

**May 29, 2019**

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San Mateo, CA 94403

**City of Santa Rosa**

**JUN 03 2019**

**Planning & Economic  
Development Department**

**Re: Trip Generation Analysis for the Proposed Cannabis Dispensary at 3059 Coffee Lane  
in the City of Santa Rosa**

This report presents the results of the trip generation analysis of the proposed cannabis dispensary. The project would be located at 3059 Coffey Lane in the City of Santa Rosa, which has an existing commercial building that is currently being utilized by an engine repair company. The proposed project involves converting the existing commercial building to a 3,520 square foot cannabis dispensary.

**PROJECT TRIP GENERATION**

The proposed project would have 3,520 square feet of floor space. The trip generation rates are based on the ITE rates for a cannabis dispensary and for a walk-in bank taken from the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The total trip generation reflects all vehicle trips that would be counted at the site, both inbound and outbound. To determine the worst-case impacts the trips generated are also estimated for the peak commute hours for traffic on adjacent streets. As shown below in **Table 1**, the proposed project is forecast to generate about 37 trips during the AM peak hour and about 77 trips during the PM peak hour.

**Table 1  
Project Trip Generation Calculations**

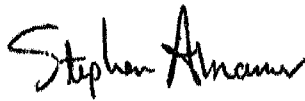
Land Use	ITE Code	Size	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
ITE Cannabis Dispensary Trip Rates Trips per 1,000 sq. ft.	882		252.70	5.85	4.59	10.44	10.91	10.92	23.83
Proposed Cannabis Dispensary Trip Generation		3,520 sq. ft.	890	21	16	37	38	38	77
ITE Light Industrial Trip Rates Trips per 1,000 sq. ft.	110		20.84	0.94	0.13	1.07	0.14	0.91	1.05
Trip Generation for the Existing Light Industrial Space Being Removed		3,520 sq. ft.	71	3	1	4	1	3	4
<b>Net New Trip Generation for the Proposed Project</b>			<b>819</b>	<b>18</b>	<b>15</b>	<b>33</b>	<b>37</b>	<b>35</b>	<b>73</b>

**Source:** ITE Trip Generation, 10th Edition, 2018.

Please note that if the removal of the traffic from the existing light industrial space is accounted for then approval of the project would be forecast to generate a net increase about 33 trips during the AM peak hour and about 73 trips during the PM peak hour. It should also be noted that the ITE dispensary trip rates for the critical peak commute hours tend to be lower than one would expect. This is most likely the result of dispensaries typically having longer business hours and thereby more customers during off-peak hours.

Please don't hesitate to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Stephen Abrams". The signature is written in a cursive, flowing style.

Stephen C. Abrams  
President, Abrams Associates  
T.E. License No. 1852