

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Santa Barbara County Planning Commission

**FROM:** John Karamitsos, Supervising Planner

**CONTACT:** (805) 934-6255

**DATE:** October 15, 21012

**HEARING DATE:** October 17, 2012

**RE:** 09DVP-00000-00034, Vincent Tier III Winery Development Plan:  
Penfield & Smith Traffic Impact Analysis

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Please find attached Traffic Impact Analysis prepared for the Royal Oaks Winery (now operating as the Roblar Winery) application. This recently located report has been requested by interested parties, and contains information pertinent to the determination of projected volume of traffic generated by wineries.

Attachment: Traffic Impact Analysis – Royal Oaks Winery (Penfield & Smith, 09/03/99)

### Project

An existing 18 acre property that is located in the Santa Ynez Valley at the intersection of Refugio Road and Roblar Avenue is proposed to be developed as a vineyard and wine production facility. In addition to the necessary structures for the wine production and vineyard management, a 3,000 square foot tasting room is proposed. Formal parking for 35 vehicles is provided for guests with an additional 3 RV/bus parking spaces and 15 employee spaces. The formal guest parking and RV/bus parking areas will be paved with the remaining employee parking areas being gravel/decomposed granite. Two access points to Roblar Avenue are planned for the winery. Each access point will provide for one-way circulation into and out of the site.

In addition to the wine tasting operation between the hours of 10:00 AM and 4:00 PM Monday through Fridays, the project plans to hold a maximum of six (6) events of up to 300 guests during the year. Other special events with a maximum of 200 guests could occur 12 times per year in addition to a maximum of 5 winemaker dinners of up to 100 guests.

### Setting

The project site is situated between Refugio Road and SR-154 south of Roblar Avenue in the Santa Ynez Valley. All roadways in the vicinity of the site provide one travel lane in each direction. Left turn lanes are provided on SR-154 along with separate space to accommodate right turning vehicles (wide shoulders) on all approaches to the intersection. Roblar Avenue and Refugio Road are approximately 26 feet wide. These roadways are classified and operate as S-1 roadways with a daily Level of Service (LOS) C capacity of 9,300 vehicles per day.

Presently, the daily traffic volumes for the area roadways are as follows:

SR-154 at Roblar Avenue	7,000 – 8,000 vehicles per day
Roblar Avenue	1,300 – 1,700 vehicles per day
Refugio Road	2,000 – 2,500 vehicles per day

All of these roadways operate within acceptable limits set forth by the County of Santa Barbara. During the peak traffic hours, there is little or no congestion.

The intersection of Refugio Road and Roblar Avenue is controlled with a STOP sign for Refugio Road traffic only. At the intersection of SR-154 and Roblar Avenue, STOP signs are posted to control traffic on Roblar Avenue only. The posted speed limit for SR-154 is 55 MPH, Refugio Road and Roblar Avenue is posted at 45 MPH.

The distance between the Refugio Road intersection with Roblar Avenue and the intersection with SR-154 is 750 feet.

### Project Related Traffic

Typically, the estimate of the number of trips that a proposed land use could generate on the road system is determined by the use of the ITE Trip Generation reference. However for the proposed project, there is insufficient data published on wineries and vineyards. As such, the County of Santa Barbara required that a trip generation study be conducted to estimate the traffic impacts of the proposed project.

To accomplish this, weekend traffic counts at two other wineries in the Santa Ynez Valley were collected for this project. In addition to those new sources of data, the County provided trip generation information for a two more locations in the Valley. The site statistical data for these facilities are summarized in the following table.

Winery	Employees	Property Acreage	Tasting Room Size	Total Facility Size	Vineyard Acreage
Brander	8	42	1,050	- -	- -
Byron	10	641	5,000	- -	- -
Curtis	9	206	609	8,707	118
Zaca Mesa	11	750	1,200	21,000	248
Royal Oaks	11	18	3,000	11,900	16

The trip generation data for these four sites are summarized in the following table.

Winery	Weekday (ADT)	Weekend Day (ADT)	Weekend Day Peak Hour
Brander	24	58	16
Byron	72	102	25
Curtis	- -	256	60
Zaca Mesa	- -	598	176

Using these data, a trip generation rate for weekend day ADT and weekend day peak hour traffic was found. The technical worksheets are found in the appendix to this report. For the four wineries observed, the weekend ADT trip rate was found to be as follows:

Descriptor	Weekend Day (ADT)	Weekend Day (Peak Hour)
Per Employee	25.02	6.79
Per Gross Property Acre	0.90	0.24
Per Tasting Room Square Foot	0.25	0.07
Per Vineyard Acre	2.29	0.61
Per Total Facility Square Foot	28.92	7.64

For the Royal Oaks Winery, the trip generation was found by applying the trip rate factors above to the project statistics.

