



Traffic Impact Assessment

for

**Mixed-Use Commercial & Residential Development
Located at the Corner of Humboldt and Jefferson Streets**

by

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Prepared:
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A handwritten signature in black ink, appearing to read 'Farhad Iranitalab', is written over a light blue horizontal line.



INTRODUCTION

ams associates, Inc. has prepared this memorandum to assess the impact of the proposed mixed-use commercial and residential development at the corner of Humboldt and Jefferson Streets in the Town of Yountville.

This memorandum will evaluate the existing traffic issues and the impact of the proposed development.

Project Setting

The project is located on the northeast corner of the intersection of Washington and Humboldt streets to the east of Jefferson Street on 0.26-acres vacant parcels. The project is designated for Residential Scaled Commercial Land Use as shown in Figure 1.



Project Description

The proposed project will develop the existing parcels with a two-story mixed-use development comprised of 2,413 square feet of special retail on the first floor and three residential units on the second floor. The retail portion of the project is considered as specialty retail and residential units are 2-one bedroom plus den and one 315 square feet of studio. The retail would operate between ten AM and six PM Monday through Friday, and 11 AM to 6 on Saturday and Sunday (or as residential custom). The project is consistent with the General Plan land use designation.

Site Access as

Access to the Site is provided from the twenty-four feet wide driveway on Humboldt Street approximately seventy-five feet to the east of Washington Street as shown in Figure 2.

Existing Roadway Network

Figure 3 presents the existing Town of Yountville circulation network. Washington Street is designated major street in the Town General Plan, Circulation Element, and Jefferson and Humboldt Streets are both designated local streets.

