



January 22, 2019

Mr. Samuel Magruder, COO
Petaluma Hills Farm
34 Page Street
San Francisco, CA 94102

Trip Generation Analysis for Petaluma Hills Farm

Dear Mr. Magruder;

W-Trans has completed a focused study that addresses the potential trip generation associated with the proposed use of land at 334 Purvine Road in the County of Sonoma to cultivate cannabis. It is understood that this information is needed to support a Conditional Use Permit application.

Project Description

The project proposal would eliminate several chicken coops and other older farm buildings to make room for an outdoor growing bed as well as two new buildings of 10,000 and 4,000 square feet to cultivate cannabis. The project is expected to employ ten persons full time. The existing buildings to be razed are no longer in use, nor have they been in the recent past.

- File Number: UPC17-0020
- Address: 334 Purvine Road, Petaluma, CA
- APN: 022-230-020
- Project Name: Petaluma Hills Farm LLC
- Applicant Name: Sam Magruder
- Property Owner Name: Sonoma Hills Farm LLC

Trip Generation

Numerous trip generation rates and categories in *Trip Generation Manual*, 10th Edition, 2012, published by the Institute of Transportation Engineers (ITE) were explored in determining the potential change associated with the proposed use. While this new edition of the manual contains a cannabis dispensary land use, it does not provide any specific rates applicable to cultivation operation. Because there are no standard rates for agricultural uses, those associated with light industrial land uses, which are the closest land uses for which rates are published, were the focus of the review.

Consideration was given to evaluating the project based on the number of employees anticipated rather than floor area. A review of standard rates for light industrial uses and a comparison of those based on area versus those based on employees indicates that the average ratio between employees and floor space is about 450 square feet per employee. For the project site this would translate to an anticipated work force of about 31 persons given the total floor area of 14,000. Given that this project expects to have one-third that number of employees, use of the rates based on floor area appears unreasonable.

As shown in Table 1, the proposed cultivation farm would be expected to generate an average of 31 trips per day, including 5 each during the morning and evening peak hours. Given that some employees would carpool or work offset shifts, these low trip generation projections appear reasonable for the planned work force. It is further noted

that while rates based on employees were applied, these rates include all trips made to and from a site, so would capture trips associated with deliveries, visitors, and all other activities for the use.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
General Light Industrial	10 employees	3.05	31	0.52	5	4	1	0.49	5	1	4

Conclusions

The proposed new use of 334 Purvine Road is expected to generate a limited number of trips both on a daily basis and during peak hours. Because the change can reasonably be expected to produce so little traffic, it is reasonable to conclude that the proposed change in land use would have a an imperceptible impact on traffic operation.

We hope this information is adequate to address the potential trip generation of the proposed land use. Please contact us if you have any further questions.

Sincerely,

Dalene J. Whitlock
Dalene J. Whitlock, PE, PTOE
Principal



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