<b>Descriptor</b>	<b>Weekend Day (ADT)</b>	<b>Weekend Day (Peak Hour)</b>
Per Employee	276	75
Per Gross Property Acre	16	4
Per Tasting Room Square Foot	750	210
Per Vineyard Acre	36	10
Per Total Facility Square Foot	344	7
<b>Site Average</b>	<b>284</b>	<b>61</b>

As seen in this table, the proposed project is expect to generate a total of 284 weekend day trips with 61 trips occurring during the weekend day afternoon peak hour. Based on the County data for weekday trips, the Royal Oaks project would be expected to generate a total of 174 ADT with 20 weekday PM peak hour trips.

### Impact Analysis

To require a detailed analysis of a proposed development project, the County of Santa Barbara Transportation Division has a threshold of 50 added weekday PM peak hour trips. Special circumstances or highly congested areas may require traffic analysis at lower trip added levels. Based on the good levels of service in the vicinity of the project site and the fact that the project contributes less peak hour traffic than the County's threshold, no additional impact analysis is required.

### Site Specific Circulation Analysis

The proposed project site plan was reviewed for ease of circulation, adequacy of parking for day-to-day use and during special events, and impact to the adjacent road system (Roblar Avenue).

#### Circulation

The one-way circulation system proposed would adequately accommodate the typical traffic patterns expected to occur on a daily basis. During special events exceeding 100 guests, additional directional signs would be required to direct traffic into the site using the property access location and to the valet parking area.

At the driveway connections to Roblar Avenue, the minimum pavement radius should be 20 feet to accommodate the turning movements into and out of the site.

Within the site, the proposed formal (paved) parking area for the 35 cars and 3 RV/buses would adequately accommodate the expected daily traffic patterns. However, during special events or when the facility is very busy, vehicle may wish to circulate within the parking area to find a parking space. To do so, it is recommended that the drive aisles south of the main parking circulation aisle be widened to 28 feet from the 20 or 25 feet

depicted on the site plan. The drive aisles at 28 feet would provide adequate maneuvering area for two-way traffic.

### Parking

Based on the peak hour traffic volumes of 20 vehicles weekday and 61 vehicles on a weekend day, parking for these numbers of vehicles should be provided on-site to meet the peak parking demand and to provide for additional parking space for vehicles coming and going during this peak period. Therefore during a busy weekday, the minimum number of parking spaces that should be provided is 20 spaces. On a weekend day, a minimum of 61 guest parking spaces should be provided.

With the parking plan as proposed, there are 38 paved spaces with an unpaved overflow parking area capable of providing an additional 37 spaces for a total of 75 spaces. The parking plan proposed would be adequate to meet the typical weekday and weekend parking demands.

During the special events for 100, 200, or up to 300 guests, a special parking plan would be needed. At these types of events the number of vehicles that are expected vary from 50 for the 100 person dinner type event to 120 for the 300 guest event. These parking demands are based on a 2.0 vehicle occupancy average for the dinner type event and 2.5 person per vehicle occupancy for the larger events. These types of vehicle occupancy are typically used for special events. With the proposed parking plan for 75 spaces, an event catering to up to 175 guests can be accommodated without need for a valet parking system. The paved parking and overflow areas can provide the necessary parking spaces for guests to park with minimal assistance. For larger events, valet or attendant parking will be required.

With a valet or assisted parking program, the site can accommodate a total approximately 180 vehicles on-site. This parking total is provided as follows:

Paved Permanent Spaces	35 spaces
Valet Parking in Overflow Area	44 spaces
Valet Parking on Vineyard Access Road	100 spaces
Total	179 spaces

With the use of parking on the Vineyard Access Road and an attendant parking plan, the site can provide adequate parking for up to the maximum size of event planned.

With an attendant parking program, a situation exists that could cause guest traffic to back-up on-site. To minimize the potential to back traffic onto the public road system (Roblar Avenue), the attendant station would need to be placed 150 feet from the edge of pavement on Roblar Avenue. Within this area, storage for fourteen vehicles can be provided. The maximum queue expected during the 300 guest event would be approximately four vehicles assuming all 120 vehicles would arrive in one hour. Therefore, the vehicle stacking is not expected to queue into the public right of way with the attendant station being placed 150 feet from Roblar.

