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February 8, 2021

Mr. Steve Tangney  
West-Coast Self Storage  
39 Castledown Road  
Pleasanton Ca, 94566

## Trip Generation Study for a Self-Storage Facility at 970 Piner Road

Dear Mr. Tagney;

As requested, W-Trans has prepared a trip generation analysis for the proposed self-storage project that includes approximately 66,161 square feet of floor space to be located at 970 Piner Road. This letter provides the context for the analysis and presents its trip generation.

### Project Description

The proposed self-storage project includes a three-story building with 66,161 square feet of floor space that would house 591 storage units. The project site is currently occupied by an office building with 4,324 gross square feet; it would be demolished to make way for the proposed project.

### Trip Generation

The trip generation for the project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 10<sup>th</sup> Edition, 2017 for "General Office Building" (LU #710) and "Mini-Warehouse" (LU #151). The proposed project would be expected to generate an average of 100 trips per day at the project driveway, including seven trips during the a.m. peak hour and 11 trips during the p.m. peak hour. After deducting the trips associated with the existing office building that would cease with the project, the project would be expected to result in 58 new daily trips on average with two new a.m. peak hour trips and six new p.m. peak hour trips. These results are summarized in Table 1.

**Table 1 – Trip Generation Summary**

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Existing											
General Office	4.324 ksf	9.74	-42	1.16	-5	-4	-1	1.15	-5	-1	-4
Proposed											
Mini-Warehouse	66.161 ksf	1.51	100	0.10	7	4	3	0.17	11	5	6
Net New Trips			58		2	0	2		6	4	2

Note: ksf = 1,000 square feet

Because the proposed project would be expected to generate fewer than 50 net-new peak hour trips, further analysis is not required under the City of Santa Rosa's guidelines for traffic impact studies.

## Vehicles Miles Traveled (VMT)

The City of Santa Rosa has based their guidelines for the analysis of vehicle miles traveled (VMT) on the guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory*, 2018. This document identifies several criteria that may be used by jurisdictions to identify certain types of projects that are unlikely to have a VMT impact and can be "screened" from further VMT analysis. One of these screening criteria pertains to small projects, which OPR identifies as generating fewer than 110 vehicle trips per day. As shown in Table 1, the proposed storage project is anticipated to generate approximately 100 daily vehicle trips and 58 net new trips, both of which fall below the OPR threshold.

Additionally, the City has published draft "screening" maps showing areas where commercial and residential projects would be expected to have a less-than-significant impact. The project site is within an area screened out for commercial uses. As a result, it is reasonable to conclude that the project can be expected to have a less than significant impact on VMT.

## Conclusions

The proposed self-storage project is anticipated to generate an average of 58 net new daily weekday trips with two new trips during the a.m. peak hour and six new trips during the p.m. peak hour after accounting for the existing office building. Given its low trip generation and location it is expected to have a less-than-significant impact on VMT.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,



Jade Kim  
Assistant Planner



Dalene J. Whitlock, PE, PTOE  
Senior Principal

