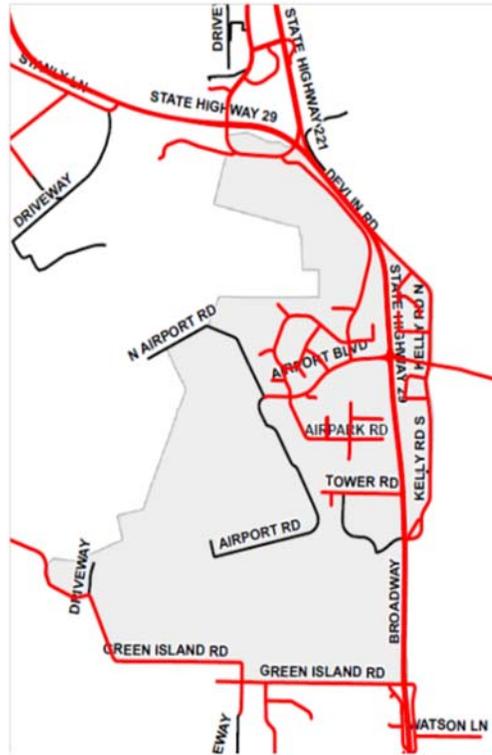


## Traffic Mitigation Fees

Traffic Mitigation Fees are collected in the Napa Valley Business Park Specific Plan Area for all new development. Fees are collected as an additional funding source for new roads and improvements to existing roads.



A Tradition of Stewardship  
A Commitment to Service



### Napa Valley Business Park Specific Plan Area Map

Parcels located in the shaded area shown above are subject to Traffic Mitigation fees. Contact the Department of Public Works at (707) 253-4351 for further information.

## TRAFFIC MITIGATION FEES

## NAPA VALLEY BUSINESS PARK SPECIFIC PLAN AREA

COUNTY OF NAPA  
DEPARTMENT OF PUBLIC WORKS  
1195 THIRD STREET, ROOM 101  
NAPA, CA 94559  
(707) 253-4351

**Why is there a fee and where does the money go?**

The Napa Valley Business Park Specific Plan Area, previously known as the Airport Industrial Area Specific Plan was adopted by the Napa County Board of Supervisors on July 29, 1986 to provide for the orderly development of the area around Napa County Airport. The Road Improvement Program and Development Fee Schedule was adopted by Resolution in December 1990 to fund the Specific Plan area’s share of road improvements to accommodate the additional traffic generated by new development.

The fees collected are used to fund the development of new roads or extend existing roads, roadway widening, and traffic signals. The fees are not used for road maintenance.

**Who must pay the fee?**

All new development or improvements to existing development that generate additional traffic in the AIASP are subject to the fee.

**How is the fee determined?**

When building plans for new development or improvements to existing development located in the Napa Valley Business Park Area are submitted, the plans are reviewed by the Department of Public Works. Fees are determined based on land use information found in the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). The most common land uses in the AIASP are General Light Industrial and Business Park. Land uses that do not fall under the definitions for General Light Industrial or Business Park are determined based on other information from the Trip Generation Manual, or a site-specific trip generation study.

Fees are calculated based on zoning and gross square footage.

**Fees on Existing Structures**

If building plans are for remodeling existing space or building replacement, a credit will be given for the level of traffic associated with this previously-permitted space.

**When Must the Fee be Paid?**

The fee must be paid in full before any building permits for the development are issued.

**Traffic Mitigation Rates per Zoning Area**

ZONE	RATE
General Industrial	.97
Business Park	.85
Shell/Warehouse	.32

For more information, please contact the Department of Public Works at (707) 253-4351.