**Impacts**

The project as proposed is not expected at traffic to the weekday PM peak hour and therefore does not create any impact on the surrounding road system. During typical weekend operations, there is adequate on-site parking and roadway capacity to accommodate the project related traffic.

Within a one-half mile radius, there are three other wineries that could have an event during the same period of time as the project. As the clientele expected at a significant large event is likely the same, it is unlikely that multiple large events would co-exist on the same night at the same time. Therefore, traffic and parking congestion in the area is not expected. Additionally, the roadway system on Roblar Avenue at SR-154 has significant residual capacity to accommodate additional traffic should this multiple event situation occur. No cumulative impacts are expected.

## 24 HOUR VOLUMES

STREET : CURTIS WINERY  
 LOCATION : 1ST DRIVE FROM FIRSTO

SANTA YNEZ  
 DATE : 08-07-99

		INBOUND	OUTBOUND	TOTAL
AM	12:00	0	0	0
	1:00	0	0	0
	2:00	0	0	0
	3:00	0	0	0
	4:00	0	0	0
	5:00	0	0	0
	6:00	0	0	0
	7:00	3	8	11
	8:00	0	0	0
	9:00	0	0	0
	10:00	0	1	1
	11:00	2	2	4
PM	12:00	6	3	9
	1:00	6	7	13
	2:00	6	7	13
	3:00	11	12	23
	4:00	9	17	26
	5:00	12	14	26
	6:00	5	3	8
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	0	0	0
	11:00	0	0	0
	12:00	0	0	0
		60	74	134

## 15 MINUTE COUNTS

STREET : CURTIS WINERY  
 LOCATION : 1ST DRIVE FROM FIRSTO

SANTA YNEZ  
 DATE : 08-07-99

AM				PM		
IN BOUND	OUT BOUND	TOTAL TOTAL		IN BOUND	OUT BOUND	TOTAL TOTAL
0	0	0	12:00	1	0	1
0	0	0		2	1	3
0	0	0		1	2	3
0	0	0		2	4	6
0	0	0	1:00	3	2	5
0	0	0		1	2	3
0	0	0		0	1	1
0	0	0		2	2	4
0	0	0	2:00	2	5	7
0	0	0		5	3	8
0	0	0		2	2	4
0	0	0		2	2	4
0	0	0	3:00	2	4	6
0	0	0		2	4	6
0	0	0		3	6	9
0	0	0		2	3	5
0	0	0	4:00	5	2	7
0	0	0		3	3	6
0	0	0		0	0	0
0	0	0		4	9	13
0	0	0	5:00	1	2	3
0	0	0		4	1	5
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	6:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
3	8	11		0	0	0
0	0	0	7:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	8:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	1	1	9:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	10:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
2	2	4		0	0	0
2	0	2	11:00	0	0	0
3	0	3		0	0	0
1	3	4		0	0	0
0	0	0		0	0	0

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## 24 HOUR VOLUMES

STREET : CURTIS WINERY  
 LOCATION : 1ST DRIVE FROM FIRSTO

SANTA YNEZ  
 DATE : 08-08-99

		INBOUND	OUTBOUND	TOTAL
AM	12:00	0	0	0
	1:00	0	0	0
	2:00	0	0	0
	3:00	0	0	0
	4:00	0	0	0
	5:00	0	0	0
	6:00	0	0	0
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	2	2	4
	11:00	2	1	3
PM	12:00	1	4	5
	1:00	3	5	8
	2:00	7	9	16
	3:00	9	10	19
	4:00	4	4	8
	5:00	2	3	5
	6:00	1	2	3
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	0	0	0
	11:00	0	0	0
	12:00	0	0	0
		31	40	71

## 15 MINUTE COUNTS

STREET : CURTIS WINERY  
 LOCATION : 1ST DRIVE FROM FIRSTO

SANTA YNEZ  
 DATE : 08-08-99

AM			PM			
IN BOUND	OUT BOUND	TOTAL TOTAL		IN BOUND	OUT BOUND	TOTAL TOTAL
0	0	0	12:00	0	1	1
0	0	0		0	1	1
0	0	0		0	0	0
0	0	0		3	3	6
0	0	0	1:00	0	1	1
0	0	0		3	4	7
0	0	0		2	2	4
0	0	0		2	2	4
0	0	0	2:00	3	5	8
0	0	0		1	0	1
0	0	0		1	1	2
0	0	0		4	4	8
0	0	0	3:00	1	0	1
0	0	0		2	1	3
0	0	0		0	2	2
0	0	0		1	1	2
0	0	0	4:00	0	0	0
0	0	0		0	0	0
0	0	0		0	1	1
0	0	0		2	2	4
0	0	0	5:00	1	2	3
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	6:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	7:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	8:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
1	1	2	9:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
1	1	2		0	0	0
1	1	2	10:00	0	0	0
1	0	1		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	1	1	11:00	0	0	0
0	0	0		0	0	0
1	2	3		0	0	0
0	1	1		0	0	0

