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TECHNICAL MEMORANDUM

May 1, 2025

To: Philip Spence, Development Director

Durban Development

106 Foster Avenue

Charlotte, NC 28203

From: Mychal Loomis, PE/TE/PTOE/RSP

RE: Yorba Linda Tractor Supply Company Parking Evaluation

Kittelsohn & Associates, Inc. (Kittelsohn) has prepared this parking evaluation for the proposed Tractor Supply Company retail facility to be located at 22999 Savi Ranch Parkway in Yorba Linda, California (Project). The project would replace a vacant suite within a large shopping center building. The building would be 26,640 square feet with a 9,299 square foot fenced retail space and 2,521 live good center. The project would remove 36 existing parking spaces. With the removal of existing parking spaces and the proposed total square footage of the development, the project would provide 46 of the required 133 spaces within its property.

PARKING SUPPLY DETERMINATION

We reviewed the City's parking requirements, published studies for other Tractor Supply Company, and parking demand information contained in the *Parking Generation Manual*

(6th Edition, as published by the Institute of Transportation Engineers). Further details on each are provided below.

City Parking Supply Requirements

The City's parking ratio for the site is 1 space per 200 square feet (or 5 spaces per 1000 SF). The proposed development would require 133 spaces based on 26,640 square feet and this ratio.

Tractor Supply Company Data

We obtained a copy of a parking demand assessment prepared by TJW Engineers, Inc., in May 2021 that documented parking demand at existing Tractor Supply Stores in the cities of Ramona and El Centro, California (building size was not documented). This study identified a peak weekday parking demand of 1.13 spaces/1,000 square feet and a peak weekend parking demand of 1.43 spaces/1,000 square feet. Based on the results of the 2021 study peak parking rates, the proposed 26,640 square foot building would have a peak demand of 30 spaces on a weekday and 38 spaces on the weekend.

Parking Generation Manual Data

The *Parking Generation Manual*, 6th Edition includes average and 85th percentile parking rates for a number of different land uses. It is common to establish an "effective capacity" associated with on-site parking supply as part of assessing parking impacts. In the case of a retail environment like Tractor Supply Company, the effective capacity is often established as "85 percent full" to allow that customers to locate available parking without a high degree of unnecessary "circling the lot", impacting parking of adjacent businesses, or, in a worst-case, backing on-site traffic onto a public street network.

Unlike the *Trip Generation Manual*, 11th Edition, The *Parking Generation Manual* does not have parking data for the Tractor Supply land use category. The *Parking Generation Manual* does offer data for uses that could serve as a proxy for the proposed Tractor Supply Company, including:

- A Building Materials & Lumber Supply Store (Land Use 812) with an 85th percentile parking demand of 0.75 space/1,000 SF gross floor area; this would equate to 20 spaces for the proposed 26,640 square foot building.
- A Hardware/Paint Store (Land Use 816) with an 85th percentile parking demand of 2.14 spaces/1,000 SF gross floor area; this would equate to 57 spaces for the proposed 26,640 square foot building.

SHARED PARKING AGREEMENT

The property is subject to reciprocal easement and operation agreements that provides shared parking easements across all common areas of the shopping center. In particular, Kohl's Department Stores (Kohl's) owns the property adjacent to the project and has a parking easement that allows reciprocal cross parking easements. The combined parking area provides 637 parking stalls, which exceeds the requirement of 634 parking stalls calculated based on the total square footage of Kohl's (105,700 SF and the existing building (25,074 SF). This agreement currently provides adequate parking for the project parcel. With the project's removal of 36 parking stalls, the total parking stalls will reduce to a total of

601 parking stalls. Even with this change, the agreement still provides a ratio of 4.54 parking stalls per thousand square feet. This provides adequate parking ratios from the reciprocal parking agreements, although it does not meet the City's parking requirement ratio of 5 parking stalls per 1000 square feet.

An amendment to the existing parking agreement is being executed between Kohl's and the applicant (Silvertown, Inc.). Based on the agreements in place, the total number provided between the two sites is not anticipated to create parking issues within the shopping center.

ADDITIONAL PARKING CONSIDERATIONS

Shopping centers share parking lots to minimize the overall needs of parking supply, as well as attract customers to park once for multiple destinations. Parking requirements for retail are typically based on standalone buildings such that there is adequate parking available during peak seasons (such as weekends in November and December) and do not always capture shared parking opportunities.

In addition the shopping center parking lot, there is nearby parking available on the public roadway of Savi Ranch Parkway. Parking along Savi Ranch Parkway starts about 350 feet from the project and provides nearly 1,500 feet of curb that can be utilized for parking if there are peak demands.

CONCLUSION

Considering the parking sources available for our review, the information from other Tractor Supply stores in California appears reasonable to rely on. Use of this data collected at similar sites would suggest a minimum parking need of 38 spaces whereas 46 are proposed. Further, the property is entering a shared parking agreement with the adjacent property to ensure additional parking is available. As such, we conclude the proposed parking supply is reasonable.

We trust this letter provides adequate documentation to support the proposed parking. Please let us know if you need any additional information as part of your review.