

# Darnell & ASSOCIATES, INC.

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

Emmett Aquino  
County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road  
San Diego, CA. 92123



D&A No. 111003

Subject: Focused Traffic and Parking Study for the Cordiano Winery.

Dear Mr. Aquino:

In accordance with the comments on the subject project, we have prepared this Focused Traffic and Parking Study addressing the Department of Public Works Item 7-1 on the Project Issue Checklist dated March 19, 2012.

Item 7-1 requested that additional information regarding project trip generation and parking be provided. The comments and responses are presented in Attachment A.

### Project Description:

The project proposes to have special events at the winery facility to accommodate special events that would accommodate up to a maximum of 150 guests on Friday, Saturday, Sunday and Holidays between the Hours of 11:00 AM to 10:00 PM. Four employees are needed to serve the 150 guests. To accommodate the guests, 40 additional parking spaces will be added to the existing parking to provide a total of 63 parking spaces. The project site plan is presented on Figure 1.

### Project Trip Generation:

Trip generation for the special events at the winery has been estimated by Darnell & Associates, Inc. (D&A), based on trip generation characteristics and observations made by D&A for special events such as weddings and other similar events. Our observations have found that trip generation of special events is related to the average vehicle occupancy of arriving guests. Vehicle occupancy of similar special events has found vehicle occupancy ranging from 2 to 4 persons per vehicle with an average vehicle occupancy of 2.5 persons per vehicle. The 2.5 persons per vehicle occupancy rate have been observed for church functions, luncheons, dinner dances and concerts. We have also observed the 2.5 person per vehicle occupancy rate at the Cricket Amphitheatre in Chula Vista.

Based on our experience we estimate that special events at the winery will generate traffic based on an average vehicle occupancy of 2.5 persons per vehicle. To estimate the special event traffic generated by 150 guests and four employees, we estimated the number of vehicle that would arrive and leave after the special event. The following calculations result in 128 vehicles (ADT) arriving and leaving the site.

Guests Vehicles	=	150 Guests		
Arrival	=	150 Guests ÷ 2.5 guests/vehicle	=	60 vehicles (ADT)
Departure	=	150 Guests ÷ 2.5 guests/vehicle	=	60 vehicles (ADT)
Employee Vehicles	=	4 Employees x 2 trip/employee	=	8 vehicles (ADT)
	=		Total	= 128 vehicles (ADT)

2870 FOURTH AVENUE • SUITE A • SAN DIEGO, CA 92103  
PHONE: 619-233-9373 • FAX: 619-233-4034  
E-mail: [office@darnell-assoc.com](mailto:office@darnell-assoc.com)

**SDC DPLU RCVD 04-06-12**  
**P11-028**

Emmett Aquino  
County of San Diego  
Department of Planning and Land Use  
April 6, 2012  
Page 2

Traffic Study Requirements:

Based on the trip generation of 128 vehicles for a special event for up to 150 guest and 4 employees, it can be concluded that a detailed traffic impact study would not be required pursuant to the Table 1 Criteria listed in the San Diego County Report Format and Contents Requirements for Transportation Traffic dated August 24, 2011.

Parking:

The county of San Diego requires one parking space for every three (3) guests. Based on 150 guests, fifty (50) parking spaces would be required ( $150/3 = 50$ ). To present a worst case condition, based on the vehicle occupancy of 2.5 persons per vehicle occupancy of 2.5 persons per vehicle, the 150 guests would require 60 parking spaces ( $150 / 2.5 = 60$ ).

The project proposes to provide 63 parking spaces; therefore the parking provided satisfies the County's requirements fur 50 spaces and the worst case demand fur 60 spaces.

Summary:

- Trip generation of special events at the winery for 150 guests will generate 128 vehicles (64 in and 64 out).
- Based on County criteria a detailed traffic study is not required.
- The 63 proposed parking spaces will satisfy the County's parking requirements on fifty (50) spaces ( $150 / 3 = 50$ ) and will satisfy the worst case demand for 150 guests requiring 60 parking spaces, based on a vehicle occupancy rate of 2.5 persons per vehicle ( $150 / 2.5 = 60$ ).

Please call if you have any questions or need additional information.

Sincerely,

DARNELL & ASSOCIATES, INC.



Bill E. Darnell, P.E.  
Firm Principal  
RCE 22338



Date Signed: 4/6/2012

BED/jam

111003-Focused Traffic and Parking Study for Cordiano Winery . doc\_4/12



**Attachments**

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**DPW(DEPARTMENT OF PUBLIC WORKS)COMMENTS**

Item No.	Subject Area	Issue, Revision or Information Required	Comments
7-1	Traffic Memorandum	<p><u>Darnall &amp; Associates submitted a memo in response to the Project Issues Checklist. The Memo assumes that 150 quests would generate 120 trips (128 total trips w/8 employee trips added). The memo assumed a guest vehicle occupancy rate (VOR) of 2.5 guests per car.</u></p> <p><u>Please provide a separate Traffic Memorandum to include both the Traffic and 'Parking' sections for the previously submitted response to Scoping Letter Comments dated December 19, 2011 incorporating the comments below.</u></p> <ul style="list-style-type: none"> <li>• <u>The memo should explain the basis for the 2.5 guests per car assumption. The memo should explain if the guest VOR was based on actual observations, planning data, and/or the applicants estimate.</u></li> <li>• <u>The memo indicates that 50 parking spaces are required per every three guests. The memo should clarify if the parking requirement of one parking space per every three guests is a County (code/ordinance) requirement or based on the parking demand for the proposed project.</u></li> <li>• <u>The 150 guest trips would appear to equate 60 vehicles (150/2.5 = 60). The memo should clarify why 50, not 60, spaces, would be needed for guest parking.</u></li> <li>• <u>The proposed 64 parking spaces would appear to accommodate 60 guest vehicles plus 4 employee vehicles if the 2.5 guest per vehicle can be validated.</u></li> </ul>	<p>A Focused Traffic and Parking Study Has been Prepared responding to the trip generation and parking Comments</p>