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## 24 HOUR VOLUMES

STREET : CURTIS WINERY  
 LOCATION : 2ND DWY FROM FIRESTON

SANTA YNEZ  
 DATE : 08-07-99

		INBOUND	OUTBOUND	TOTAL
AM	12:00	0	0	0
	1:00	0	0	0
	2:00	0	0	0
	3:00	0	0	0
	4:00	0	0	0
	5:00	0	0	0
	6:00	0	0	0
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	1	0	1
	11:00	5	4	9
PM	12:00	11	5	16
	1:00	11	10	21
	2:00	13	6	19
	3:00	15	7	22
	4:00	25	9	34
	5:00	0	0	0
	6:00	0	0	0
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	0	0	0
	11:00	0	0	0
	12:00	81	41	122

## 15 MINUTE COUNTS

STREET : CURTIS WINERY  
 LOCATION : 2ND DWY FROM FIRESTON

SANTA YNEZ  
 DATE : 08-07-99

AM				PM		
IN BOUND	OUT BOUND	TOTAL TOTAL		IN BOUND	OUT BOUND	TOTAL TOTAL
0	0	0	12:00	3	2	5
0	0	0		2	0	2
0	0	0		3	3	6
0	0	0		3	0	3
0	0	0	1:00	1	2	3
0	0	0		5	4	9
0	0	0		3	2	5
0	0	0		2	2	4
0	0	0	2:00	4	1	5
0	0	0		3	3	6
0	0	0		3	0	3
0	0	0		3	2	5
0	0	0	3:00	6	1	7
0	0	0		1	2	3
0	0	0		4	2	6
0	0	0		4	2	6
0	0	0	4:00	6	2	8
0	0	0		7	2	9
0	0	0		9	4	13
0	0	0		3	1	4
0	0	0	5:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	6:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	7:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	8:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	9:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	10:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
1	0	1		0	0	0
0	0	0		0	0	0
1	1	2	11:00	0	0	0
0	0	0		0	0	0
4	2	6		0	0	0
0	1	1		0	0	0

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24 HOUR VOLUMES

STREET : CURTIS WINERY  
LOCATION : 2ND DWY FROM FIRESTON

SANTA YNEZ  
DATE : 08-08-99

		INBOUND	OUTBOUND	TOTAL
AM	12:00	0	0	0
	1:00	0	0	0
	2:00	0	0	0
	3:00	0	0	0
	4:00	0	0	0
	5:00	0	0	0
	6:00	0	0	0
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	0	0	0
	11:00	1	1	2
PM	12:00	4	2	6
	1:00	6	4	10
	2:00	7	6	13
	3:00	10	4	14
	4:00	12	6	18
	5:00	12	6	18
	6:00	0	0	0
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	0	0	0
	11:00	0	0	0
	12:00	0	0	0
		52	29	81

## 15 MINUTE COUNTS

STREET : CURTIS WINERY  
 LOCATION : 2ND DWY FROM FIRESTON

SANTA YNEZ  
 DATE : 08-08-99

AM				PM		
IN BOUND	OUT BOUND	TOTAL TOTAL		IN BOUND	OUT BOUND	TOTAL TOTAL
0	0	0	12:00	1	1	2
0	0	0		2	1	3
0	0	0		2	2	4
0	0	0		1	0	1
0	0	0	1:00	0	0	0
0	0	0		1	2	3
0	0	0		2	1	3
0	0	0		4	3	7
0	0	0	2:00	4	1	5
0	0	0		3	2	5
0	0	0		0	0	0
0	0	0		3	1	4
0	0	0	3:00	0	0	0
0	0	0		4	2	6
0	0	0		3	0	3
0	0	0		5	4	9
0	0	0	4:00	5	1	6
0	0	0		2	3	5
0	0	0		4	0	4
0	0	0		1	2	3
0	0	0	5:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	6:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	7:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	8:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	9:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	10:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
1	1	2		0	0	0
1	1	2	11:00	0	0	0
0	0	0		0	0	0
2	1	3		0	0	0
1	0	1		0	0	0