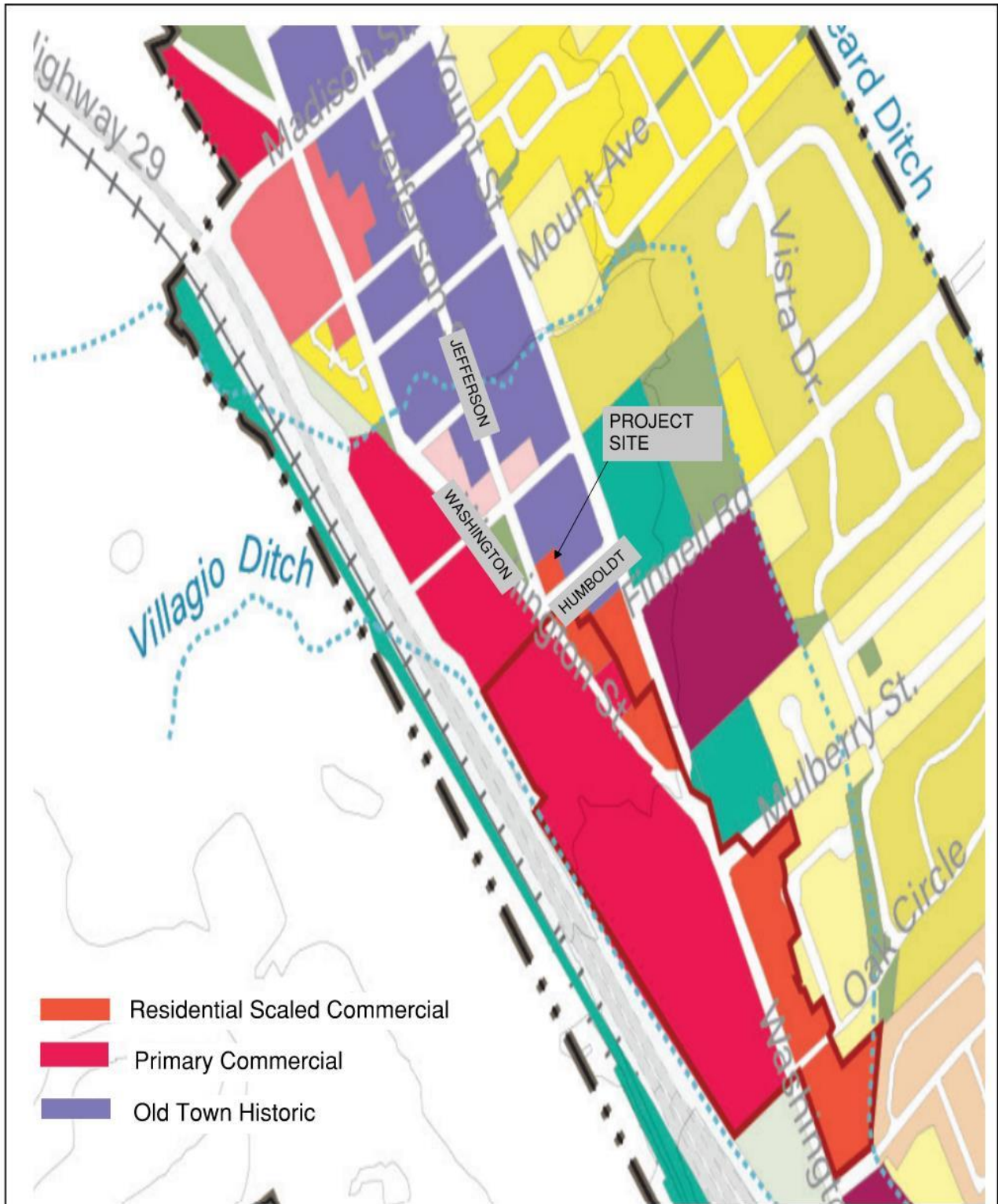


FIGURE 1

LOCAL ZONING MAP

Figure MO-2
CIRCULATION NETWORK

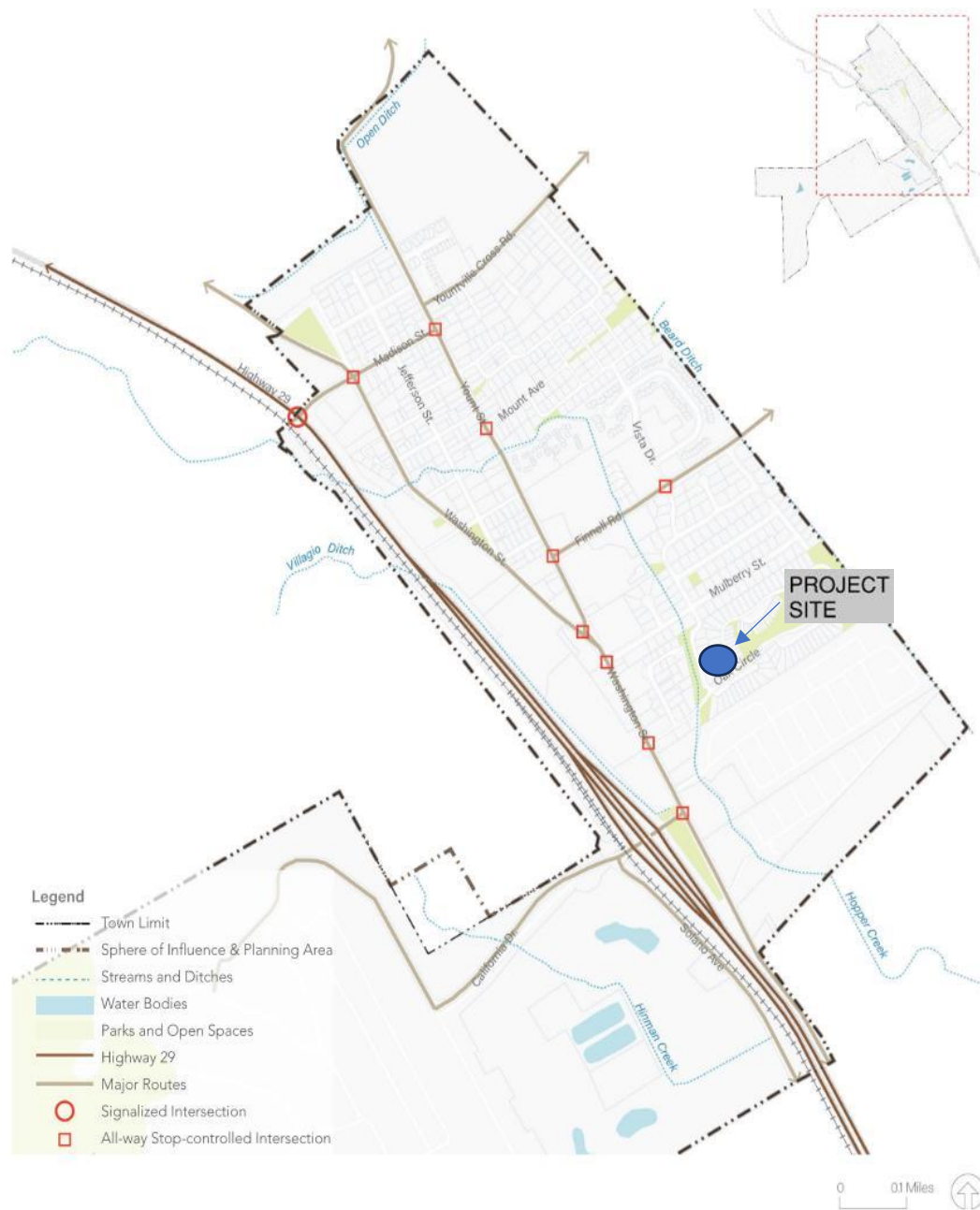


FIGURE 3
CIRCULATION NETWORK

Project Trip Generation

Trip generation represents the amount of traffic generated by a development. The Institute of Transportation Engineers (ITE), Trip Generation Manual, is the industry standards to calculate the number of trips generated by a Land Use category. The trip generation manual, 11th Edition, dated September 2021 is the latest edition. Table 1 presents the summary of trip generation.

Table 1- Proposed Site Trip Generation

ITE Land Use	Unit	Daily 2-way	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
826 Specialty Retail (ITE 9 th Edition Manual)	1,000 sq. ft. GFA	44.32	62%	38%	6.84	48%	52%	2.71
220- Multi-Family Low Rise	Dwelling units	6.74	24%	76%	0.4	63%	37%	0.51
Project Trips 826 Specialty Retail	2,41 sq. ft. GFA	120	NA	NA	NA	3	4	7
220- Multi-Family Low Rise	3	20	0	1	1	1	1	2
Total project Trips		140	0	1	1	4	5	9

Based on the size of the proposed mixed-use development (three residential units, two- one bedroom plus den and one 315 square feet of studio), and small specialty retail store with limited store hours there would not be a high trip generated by the proposed project. As shown in Table 1 the project would generate 140 daily trips, 1 trip during AM and nine trips during the PM peak hours.

Conclusion

Based on our evaluation of proposed project generated trips we do not anticipate any significant impact on traffic flow and operation. However, the project would eliminate one or maximum of two parking spaces on Humboldt Street for constructing the access driveway onto the site.

CEQA Transportation Analysis (VMT)

The State of California Governor's Office of Planning and Research (OPR) issued proposed updates to the CEQA guidelines in November 2017 and an accompanying technical advisory guidance finalized in December 2018 (OPR Technical Advisory) that amends the Appendix G question for transportation impacts to delete reference to vehicle delay and level of service and instead refer to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the project will result in a substantial increase in vehicle miles traveled (VMT).

Based on the Town of Yountville adopted technical VMT memorandum screening criteria any commercial development project less than 50,000 square feet is considered local serving development and is presumed to have less than significant impact.

The OPR allows for the mixed-use development to be analyzed for each component separately, this project retail element is screened based on the size of the commercial portion. The residential portion

generates 20 vehicles per day, which is less than 110 daily trips and therefore, meet the screening criteria and considered to have less than significant impact.