

# Memo

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To: Josh Minshall, PE, City of San Rafael  
From: Andrew Lee, TE  
Cc: David Parisi, PE, TE  
Date: October 14, 2016  
**Subject: 1010 Northgate Drive Traffic Study Peer Review**

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Parisi Transportation Consulting prepared this memorandum to summarize our review of the City's response to the project applicant traffic study for proposed land developments of 1010 Northgate Drive.

1. We agree with the City's findings on the trip generation rate and calculation.
2. We agree with the City's direction to consider a portion of the counted trips as diverted trips. The proposed project site is located adjacent to an arterial roadway facility less than a half-mile away from a freeway interchange.

In other studies of gas stations in Marin County performed by Parisi, we have found gas stations' vehicular pass-by trip rates ranging between 50 and 75 percent. The City's use of 20.9 percent AM and 31.2 percent PM diverted trip rates is a reasonable estimate for the current site when considered in combination with the UPS store.

3. We agree with the City's calculation of the Traffic Mitigation fee.