

TRAFFIC GENERATION REPORT



HEXAGON TRANSPORTATION CONSULTANTS, INC.

May 31, 2019

Mr. Binh Tang
Asha Pharmaceuticals
14505 Catalina Street
San Leandro, CA 94577

Re: *Trip Generation for the Proposed Development Project Located at 14505 Catalina Street in San Leandro, California*

Dear Mr. Tang:

Hexagon Transportation Consultants, Inc has completed a trip generation analysis for the proposed project at 14505 Catalina Street, California. The proposed project will use an existing 5,000 square-foot space for a cannabis manufacturing operation. This development will be taking the place of a former Otis Spunkmeyer research and development facility.

Through empirical research, data have been collected that quantify the amount of traffic produced by many types of land uses. Thus, for many land uses there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. The trip generation research is compiled and published in the Institute of Transportation Engineers' (ITE) manual entitled *Trip Generation, 10th Edition* (2017). The rates published for Manufacturing (Land Use 140) were used to estimate the trips that will be generated by the proposed development, while rates published for Research and Development (Land Use 760) were used to estimate trips for the former R&D tenant.

Table 1 shows that the manufacturing facility would generate 4 AM peak hour trips and 4 PM peak hour trips. The former research and development facility is estimated to have generated 6 AM peak hour trips and 6 PM peak hour trips. After applying the ITE trip rates and existing site trip credits, the proposed manufacturing development would generate 2 fewer AM peak hour trips and 2 fewer PM peak hour trips than the former tenant.

In conclusion, the project would not generate a traffic increase in the area. There is not a need to conduct further traffic analysis.



Table 1
14505 Catalina Street Trip Generation

Land Use	Size	AM Peak Hour			PM Peak Hour				
		Rate	In	Out Total	Rate	In	Out Total		
Proposed Use									
Manufacturing ¹	5,000 sq ft	0.81	3	1	4	0.79	2	2	4
Research and Development ²	5,000 sq ft	1.22	5	1	6	1.11	1	5	6
<i>Net project trips generated</i>			-2	0	-2	1	-3	-2	
Notes:									
¹	Manufacturing (Land Use 140) based on ITE's Trip Generation, 10th Edition, average rates.								
²	Research and Development (Land Use 760) based on ITE's Trip Generation, 10th Edition, average rates.								

Sincerely,
HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary K. Black
 President