

George W. Nickelson, P.E.

Traffic Engineering – Transportation Planning

September 23, 2010

Mr. Dennis Paulley, President
Metropolitan Van & Storage
5400 Industrial Way
Benicia, CA 94510

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

Dear Mr. Paulley:

This letter report summarizes our focused trip generation analysis for a proposed development project on Airport Boulevard 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 with a maximum of 108,000 sq.ft. It is anticipated that the building would have one tenant with a warehouse use. The building would receive overseas shipping containers, and the containers' contents would be warehoused and periodically the contents would be picked up and delivered. This use is identical to an existing facility in Fairfield.

2. Trip Generation of the Proposed Project

The proposed project's traffic generation has been identified based on actual counts and operations information for an existing facility.⁽¹⁾ At the existing facility, AM peak period (7-9 AM) and PM peak period (4-6 PM) counts were conducted. It is noted that the existing Fairfield facility is also about 100,484 sq.ft., very comparable to the proposed Napa site.

Traffic counts at the existing Fairfield facility indicate that the daily traffic activity can vary significantly, dependent upon the arrival of trucks with containers. On a low activity day, the only peak hour trips would reflect the two employees who manage the warehouse, receive shipments, store the contents and periodically retrieve contents for local delivery. Thus, only 2 inbound AM trips and 2 outbound PM trips would be generated on these days.

On a more "typical" active day, up to 10 trucks (20 one-way truck trips) are generated. During our counts, a total of 4 peak hour trips were observed. These trips include employees and container deliveries.

3. Summary and Conclusions

As indicated, the project would have very limited trip generation. On a typical active day, the project would be expected to generate 4 AM and PM peak commute hour trips.

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

Sincerely,

A handwritten signature in black ink, appearing to read "George W. Nickelson". The signature is fluid and cursive, with the first name "George" being more prominent.

George W. Nickelson, P.E.

Copy: George Condon

References:

- (1) George W. Nickelson, P.E., peak period traffic counts conducted at the existing Fairfield MetroVan facility on Tuesday September 14, 2010 and Wednesday September 15, 2010.