November 4, 2025

Mr. Sergej Henning, CEO
Extract Solutions, Inc.
1201 Corporate Center Parkway
Santa Rosa, CA 95407

Trip Generation Study for 1201 Corporate Center Parkway

Dear Mr. Henning;

W-Trans has completed an evaluation of the change in trip generation associated with the distribution aspect of your cannabis manufacturing facility to be located at 1201 Corporate Center Parkway in the City of Santa Rosa. The purpose of this letter is to detail the distribution operation and to determine its trip generation as we understand that staff have expressed concern about consistency between the proposed distribution center and the site's zoning.

Project Description

The proposed project consists of the conversion of 530 square feet of space in an existing cannabis manufacturing facility to a distribution center. It is understood that the distribution component would not be a retail facility.

Trip Generation

The trip generation for new development is typically determined based on standard rates published by ITE in *Trip Generation Manual*, 12th Edition, 2025. This source contains descriptions of various land uses and what types of activities are included. The *Trip Generation Manual* contains Land Use 190, "Cannabis Cultivation and Processing Facility." The description of this land use is as follows.

> A cannabis cultivation and processing facility is a free-standing facility where cannabis is propagated, planted, grown, harvested, dried, cured, graded, labeled, tagged for tracking, or trimmed. A facility can provide all or any combination of these functions. The facility also includes the processing of the raw product into useable cannabis, cannabis concentrates, and cannabis-infused products.

As "distribution" is not included in the list of potential activities, other related land uses were reviewed to determine if this activity is typically listed or not. Both "General Light Industrial" (LU #110) and "Manufacturing" (LU #140) would reasonably be expected to have delivery components as the items produced must leave the site to be sold or when sold, yet neither of these land uses have delivery listed in their descriptions. It is noted that the "Warehouse" land use (LU #150) description discusses distribution in the context of being a "distribution center for transferring goods between carriers", though in this case the goods are not produced at the site – just stored there.

Based on this review it appears that delivery functions can reasonably be expected to be part of the normal activities associated with industrial and manufacturing uses, including cannabis cultivation and processing, though this activity is not specifically included in the land use descriptions. The dedication of 530 square feet of floor space to delivery would therefore be evaluated on the same basis as the primary land use of cultivation and processing as trips associated with delivery would already be included in the applicable trip generation rates. The project has a total of 8,064 square feet, of which 530 would be occupied by the distribution center. As shown in the trip generation for the facility as summarized in Table 1, the distribution center in and of itself would be too small to result in any additional peak hour trips.

Table 1 – Trip Generation Summary

Land Use	Units	AM Peak Hour				PM Peak Hour			
		Rate	Trips	In	Out	Rate	Trips	In	Out
Cannabis Processing	7.534 ksf	0.65	5	3	2	0.64	5	1	4
Cannabis Distribution	0.530 ksf	0.65	0	0	0	0.64	0	0	0
Total	**8.064 ksf**		**5**	**3**	**2**		**5**	**1**	**4**

Note: ksf = 1,000 square feet

Conclusion

The proposed conversion of 530 square feet of the existing cannabis cultivation and processing facility to provide a dedicated delivery center can reasonably be expected to result in a negligible to no change to the trip generating potential for the facility.

We hope this letter adequately addresses staff's concern that the project as proposed is not consistent with the site's zoning. Thank you for giving us the opportunity to provide these services.

Sincerely,

Dalene J. Whitlock, PE (Civil, Traffic), PTOE
Senior Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

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