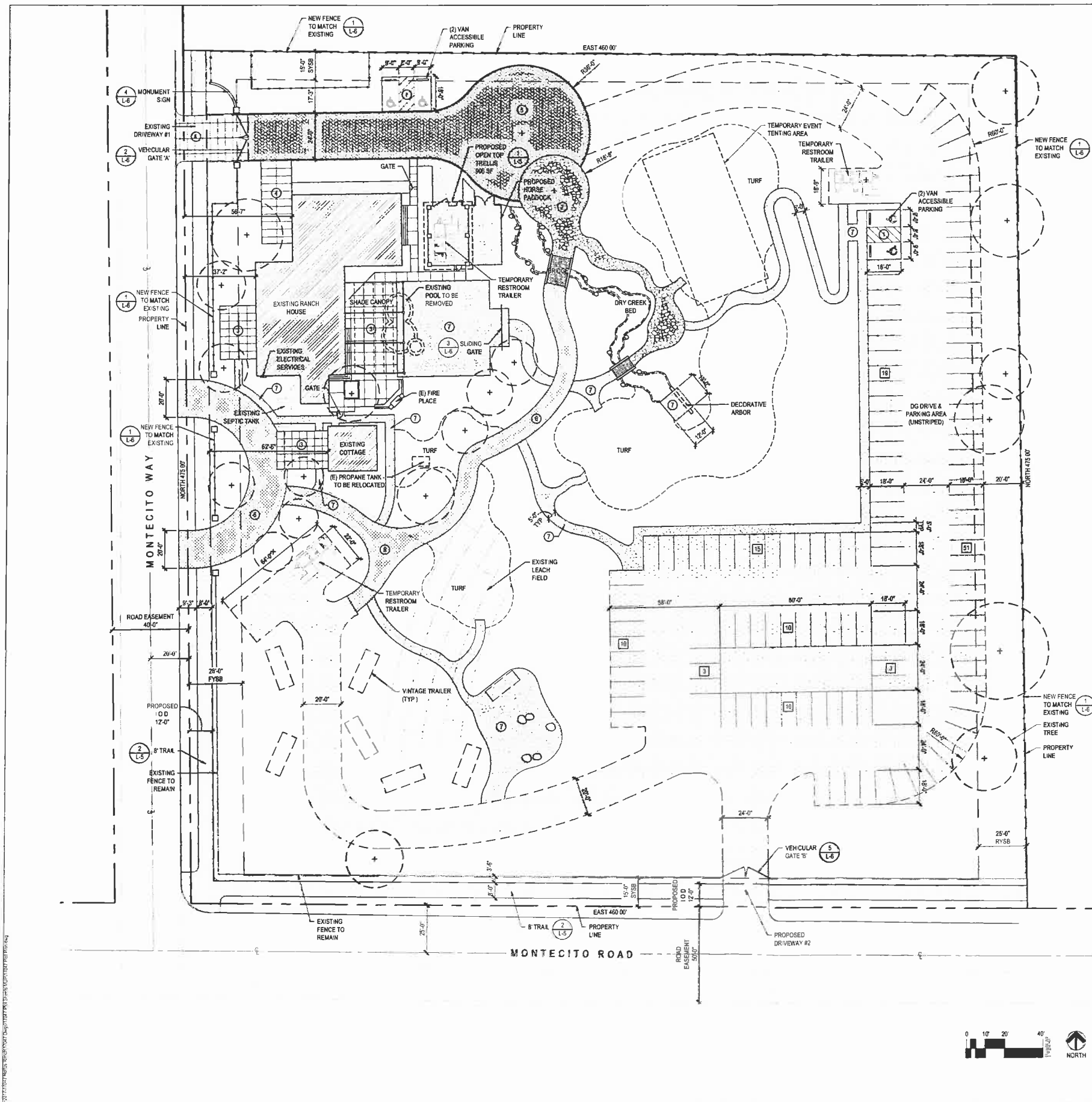
DARNELL & ASSOCIATES, INC.



