



HEXAGON TRANSPORTATION CONSULTANTS, INC.

August 15, 2017

Mr. David Cookson
Dispersa Labs Inc
Via Email
david@dispersalabs.com

**Subject: Trip Generation Estimate for Proposed Light Industrial Development at 1655
Abram Court in San Leandro, California**

Dear Mr. Cookson:

Hexagon Transportation Consultants, Inc. has completed a trip generation analysis for the proposed light industrial project at 1655 Abram Court in San Leandro, California. Currently the existing site contains a warehouse facility. The proposed development will convert the existing warehouse on the site to a manufacturing facility, which requires a conditional use permit.

Project Trip Generation

Through empirical research, data have been collected that quantify the amount of traffic produced by common land uses. Thus, for the most common 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 magnitude of traffic added to the roadway system by a particular development is estimated by multiplying the applicable trip generation rates by the size of the development. The trip generation rates published in the Institute of Transportation Engineers' (ITE) manual entitled *Trip Generation, 9th Edition (2012)* were used for this analysis. The rates published for Warehousing (Land Use code 150) were used to estimate the trips generated by the existing warehouse. The rates published for Manufacturing (Land Use code 140) were used to estimate the trips that the proposed project would generate.

Hexagon compared the estimated trips generated by the existing warehouse currently on site to the trips that would be generated by the proposed manufacturing development. As shown in Table 1, the project is estimated to generate a net increase of 3 trips (2 in, 1 out) during the AM peak hour and 3 trips (1 in, 2 out) during the PM peak hour.

**Table 1
Project Trip Generation Estimates**

Land Use	Size	Unit	AM Peak Hour			PM Peak Hour				
			Rate	In	Out	Total	Rate	In	Out	Total
Proposed Uses										
Manufacturing ¹	7.5	ksf	0.73	4	1	5	0.73	2	3	5
Existing Use										
Warehouse ²	7.5	ksf	0.30	2	0	2	0.32	1	1	2
Net Project Trips				2	1	3		1	2	3

Notes:

Trip rates for Manufacturing and Warehousing are from the ITE Trip Generation Manual, 9th Edition, 2012.

¹. Manufacturing (Land Use 140), average rates expressed in trips per 1000 square feet of gross floor area are used.

². Warehousing (Land Use 150), average rates expressed in trips per 1000 square feet of gross floor area are used.



Mr. David Cookson
August 15, 2017
Page 2 of 2

The net increase in trip making due to the project would be negligible. We believe that no further traffic analysis is necessary.

We appreciate the opportunity to submit this trip generation analysis. If you have any questions please do not hesitate to call.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Gary K. Black", with a long horizontal flourish extending to the right.

Gary K. Black
President