

# Attachment G

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## REVISION 4

Applicant submitted a traffic report dated September 16, 2020 prepared by Keith Higgins Traffic Engineer, in response to comments expressed during the Planning Commission meeting, for staff to review. This traffic study was conducted to assess primarily the potential effects of new traffic generation to the existing roadway network, and potential safety concerns that would be triggered by proposed Cannabis dispensary project in North Monterey County, and whether or not traffic impacts would result due to the project. The report analyzed the following traffic related issues raised during the Planning Commission meeting.

### **Trip Generation:**

At the Planning Commission meeting, Public Works referred to a trip generation rate of 252.70 trips per day per 1,000 square feet of floor area, based on the current Traffic Engineers Manual (ITE 10<sup>th</sup> Edition) overall weighted average. Utilizing this ITE trip rate, the proposed project would be anticipated to generate 354 trips per day ( $1,400 \text{ SF} \div 1,000 \text{ SF} \times 252.70 = 354$ ). The traffic report notes suggest that the ITE data is from a fairly small sample set of four dispensary projects (1, 2, 3 and 4 with trip rates per 1,000 square feet of 652, 791, 87 and 80 respectively), and that the data for the first two projects sampled is very high and should no longer be applicable, as it was collected in the early days of legalized Marijuana use in Colorado and captured the initial novelty and lack of competition, and thereby yielding a trip rate that may not be representative of similar operations today. Per the report, if projects 1 and 2 are treated as statistically outlying data points and not considered for this analysis, the updated weighted average trip rate would be 83.0 daily trips. This rate is within range of another existing cannabis dispensary (Emerald Skyway) in Monterey County where driveway count data was conducted in May 2018. The existing Emerald Skyway marijuana dispensary located at 1610A Moffet Street, Salinas, California, has a total of about 4,200 square feet of floor area and generated a total of 284 daily trips. This local rate is approximately 67.6 daily trips based on their traffic study. It should be noted that the driveway data collected at the Emerald Skyway dispensary was part of the application efforts for the East of Eden Marijuana dispensary project in the City of Salinas.

The traffic study obtained additional trip generation data from an on-line literature search which suggest trip rates as low as 33.75 daily trips for cannabis dispensary. A summary of trip rates as determined from various sources is provided in Table 1 attached herein. More detailed information can be found on Exhibit 2 of the traffic report.

Based on the traffic report, the proposed trip rate for Abundant is 83 trips per day per 1,000 square feet resulting in approximately 117 daily trips. In accordance to the "ITE Trip Generation handbook" common practice in the traffic planning industry has been to collect trip generation data at three to five sites that meet the recommended criteria with the assumption that these data will yield a relatively stable sample. However, cannabis dispensary projects are relatively new to the County and the County is presently in the process of collecting empirical trip generation data, in order to better identify an average local trip rate more representative of dispensaries within the County, which generally becomes available as more applications are processed. Based on staff's knowledge of the area and the assumptions outlined above, the traffic report trip generation rate estimate of 83 daily trips per 1,000 square feet would be acceptable for the area.

### **Traffic Increases on Nearby Roads:**

At the Planning Commission meeting, concerns were expressed regarding the local roadway system. The County roadways that provide access to the project site are Prunedale North Road, and Prunedale South Road. Presently Prunedale North Road and Prunedale South Road experience approximately 4,500 vehicles per day, and 1,200 vehicles per day, respectively, both of which are within the Level of Service

(LOS) A threshold. Utilizing this rate the project will represent an increase of about 117 total daily trips to the nearby roadway system, per the traffic study. This increase in the number of trips generated by the project would not degrade the operational level of service. (e.g. From LOS of A to B), as the existing nearby roadway system has sufficient capacity to accept the increase in trips and stay within acceptable level of service established by the Monterey County General Plan. Table 4 attached herein provides a summary of the existing average daily traffic (ADT) and level of service (LOS) for the nearby roads.

Even considering a scenario of a total 354 daily trips based on the ITE manual alone instead of 117 daily trips as suggested by the traffic report, the nearby roadway system will still be able to accept the increase in trips and function within acceptable levels of service in accordance with County Standards. It is not anticipated that new traffic generation due to the proposed project would noticeably degrade existing operations of the local roadway network.

### **Accident History:**

#### **Highway 101 Southbound and Prunedale Road**

According to data compiled in the traffic report, a total of nine collisions occurred near the Southbound US 101 / Prunedale South Road intersection between January 2015 and December 2019. However, as stated in the traffic report, there are no indications that the collisions occurred directly due to safety issues at the intersection of Southbound US 101 and Prunedale South Road. A collision summary is provided on Table 2 attached herein. More detailed information can be found on Exhibit 4 and 5 of the traffic report.

#### **Prunedale South Road Segment (Between Prunedale South Road and Blackie Road)**

Based on data in the traffic report a total of 17 collisions occurred, over a period of five years, on Prunedale South Road, 12 on Prunedale South Road and 5 at the Prunedale South Road / Blackie Road intersection as summarized in Table 3 attached herein.

