

February 12, 2021

Mr. Mark Patterson
California Gold Development
133 Old Wards Ferry Road, Suite G
Sonora, CA 95370

**RE: TRIP GENERATION COMPARISON FOR TRACTOR SUPPLY STORE PROJECT,
ROCKLIN, CA.**

Dear Mr. Patterson:

As requested we have prepared this trip generation comparison for the Tractor Supply Store Project in Rocklin, CA. As we understand, the project includes a 22,136 sf Tractor Supply Store building with outdoor storage area, along with a 4,000 sf retail building with drive-thru aisle. City of Rocklin staff has suggested that a trip generation estimate be made for the project for comparison to a forecast for site development under the current RC (Retail Commercial) General Plan designation in order to determine if the project's transportation impacts can reasonably be assumed to have been addressed by the General Plan DEIR or if additional traffic analysis is needed.

Approach. Our estimate makes use of trip generation rates published by the Institute of Transportation Engineers (ITE) and included in the City's travel demand forecasting model. Peak hour trip generation rates that are applicable to the Tractor Supply Store are available. In order to address the freestanding retail building it is necessary to make assumptions regarding the nature of the building's occupants and the use of its drive-thru aisle. In this case, based on our experience with similar retail buildings elsewhere, we have assumed that half of the space is occupied by a fast-food restaurant with drive-thru window, while the balance is occupied by general retail space. We have also assumed that under the current General Plan designations the 3 acre site could be developed with 32,700 sf of retail uses at a Floor Area Ratio of 0.25.

Trip Generation Rates. Table 1 presents applicable trip generation rates drawn from ITE Trip Generation Manual, 10th Edition.

Trip Generation Forecasts. Table 2 presents the trip generation estimates for the project. As shown a total of 1,298 trips could occur at the project's driveways (gross trips), with 110 trips in the a.m. peak hour and 101 trips in the p.m. peak hour. A share of those trips will be drawn from traffic already on the streets passing the site. After accounting for these "pass-by" trips, the project could add 779 daily "primary" trips to the Rocklin street system in this area. As a comparison, site development under the current RC designation would result in 1,148 primary daily trips, with 21 trips in the a.m. peak hour and 83 trips in the p.m. peak hour. During the time period addressed by current General Plan LOS policy (i.e., p.m. peak hour) the project generates fewer primary trips than does development under the RC designation.

TABLE 1 TRIP GENERATION RATES									
ITE Code	Description	Unit	Trips per Unit						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
810	Tractor Supply Store	ksf	-	-	-	-	47%	53%	1.40
820	Retail Shopping Center	ksf	35.10 ¹	62%	38%	0.94	48%	52%	3.81
934	Fast-Food Restaurant with Drive-Thru Window	ksf	470.95	51%	49%	40.19	52%	48%	32.57

¹ Daily rate for Retail is from Rocklin Traffic Model and already reflects pass-by adjustment.

TABLE 2 TRIP GENERATION FORECAST									
ITE Code	Description	Quantity (ksf)	Trips						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<i>Proposed Tractor Supply Store Project</i>									
810	Tractor Supply Store	20.2	280 ¹	13	15	28 ²	13	15	28
	Pass-by Trips	15%	<42>	<2>	<2>	<4>	<2>	<2>	<4>
820	Retail Shopping Center	2.0	70	1	1	2	4	4	8
934	Fast-Food Restaurant with Drive-Thru Window	2.0	942	41	39	80	34	31	65
	Pass-by Trips	50%	<471>	<20>	<20>	<40>	<16>	<16>	<32>
<i>Project Total</i>									
	Gross Total		1,292	55	55	110	51	50	101
	Pass-by Trips		<513>	<22>	<22>	<44>	<18>	<18>	<36>
	Primary Trips		779	33	33	66	33	32	65
<i>Development Under Current General Plan Land Use Designation</i>									
820	Retail Shopping Center	32.7	1,148	19	12	31	60	65	125
	Pass-by Trips	34%	-	<5>	<5>	<10>	<21>	<21>	<42>
	Primary Trips		1,148	14	7	21	39	44	83

¹ No daily trip rates are available for Tractor Supply Store. Based on typical retail patterns, daily trips assumed to be 10 times the p.m. peak hour trips.
² No a.m. peak hour rates available for Tractor Supply Store. Because the store opens at 8:00 a.m., the a.m. trips are conservatively assumed to equal p.m. trips

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Assessment. The City of Rocklin measures impacts to its roadway network based on weekday p.m. peak hour conditions. During this hour, the proposed Tractor Supply Store Project could generate 66 to 65 primary peak hour trips. The addition of 66 to 65 peak hour trips when assigned onto various four-lane and six-lane roadways serving the area (i.e., Lonetree Blvd and Sunset Blvd) via the multiple points of existing access would be inconsequential when compared to the capacity of these major roads and their traffic signal controlled intersections. Because the project generates less primary trips than does site development under the current General Plan's RC land use designation, the project's cumulative impact has already been considered within the context of the City of Rocklin General Plan EIR, and its impact has been mitigated by the current City of Rocklin traffic impact fee program. No additional traffic operational analysis is required.

Thank you for your attention to this information. Please feel free to contact me if you have any questions.

Sincerely Yours,

KD Anderson & Associates, Inc.

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

Kenneth D. Anderson, P.E.
President