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## 24 HOUR VOLUMES

STREET : ZACA MESA WINERY  
LOCATION :

SANTA YNEZ  
DATE : 08-07-99

		INBOUND	OUTBOUND	TOTAL
AM	12:00	0	0	0
	1:00	0	0	0
	2:00	0	0	0
	3:00	0	0	0
	4:00	0	0	0
	5:00	0	0	0
	6:00	0	0	0
	7:00	0	0	0
	8:00	7	2	9
	9:00	0	0	0
	10:00	5	7	12
	11:00	2	7	9
PM	12:00	11	32	43
	1:00	24	60	84
	2:00	23	45	68
	3:00	59	117	176
	4:00	34	94	128
	5:00	15	43	58
	6:00	2	8	10
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	0	0	0
	11:00	0	0	0
	12:00	0	0	0
		182	415	597

# 15 MINUTE COUNTS

STREET : ZACA MESA WINERY  
LOCATION :

SANTA YNEZ  
DATE : 08-07-99

AM			PM			
IN BOUND	OUT BOUND	TOTAL TOTAL		IN BOUND	OUT BOUND	TOTAL TOTAL
0	0	0	12:00	5	8	13
0	0	0		6	15	21
0	0	0		9	21	30
0	0	0		4	16	20
0	0	0	1:00	9	9	18
0	0	0		2	6	8
0	0	0		5	23	28
0	0	0		7	7	14
0	0	0	2:00	19	17	36
0	0	0		22	31	53
0	0	0		11	28	39
0	0	0		7	41	48
0	0	0	3:00	8	36	44
0	0	0		6	24	30
0	0	0		6	9	15
0	0	0		14	25	39
0	0	0	4:00	5	24	29
0	0	0		6	15	21
0	0	0		2	2	4
0	0	0		2	2	4
0	0	0	5:00	0	2	2
0	0	0		2	6	8
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	6:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	7:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
7	2	9		0	0	0
0	0	0	8:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	9:00	0	0	0
3	3	6		0	0	0
1	2	3		0	0	0
1	2	3		0	0	0
1	2	3	10:00	0	0	0
0	2	2		0	0	0
1	3	4		0	0	0
0	0	0		0	0	0
0	0	0	11:00	0	0	0
2	8	10		0	0	0
3	12	15		0	0	0
6	12	18		0	0	0

Prepared by NEWPORT TRAFFIC STUDIES



## 24 HOUR VOLUMES

STREET : ZACA MESA WINERY  
LOCATION :

SANTA YNEZ  
DATE : 08-08-99

		INBOUND	OUTBOUND	TOTAL
AM	12:00	0	0	0
	1:00	0	0	0
	2:00	0	0	0
	3:00	0	0	0
	4:00	0	0	0
	5:00	0	0	0
	6:00	0	0	0
	7:00	0	0	0
	8:00	0	0	0
	9:00	0	0	0
	10:00	9	3	12
	11:00	4	4	8
PM	12:00	18	37	55
	1:00	26	55	81
	2:00	28	66	94
	3:00	26	54	80
	4:00	38	99	137
	5:00	10	44	54
	6:00	2	1	3
	7:00	2	1	3
	8:00	0	0	0
	9:00	0	0	0
	10:00	0	0	0
	11:00	0	0	0
	12:00	0	0	0
		163	364	527

## 15 MINUTE COUNTS

STREET : ZACA MESA WINERY  
LOCATION :SANTA YNEZ  
DATE : 08-08-99

AM			PM			
IN BOUND	OUT BOUND	TOTAL TOTAL		IN BOUND	OUT BOUND	TOTAL TOTAL
0	0	0	12:00	8	19	27
0	0	0		4	7	11
0	0	0		11	20	31
0	0	0		3	9	12
0	0	0	1:00	7	15	22
0	0	0		5	13	18
0	0	0		9	25	34
0	0	0		7	13	20
0	0	0	2:00	5	20	25
0	0	0		7	12	19
0	0	0		6	12	18
0	0	0		8	10	18
0	0	0	3:00	15	24	39
0	0	0		14	36	50
0	0	0		5	15	20
0	0	0		4	24	28
0	0	0	4:00	2	17	19
0	0	0		3	16	19
0	0	0		2	1	3
0	0	0		3	10	13
0	0	0	5:00	2	1	3
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	6:00	2	1	3
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	7:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	8:00	0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0		0	0	0
0	0	0	9:00	0	0	0
5	3	8		0	0	0
2	0	2		0	0	0
2	0	2		0	0	0
0	0	0	10:00	0	0	0
0	0	0		0	0	0
1	2	3		0	0	0
3	2	5		0	0	0
0	0	0	11:00	0	0	0
4	7	11		0	0	0
7	11	18		0	0	0
7	19	26		0	0	0