Bill E. Darnell, P.E.  
Firm Principal  
RCE 22338



Date Signed: 5/17/2018



**SUMMARY TABLE**

| DESCRIPTION                | AREA (SF) |
|----------------------------|-----------|
| EXISTING RANCH HOUSE       | 5 171 SF  |
| EXISTING COTTAGE           | 624 SF    |
| PROPOSED OPEN ROOF TRELLIS | 906 SF    |
| PROPOSED LANDSCAPE AREA    | 96 655 SF |

**PROJECT DATA**

**PROPERTY OWNER:** Robin S. Hoffas and Carolyn Hope Hoffas Trustees of the Hoffas Family Revocable Trust, dated September 8th 1997  
 633 Montecito Way  
 Ramona, CA 92065  
 p (858) 610-1679

**CONTACT:** Woodcrest Real Estate Ventures  
 1410 Main Street, Suite C  
 Ramon, CA 92065  
 (760) 271-8400  
 Project Manager: Steve Powell

**LANDSCAPE ARCHITECT:** GroundLevel Landscape Architecture  
 2605 State Street, Suite B  
 San Diego, CA 92103  
 (619) 325-1195  
 Principal: Brad Leubahn  
 Project Manager: Jennifer Bushong

**APN#:** 281-540-38-00 Parcel 'B'  
 Parcel Address: 633 Montecito Way Ramona, CA 92065  
 Zoning: A70  
 General Plan: SR-1 (Semi-Rural Residential)  
 Lot Size: 5.16 acres

**Parking Required:** 1 space / 2.5 guests  
 225 guests / 2.5 x 90 spaces

**Parking Provided:** 121 spaces including 4 van accessible

**Parcel 'B' Legal Description:**  
 All that portion of the Rancho Santa Maria in the County of San Diego State of California, according to the extension of the United States Systems of Government Surveys over said rancho, required to have been made by O. N. Sanford, Civil Engineer, in May 1884 and also according to map thereof No. 863 filed in the office of the county recorder of said county, May 5, 1900 described as follows:

Beginning at a point 1815.00 feet due east of the west line of section 17 township 13 south Range 1 east, San Bernardino base and meridian, which point of beginning is 1320.00 feet due north of the south line of said Section 17, thence north a distance of 475 feet, thence east a distance of 460.00 feet, thence south a distance of 475.00 feet, thence west a distance of 460.00 feet to the point of beginning

**PROJECT DESCRIPTION**

Lavender and Olive LLC (L&O) is located at 633 Montecito Way, Ramona, California and is 5.016 acres  
 L&O will provide a public eventing space available to rent seven (7) days a week from 10am to 10pm. Events held at L&O will include weddings, corporate gatherings, birthdays, community events and various other social gatherings.

The project will be done in a two-phased approach. The first phase will be the Major Use Permit in its entirety except for the implementation/overnight occupancy of the vintage trailers. The second phase would be the execution of the overnight component.

Events at L&O will allow a maximum capacity of 225 people, including employees and subcontracted staff. Up to 20 (14 trailer and 6 B&B) guests will have the option to stay a maximum of two nights in a self-contained trailer or at the B&B, prior to and/or after the event, with departure occurring the next day. All food will be prepared off-site and catered by a third-party vendor or prepared within a permitted mobile food vehicle. Alcohol sales will be subcontracted to a third-party vendor as well. Employees will be on-site based on guests needs, ranging from 5-15 people. Owners will be responsible for day to day management of L&O, coordination of all third-party vendors, and manage all B&B responsibilities.

Party equipment including but not limited to: chairs, tables, decoration, party tent (max size 40x80' used during inclement conditions) will be rented from a third-party vendor and considered temporary. Three temporary mobile restroom facilities will be in specific areas to accommodate event restroom needs including ADA accessibility.

All noise generating sources (live music, DJ, background music, etc.) will be in strict compliance with all acoustical requirements of the County of San Diego and will respect all applicable noise curfew time frames.

