

# MEMORANDUM

To: Scott Uhles, P.E., LEED AP  
Delane Engineering, Inc. Date: September 23, 2020

From: Clare M. Look-Jaeger, P.E. *CL-Jaeger* LLG Ref: 1-20-6437-1  
LLG, Engineers

Subject: Sakioka Farms Specific Plan Business Park Phase 1 Project – Focused  
Trip Generation Review of Area 5, Lots 1-5 (Artic Cold Storage)  
City of Oxnard, California

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Linscott, Law & Greenspan, Engineers (LLG) has prepared this memorandum to summarize the findings of the focused trip generation assessment for the Sakioka Farms Business Park Phase 1 project (Area 5 only). This memorandum follows LLG's prior transportation assessment (dated March 30, 2020) which reviewed both the trip generation potential and project-related impacts at nine study intersections in the project vicinity for the Phase 1 development per the Tentative Tract Map (TTM) for the Specific Plan.

By way of background, the Sakioka Farms Specific Plan Business Park site is located in the northeastern portion of the City of Oxnard. While the approved Sakioka Farms project included 8,500,000 square feet of overall proposed development, the Phase 1 project currently comprises up to approximately 3,698,000 square feet of building floor area. This trip generation assessment serves as an update to the Area 5 TTM traffic generation potential, given that a cold storage warehouse project is being planned for Lots 1-5 of within Area 5. The cold storage warehouse project comprises a total land area of 1,387,657 square feet. This land area represents a total of roughly 30% of the entire Area 5 land area (i.e., which comprises a total land area of 4,616,837 square feet).

## Phase 1 - Area 5 Project Description

In LLG's March 30, 2020 Phase 1 development assessment, Area 5 of the Sakioka Farms Specific Plan Business Park site reflected the following:

<u>Subarea</u>	<u>Phase 1 Project Development</u>
5	2,308,000 SF Light/General Industrial

It should be noted that the Phase 1 land use associated with the above subarea was consistent with that analyzed in the Specific Plan. Furthermore, the Phase 1 project square footage within this subarea, as well as all others, is less than the corresponding floor areas contained in the Specific Plan. Construction and occupancy of the Phase 1 project is expected to occur by the year 2023.

## Site Access and Circulation

Vehicular access to the proposed cold storage warehouse project within Lots 1-5 of Area 5 (i.e., the western-most portion of Area 5) is planned to be provided via Sakioka

Drive which will extend between Del Norte Boulevard to the east and Rice Avenue to the west.

### **Project Trip Generation**

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. The trip generation potential for Area 5 of the Phase 1 Sakioka Farms Specific Plan project was estimated using the trip rates (contained in the Oxnard Traffic Model) from the approved *Sakioka Farms Specific Plan EIR Traffic Study*. It is important to note that while the cold storage warehouse project proposed for Lots 1-5 within Area 5 generally falls under the overall Light/General Industrial land use category, the latest version of the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition, 2017 now includes Land Use Code 157 (High Cube Cold Storage Warehouse) trip generation rates, which are significantly lower than the Light/General Industrial trip generation rates.

Two comparative trip generation tables have been prepared as part of this assessment. The trip generation forecast summarized in **Table A** illustrates a comparison between the Phase 1 trip generation previously forecast for all of Area 5 (i.e., as Light/General Industrial land uses) compared to that currently proposed within Lots 1-5 of Area 5 as a cold storage warehouse land use, in order to identify the remaining trip generation potential associated with the other lots within Area 5. **Table B** illustrates a trip generation comparison for only Lots 1-5 within Area 5 comparing the Light/General Industrial land use with the proposed High Cube Cold Storage land use (based on a comparison of land areas).

### **Summary**

This focused trip generation assessment for the Sakioka Farms Specific Plan Phase 1 project (Area 5 only) has been prepared in order to compare the weekday daily, AM peak hour and PM peak hour trip generation potentials (i.e., between the land use previously assumed as part of the Specific Plan and that based on the current TTM proposed land use). It is concluded that since the cold storage warehouse project proposed for Lots 1-5 with Area 5 would result in significantly lower trip generation than that previously assumed as part of Phase 1 of the Sakioka Farms Specific Plan TTM (as light/general industrial land use), no further environmental review is necessary in order to comply with the requirement of the California Environmental Quality Act.

Please feel free to call us at 626.796.2322 with any questions or comments regarding this focused trip generation assessment.

