



May 29, 2018

Mr. Ryan Lovejoy
 Lovejoy Farms
 11111 Bitterwater Road
 Santa Margarita, CA 93453

Subject: Cannabis Cultivation Traffic Generation Report at 11111 Bitterwater Road,
 Santa Margarita, County of San Luis Obispo

Dear Mr. Lovejoy:

Orosz Engineering Group, Inc. (OEG) has prepared the following trip generation analysis for the subject project. The County is requesting that trip generation rates be provided for the proposed uses and a trip generation estimate for the proposed project.

The project site is located on 42 acres at 11111 Bitterwater Road, Santa Margarita; San Luis Obispo County. The proposed land use includes 3 acres of outdoor growing area and 22,000 square feet of greenhouse for cannabis. The number of average daily employees is three.

PROJECT TRIP GENERATION

We have conducted research of available published data from the Institute of Transportation Engineers (ITE) and various published traffic study documents. The research has found that with the exception of Cannabis Dispensaries, other cannabis growing related facilities function similarly to other similar uses (greenhouses, open agriculture, office, labs, manufacturing, etc.).

ITE does not have published trip generation rates for greenhouses. However, our research found that the County of Santa Barbara in 2013 published traffic generation data for greenhouses that house a variety of agriculture. Those rates are used to estimate the traffic trips associated with the growing areas. For the open area agriculture, the San Diego Association of Governments (SANDAG) has trip rates for agricultural areas. The trip generation rates and project trip generation for this project is summarized in the following table.

Use	Size	Trip Rate Source	Trip Rates			
			ADT	PM Peak Hour		Total
				In	Out	
Agriculture	3 AC	SANDAG	2	0.2	0.4	0.6
Greenhouses	22,000 KSF	Carpinteria ¹	0.27	0.02	0.04	0.06

¹ County of Santa Barbara, Carpinteria Valley Greenhouse Program EIR 2013

Use	Size	Traffic Volumes			
		ADT	PM Peak Hour		Total
			In	Out	
Agriculture	3 AC	6	1	1	2
Greenhouses	22,000 KSF	6	0	1	1
Project Total		12	1	2	3

SUMMARY

Based on the analysis above, the project is anticipated to generate a total of 12 Average Daily Trips with 3 PM peak hour trips on a typical weekday (1 vehicle entering the site and 2 vehicles leaving the site). Traffic volume estimates of less than 5 trips in a given direction cannot be accurately tracked. At the proposed project traffic volume levels, the project would not be expected to contribute to any significant traffic impacts on roadways in the vicinity of the project site.

Should you have any questions, feel free to contact us.

Sincerely,



Stephen A. Orosz, P.E.
 Traffic Engineer
 Orosz Engineering Group, Inc.

