

George W. Nickelson, P.E.

Traffic Engineering – Transportation Planning

September 25, 2008

Mr. Greg LeDoux
Greg LeDoux & Associates, Inc.
48 West Sierra Avenue
Cotati, CA 94931

Subject: *Focused Trip Generation Analysis for a Development on Technology Way in the Napa Airport Industrial Area (NAIA)*

Dear Mr. LeDoux:

This letter report summarizes our focused trip generation analysis for a proposed development project on Technology Way in the Napa Airport Industrial Area (NAIA) of Napa County. The following sections describe the project, calculate the project trips and summarize the study findings.

1. Project Description⁽¹⁾

The project site is currently a vacant parcel within the NAIA. The development would consist of a single building of 39,000 sq.ft. It is anticipated that the building would have one primary tenant (about 55% of the building area) with a manufacturing use and two smaller tenants with warehouse uses. It is noted that all of the tenants would have a small portion of the total building space devoted to ancillary office uses.

2. Trip Generation of the Proposed Project

The proposed project's traffic generation has been calculated based on trip research compiled by the Institute of Transportation Engineers (ITE).⁽²⁾ It should be noted that the main space reflects the ITE rate for the "Manufacturing" category, and the smaller tenant spaces reflect the ITE "Warehousing" category..

The project's PM peak commute hour trip generation is calculated as follows:

• 21,528 sq.ft. manufacturing @ 0.74/1,000	=	16 trips
• <u>17,472 sq.ft. warehouse @ 0.47/1,000</u>	=	<u>8 trips</u>
39,000 total sq.ft.		24 trips

It is noted that the ITE rate for Manufacturing reflects developments with some ancillary "office, warehouse...functions". Similarly, the ITE rate for Warehousing reflects developments with ancillary "office...areas". The ITE rates would therefore be very applicable for this project.

The calculated 24 PM peak commute hour trips yields an effective project trip rate of 0.61 PM peak hour trips/1,000 sq.ft. It is noted that a traffic study for the entire NAIA determined that the average trip rate for all development in the NAIA was 0.20 PM peak hour trips/1,000 sq.ft. of building area.⁽³⁾ However, that rate reflects a number of larger very low intensity storage buildings. The overall rate calculated for this project would also be somewhat higher than the ITE "Warehousing" rate of 0.47 trips/1,000 sq.ft. The proposed project would have a higher trip generation due to the inclusion of manufacturing space with somewhat higher employment than would be expected with warehouse development.

3. Summary and Conclusions

As indicated, the project would be expected to generate 24 PM peak commute hour trips. Based on the current "Airport Industrial Area Fee Schedule", these 24 trips would result in a traffic mitigation fee of \$85,224 (24 trips @ \$3,551 per trip).⁽⁴⁾

I trust that this report responds to your needs and the needs of Napa County. Please call me with any questions or comments.

Sincerely,



George W. Nickelson, P.E.

References:

- (1) Project data provided by Ms. Dianne Shipley, Greg LeDoux & Associates, September 12, 2008.
- (2) ITE, *Trip Generation – Seventh Edition*, 2003.
- (3) Omni-Means Engineers, *Roadway Improvement (RIF) Fee Study, County of Napa, Napa Airport Industrial Area*, Administrative Draft Report, October 2005.
- (4) Napa County Board of Supervisors NAIA Fee Resolution adopted January 29, 2008.

Gee, Ronald

From: Trippi, Sean
Sent: Tuesday, October 14, 2008 8:52 AM
To: Gee, Ronald
Subject: FW: Technology Way Project

Ron – This is for the Turnkey project

From: gnickelson@pacbell.net [mailto:gnickelson@pacbell.net]
Sent: Thursday, September 25, 2008 2:22 PM
To: Trippi, Sean
Subject: Technology Way Project

Sean:

Based on the ITE daily trip rates the proposed development project would generate 169 daily vehicle trips, calculated as follows:

- 21,528 sq.ft. manufacturing @ 3.82/1,000 = 82 daily trips
- 17,472 sq.ft. warehousing @ 4.96/1,000 = 87 daily trips

169 daily trips

I will be out tomorrow and Monday. Let me know if you have any questions.

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10/16/2008