Table A  
PROJECT TRIP GENERATION FORECAST  
CURRENT TTM PHASE 1 - AREA 5 CONDITIONS

TRIP GENERATION RATES								
ITE LAND USE CATEGORY	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
Light/General Industrial [1]	Per 1,000 SF	6.50	76%	24%	0.76	29%	71%	0.86
High Cube Cold Storage Warehouse [2]	Per 1,000 SF	2.12	50%	50%	0.11	50%	50%	0.12

PROJECT TRIP GENERATION FORECAST								
LAND USE	SIZE	DAILY TRIP ENDS [3] VOLUMES	AM PEAK HOUR VOLUMES [3]			PM PEAK HOUR VOLUMES [3]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
<b><u>Area 5 (All Lots)</u></b>								
Light/General Industrial [1]	2,308,000 GSF	15,002	1,339	415	1,754	577	1,408	1,985
<b><i>Subtotal Area 5</i></b>		<b><i>15,002</i></b>	<b><i>1,339</i></b>	<b><i>415</i></b>	<b><i>1,754</i></b>	<b><i>577</i></b>	<b><i>1,408</i></b>	<b><i>1,985</i></b>
<b><u>Proposed Project (Lots 1-5 of Area 5)</u></b>								
High Cube Cold Storage Warehouse [2]	414,339 GSF	878	240	75	315	103	253	356
Light/General Industrial [1]	117,017 GSF	761	68	21	89	29	72	101
<b><i>Subtotal Proposed Project</i></b>		<b><i>1,639</i></b>	<b><i>308</i></b>	<b><i>96</i></b>	<b><i>404</i></b>	<b><i>132</i></b>	<b><i>325</i></b>	<b><i>457</i></b>
<b><i>NET REMAINING TRIPS - AREA 5</i></b>		<b><i>13,363</i></b>	<b><i>1,031</i></b>	<b><i>319</i></b>	<b><i>1,350</i></b>	<b><i>445</i></b>	<b><i>1,083</i></b>	<b><i>1,528</i></b>

[1] Source: Trip generation rates for Area 5 employed in the "Sakioka Farms Specific Plan EIR Traffic Study", prepared by Austin-Foust Associates, Inc., February 2010, pursuant to the City of Oxnard Traffic Model.

[2] Source: ITE "Trip Generation Manual", 10th Edition, 2017.

[3] Trips are one-way traffic movements, entering or leaving.

Table B  
PROJECT TRIP GENERATION FORECAST  
CURRENT TTM PHASE 1 - LOTS 1-5 OF AREA 5 CONDITIONS

TRIP GENERATION RATES								
ITE LAND USE CATEGORY	VARIABLE	WEEKDAY DAILY	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			IN (%)	OUT (%)	TOTAL	IN (%)	OUT (%)	TOTAL
Light/General Industrial [1]	Per 1,000 SF	6.50	76%	24%	0.76	29%	71%	0.86
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PROJECT TRIP GENERATION FORECAST								
LAND USE	SIZE	DAILY TRIP ENDS [3] VOLUMES	AM PEAK HOUR VOLUMES [3]			PM PEAK HOUR VOLUMES [3]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
<b><u>Area 5 (Lots 1-5)</u></b>								
Light/General Industrial [1],[4]	692,400 GSF	4,501	401	125	526	173	422	595
<b><i>Subtotal Area 5</i></b>		<b><i>4,501</i></b>	<b><i>401</i></b>	<b><i>125</i></b>	<b><i>526</i></b>	<b><i>173</i></b>	<b><i>422</i></b>	<b><i>595</i></b>
<b><u>Proposed Project (Lots 1-5 of Area 5)</u></b>								
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<b><i>NET DIFFERENCE IN TRIPS [4]</i></b>		<b><i>2,862</i></b>	<b><i>93</i></b>	<b><i>29</i></b>	<b><i>122</i></b>	<b><i>41</i></b>	<b><i>97</i></b>	<b><i>138</i></b>

[1] Source: Trip generation rates and traffic volume forecasts for Area 5 employed in the "Sakioka Farms Specific Plan EIR Traffic Study", prepared by Austin-Foust Associates, Inc., February 2010, pursuant to the City of Oxnard Traffic Model.

[2] Source: ITE "Trip Generation Manual", 10th Edition, 2017.

[3] Trips are one-way traffic movements, entering or leaving.

[4] Building square footage based on a comparison of land area square footage of Lots 1-5 compared to all of Area 5 (1,387,657 SF / 4,616,837 SF = 30%), per the current TTM summary.