Per the report, the collision rate for Prunedale South Road is generally high, and the traffic report provides several recommendations to address safety concerns along Prunedale South Road. However, some of the suggestions may require Public Works to perform additional studies to ensure these improvements would in fact function in accordance with County design standards. Additionally, because some of the collision data is from a few years ago, some of the recommendations (e.g., signage) may already have been implemented by the County. Staff has access to 9 out of the 17 traffic collision reports from the Highway Patrol, and after reviewing the reports determined that several of the collisions were attributed to driver behavior and unsafe speeds, as well as drivers that swerved around to avoid objects in the roadway, and one collision being attributed to driving an unsafe vehicle. These types of collisions are attributed to driver behavior and unusual roadway conditions that an engineered measure such as adding additional signage and/or delineators along the edge of the roadway as recommended in the traffic report, may not remedy.

Staff anticipates that new traffic generation due to the proposed project would not noticeably degrade existing operations of the local transportation network and no project impacts are therefore expected.

REVISION 4

# Attachment 1

## Summary Tables

**Table 1: Trip Generation Estimates Summary**

Data Source	Daily Trip Rate per 1,000 SF	Daily Trips for 1,400 SF of Floor Space	Car Dealership Baseline Trips per Day	Source
ITE Overall Average	<b>252.7</b>	354	38	Based ITE overall average data.
ITE Average without Projects 1 and 2.	<b>83.0</b>	117	38	Based modified ITE average data. Removing projects 1 and 2.
Emerald Skyway Project in Salinas	<b>67.6</b>	95	38	Based on driveway counts data. Keith Higgins Traffic Assessment Dated August 14, 2020. Traffic Report <i>Appendix B</i> .
Harvard Square project in Cambridge MA.	<b>33.75</b>	47	38	Based on Harvard Square Study data. On-line literature search. Traffic Report <i>Appendix C</i> .
<b>Abundant Trip Generation</b>	<b>83.0</b>	<b>117</b>	<b>38</b>	<b>Proposed Abundant Project Trip Rate</b>

**Table 2: Collision Summary Intersection of US 101 Southbound and Prunedale Road**

Collision Number	Collision Date	Collision Type	No. of Fatalities	No. of Injuries
1	7/3/2015	Hit Object	1	0
2	5/15/2015	Rear End	0	3
3	9/25/2015	Rear End	0	1
4	4/6/2017	Rear End	0	2
5	8/1/2017	Rear End	0	1
6	9/5/2017	Sideswipe	0	1
7	4/3/2018	Rear End	0	1
8	9/30/2018	Broadside	0	1
9	12/21/2018	Rear End	0	1

**Table 3: Collision Summary Between Prunedale North Road and Blackie Road**

Collision Number	Collision Date	Collision Type	No. of Fatalities	No. of Injuries	Primary Collision Factor
1	2/21/2013	Rear-End	0	1	Unsafe Starting/Backing
2	2/22/2013	Hit Object	0	0	Improper Turning
3	9/18/2013	Vehicle-Pedestrian	0	1	Unknown
4	11/19/2014	Hit Object	0	0	Improper Turning
5	1/14/2015	Hit Object	0	0	Improper Turning
6	4/7/2015	Hit Object	0	0	Improper Turning
7	6/15/2015	Hit Object	0	0	Improper Turning
8	10/26/2015	Broadside	0	0	Auto Right-of-Way
9	12/31/2015	Overtaken	0	1	Improper Turning
10	11/23/2016	Broadside	0	1	Auto Right-of-Way
11	1/12/2017	Hit Object	0	0	Improper Turning
12	1/26/2017	Hit Object	0	1	Improper Turning
13	5/1/2017	Hit Object	0	0	Improper Turning
14	9/26/2017	Hit Object	0	0	Improper Turning
15	10/12/2017	Broadside	0	2	Unknown
16	10/23/2017	Hit Object	0	0	Other Equipment
17	12/12/2018	Hit Object	0	0	Improper Turning

**Table 4: Existing Average Daily Traffic ADT and LOS Summary**

Road name	Roadway Type	Jurisdiction	Existing volume (ADT)	LOS (Existing)	LOS Threshold Volume (ADT)
Prunedale North Road (From Prunedale South Rd to San Miguel Canyon Rd)	Collector	Monterey County	4,500	A	6,000
Prunedale South Road (Prunedale North Rd to Blackie Rd)	Collector	Monterey County	1,200	A	6,000
Blackie Road (Prunedale South Rd to Hwy 101)	Arterial	Monterey County	4,000	A	11,000
Hwy 101 (Southbound)	Freeway	Caltrans	64,000	C	
Hwy 101 (Southbound On-Ramp)	Freeway	Caltrans	1,600	A	



REVISION 4

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