Prepared by NEWPORT TRAFFIC STUDIES

Royal Oaks Winery  
Trip Generation Study  
Saturday ADT

W.O. 13,391.01

	Statistics		Royal Oaks
	Curits Winery	Zaca Mesa	
Total Facility Size	8,707	21,000	11,900
FTE	9	11	11
Vineyard Acreage	118	248	16
Property Acreage	206	750	18
Tasting Room Size	609	1,200	3,000
ADT (Saturday)	256	597	

Daily Trip Rates - Saturday			
Curits Winery	Zaca Mesa	Average	
29.40	28.43	28.92	Total Facility Size
28.44	54.27	41.36	FTE
2.17	2.41	2.29	Vineyard Acreage
1.24	0.80	1.02	Property Acreage
0.42	0.50	0.46	Tasting Room Size

Project Trip Generation by Descriptor - Saturday	
Total Facility Size	344 ADT
FTE	455 ADT
Vineyard Acreage	37 ADT
Property Acreage	18 ADT
Tasting Room Size	1377 ADT
Average	446 ADT

Royal Oaks Winery  
Trip Generation Study  
Saturday ADT

W.O. 13,391.01

	Statistics		
	Brander	Byron	Royal Oaks
Total Facility Size			11,900
FTE	8	10	11
Vineyard Acreage			16
Property Acreage	42	641	18
Tasting Room Size	1050	5,000	3,000
ADT (Saturday)	58	101	

Daily Trip Rates - Saturday

	Brander	Byron	Average	
			0.00	Total Facility Size
	7.25	10.10	8.68	FTE
			0.00	Vineyard Acreage
	1.38	0.16	0.77	Property Acreage
	0.06	0.02	0.04	Tasting Room Size

Project Trip Generation by Descriptor - Saturday

Total Facility Size	0 ADT
FTE	95 ADT
Vineyard Acreage	0 ADT
Property Acreage	14 ADT
Tasting Room Size	113 ADT
Average	74 ADT

Royal Oaks Winery  
Trip Generation Study  
Saturday PM Peak Hour

W.O. 13,391.01

	Statistics		Royal Oaks
	Curits Winery	Zaca Mesa	
Total Facility Size	8,707	21,000	11,900
FTE	9	11	11
Vineyard Acreage	118	248	16
Property Acreage	206	750	18
Tasting Room Size	609	1,200	3,000
Peak Hour (Saturday)	60	176	
	4-5 PM	2-3 PM	

Saturday Peak Hour Trip Rates			
Curits Winery	Zaca Mesa	Average	
6.89	8.38	7.64	Total Facility Size
6.67	16.00	11.33	FTE
0.51	0.71	0.61	Vineyard Acreage
0.29	0.23	0.26	Property Acreage
0.10	0.15	0.12	Tasting Room Size

Project Trip Generation by Descriptor - Saturday Peak Hour	
Total Facility Size	91 Peak Hour Trips
FTE	125 Peak Hour Trips
Vineyard Acreage	10 Peak Hour Trips
Property Acreage	5 Peak Hour Trips
Tasting Room Size	368 Peak Hour Trips
Average	120 Peak Hour Trips

Royal Oaks Winery  
Trip Generation Study  
Saturday PM Peak Hour

W.O. 13,391.01

	Statistics		
	Brander	Byron	Royal Oaks
Total Facility Size			11,900
FTE	8	10	11
Vineyard Acreage			16
Property Acreage	42	641	18
Tasting Room Size	1050	5,000	3,000
Peak Hour (Saturday)	16	25	

Saturday Peak Hour Trip Rates			
Brander	Byron	Average	
		0.00	Total Facility Size
2.00	2.50	2.25	FTE
		0.00	Vineyard Acreage
0.38	0.04	0.21	Property Acreage
0.02	0.01	0.01	Tasting Room Size

Project Trip Generation by Descriptor - Saturday Peak Hour	
Total Facility Size	0 Peak Hour Trips
FTE	25 Peak Hour Trips
Vineyard Acreage	0 Peak Hour Trips
Property Acreage	4 Peak Hour Trips
Tasting Room Size	30 Peak Hour Trips
Average	20 Peak Hour Trips