Darnell & ASSOCIATES, INC.
TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

July 12, 2012

County of San Diego
Public Works Department
5201 Ruffin Road
Suite D
San Diego, CA 92123

D&A Ref. No.:111003

Subject: Cordiano Winery Major Use Permit Case Number 3300 11-028 (MUP), Kiva Number 0155018, APN Numbers 276-030-59 and 276-150-02 located at 15732 Highland Valley Road.

Dear Sirs:

In accordance with the comments on the subject project, we have revised this letter report addressing the following Project Issue Scoping Letter and Checklist Comments.

SCOPING LETTER COMMENTS

1. Project Description/ Traffic Study Requirement;
2. Parking; and
3. Improvement of Highland Valley Road.

ATTACHMENT A PROJECT ISSUE CHECKLIST COMMENTS

1-5 Location of Driveway Access to APN 276-150-02

4-1 Improvement to Highland Valley Road and conformance to current Public Road Standards for a Light Collector Road (2.2A)

5-1 Sight Distance

Responses to each of the above comments follow:

SCOPING LETTER COMMENTS

1. Project Description/ Traffic Study Requirement:

   The project proposes to accommodate up to a maximum of 150 guests for combined winery, tasting room and special events on Wednesday through Sunday and Holidays between the Hours of 11:00 AM and 10:00 PM. In addition to the 150 guests, four (4) employees would be required. To accommodate the guests, 41 additional parking spaces will be added to the existing parking to provide a total of 64 parking spaces."

SDC DPLU RCVD 07-17-12
MUP11-028

The trip generation for the 150 guests and four (4) employees is estimated to generate 128 daily trips to/from the project site. The 128 daily trips are based on the following:

150 Guests X 0.8 trips = 120 ADT
4 Employees X 2 trips = 8 ADT
Total = 128 ADT

The guest trip generation is based on 2.5 guests per vehicle and employee's trip generation is based on two trips per employee.

Based on a project trip generation of 128 daily vehicles is was determined that no traffic impact analysis would be required pursuant to Table 1 County Criteria for the need to Prepare a Traffic Impact Study (TIS) of the San Diego Report Format and Contents Requirements Transportation and Traffic dated August 24, 2011.

2. Parking:

The attached site plan proposes the addition of 41 parking spaces to the existing 23 parking spaces resulting in 64 parking spaces being provided. The proposed 150 guests require one (1) space per every three (3) guests resulting in the need for fifty (50) parking spaces for guests.

3. Improvement of Highland Valley Road to Light Collector Road with raised median 2.2A Classification:

Highland Valley Road is presently improved to provide one (1) travel lane in each direction within a dedicated forty (40) foot of right-of–way Tract Map No. 11332 reserved and additional thirty-one (31) feet of right-of-way for future Highland Valley Road improvements providing for a total of fifty-one (51) foot half width for Highland Valley Road. The additional future right-of-way alignment of Highland Valley Road depicted on Sheets 5 and 6 of the County of San Diego Alignment Study for Highland Valley Road (formally ANZA Road) dated 3-27-1973, Sheets 5 and 6 depict the future alignment. (Copies attached). The alignment was based on a 102 foot right-of-way for a major road. Review of the alignment study concluded that improvements shown on the County's Alignment Study are not feasible.

A second alignment alternative was developed using 500 foot radius curves and the 40 Mile Per Hour (MPH) design speed for a Light Collector Road with a raised median (2.2A Classification). Exhibit 1 depicts the results of this Preliminary Alignment Study. Review of Exhibit 1 shows that the steep terrain to the west and will require extensive grading and right-of-way acquisition. The cost to construct theses improvements has not been estimated. However the cost of the requirements would not be feasible and would require acquisition and grading on properties to the south and west of the project. Therefore a Design Exception to waive the frontage improvements is attached.

ISSUE CHECKLIST COMMENT

I-5 Location of Driveway Access to APN 276-150-02:

Access to the existing driveway for lot 2 of Tract 11332 (APN 276-150-02) is located within the access opening provided in the Realignment of Access Rights and Relinquishment of Access of

Rights and Remandment of Access Rights recorded on September 25, 2008. Copies of the recorded documents are attached.

4-1 Improvement to Highland Valley Road and conformance to current Public Road Standards for a Light Collector Road (2.2A):

See response to Scoping Letter Comment 3 and attached Design Exception Request.

5-1 Sight Distance

As requested new speed surveys were collected and exhibit showing how the measurements of stop sight distance was collected and prepared. In addition a new Design Exception Request to use AASHTO stopping sight distance was prepared. The Design Exception Request is attached.

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

Sincerely,

DARNELL & ASSOCIATES, INC.

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

REGISTERED PROFESSIONAL ENGINEER
BILL E. DARNELL
No. 22338
CIVIL
STATE OF CALIFORNIA

Date Signed: 7/12/2012

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111003-Cordinano Winery Major Use Permit Response to Comments.7-10-12.docx

Attached are the following:

- Design Exception for Corner Sight Distance for driveway at 125732 Highland Valley Road;
- Design Exception Request to Waive Frontage Improvements along Highland Valley Road; and
- A copy of Lot 2 of Tract 11332 Relinquishment and Remandment of Access Rights