A total of 100 parking spaces, including four (4) accessible spaces, will be located on-site for all guests and employees. The main entrance to the facility will be located on Montecito Way with secondary ingress/egress being accessed from Montecito Road.

All potable water will be supplied by the Ramona Municipal Water District, irrigation water will be supplied via an existing well located on the contiguous northern property with a common-ownership easement.

Sewer disposal for the SFD / B&B will be provided for by an on-site septic system.

Sewer disposal for all temporary event restroom trailers will be disposed of off-site. Each restroom trailer contains a holding tank with 200% excess capacity for maximum event occupancy. Likewise, each vintage trailer is self-contained with holding tanks that will accommodate a two day stay for two people. After each event, these trailers will be pumped on-site via a contracted waste vacuum truck.

Power will be supplied by San Diego Gas and Electric. Gas will be sourced from an on-site propane tank(s) supplied by a local propane company.

**SHEET INDEX**

| NUMBER IN SET | SHEET NO. | SHEET TITLE                               |
|---------------|-----------|---|
| 1 OF 10       | L-1       | SITE PLAN                                 |
| 2 OF 10       | L-2       | FIRE ACCESS PLAN                          |
| 3 OF 10       | L-3       | CONCEPTUAL PLANTING PLAN                  |
| 4 OF 10       | L-4       | PLANT MATERIAL LEGEND & NOTES             |
| 5 OF 10       | L-5       | OPEN TOP TRELLIS PLAN & ELEVATION         |
| 6 OF 10       | L-6       | FENCE & GATE ELEVATIONS                   |
| 7 OF 10       | A-1       | EXISTING BUILDINGS PLAN & ELEVATION       |
| 8 OF 10       | C-1       | TITLE SHEET                               |
| 9 OF 10       | C-2       | PRELIMINARY MINOR GRADING PLAN            |
| 10 OF 10      | C-3       | EROSION CONTROL AND CONSTRUCTION BMP PLAN |

**CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE**

| SYMBOL   | IMPERVIOUS ITEM       | NEW AREA (SF)   | EXISTING AREA (SF) |
|----------|-----------------------|-----------------|--------------------|
| LABELLED | (E) RANCH HOUSE       | 0 SF            | 5 171 SF           |
| LABELLED | (E) COTTAGE           | 0 SF            | 624 SF             |
| ①        | (N) CONCRETE PAVING   | 896 SF          | 0 SF               |
| ②        | (N) STONE PAVING      | 2,261 SF        | 0 SF               |
| ③        | (E) CONCRETE PATIO    | 0 SF            | 3 576 SF           |
| ④        | (N) CONCRETE DRIVEWAY | 1,615 SF        | 0 SF               |
|          | <b>TOTAL</b>          | <b>4 872 SF</b> | <b>9 371 SF</b>    |

**CONSTRUCTED PERVIOUS SURFACE AREA TABLE**

| SYMBOL | PERVIOUS ITEM                            | NEW AREA (SF)    | EXISTING AREA (SF) |
|--------|--|------------------|--------------------|
| ⑤      | (N) PERMEABLE FIRE-RATED VEHICULAR DRIVE | 6 139 SF         | 0 SF               |
| ⑥      | (N) GRAVEL SURFACING                     | 5 730 SF         | 0 SF               |
| ⑦      | (N) DECOMPOSED GRANITE                   | 12 197 SF        | 0 SF               |
|        | <b>TOTAL</b>                             | <b>24 066 SF</b> | <b>0 SF</b>        |

**GROUNDLEVEL**  
 Landscape Architecture  
 2605 State Street, Suite B  
 San Diego, CA 92103  
 (619) 325-1195  
 Principal: Brad Leubahn  
 Project Manager: Jennifer Bushong

**LAVENDER AND OLIVE - EVENT VENUE**  
 633 MONTECITO WAY, RAMONA, CA 92065

**STATE OF CALIFORNIA**  
 COUNTY OF SAN DIEGO  
 PLAT PLAN

DATE: MAY 1, 2018  
 REVISIONS:

L-1

FIGURE 1 - PROPOSED PROJECT SITE PLAN