

June 7, 2021

Mr. Carl Jiang
FERTILE SOIL, LLC
79 Dunmore
Irvine, CA 92620

Subject: Monarch Winery Vehicle Miles Traveled Analysis, County of Riverside

Dear Mr. Jiang:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this vehicle miles traveled (VMT) analysis for the proposed Monarch Winery (project), located in unincorporated County of Riverside. The project site is located north of Monte De Oro Road and west of De Portola Drive, within the Temecula Wine Country Community Plan area. A project location map is provided in Exhibit A.

The project would consist of constructing and operating a new winery with production buildings, tasting room, restaurant and a 10 room resort hotel on 44.6 gross acres (42.27 net developable acres). Approximately 33 acres of the site will be used for agricultural production (vineyards and olive trees).

The site plan used for this analysis, provided by WALTER R. ALLEN, AIA, is illustrated in Exhibit B.

Background

The County of Riverside Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled, December 2020 (TA Guidelines) identifies the process for performing a VMT analysis, pursuant to the latest CEQA requirements, in the County of Riverside. The TA Guidelines provide a stepped approach that includes screening criteria, identifying significance measures and thresholds, VMT analysis, and mitigation measures.

This report has been prepared in accordance with the latest TA Guidelines.

VMT Screening Criteria

The TA Guidelines identify seven (7) screening criteria for land use projects to help avoid unnecessary analysis and findings that would be inconsistent with the intent of the new VMT requirements under CEQA. If a project meets one of the screening criteria, then it may be presumed to result in a less than significant impact without the need for further detailed analysis.

Based upon our review, the project does not meet any of the VMT screening criteria established by the County of Riverside. Therefore, further VMT analysis has been performed.

VMT Analysis Methodology

To assess the project impact to VMT, the Riverside Transportation Analysis Model (RIVTAM) was used. RK worked with TRANSLUTIONS INC. to perform the RIVTAM modeling analysis. The VMT analysis follows the TA Guidelines, Appendix E requirements for Land Development Projects.

For this project, the tasting room and restaurant are expected to operate similar to retail uses. Tasting rooms also have fewer employees than retail/restaurant uses. The production building generally operates as a combination industrial/agriculture use, while the case storage and cave buildings generally will be served by the same employees as those working in the production area. The retail portion of the project screens out from the requirements of VMT analysis under the Riverside County guidelines.

The RIVTAM has the following employment types:

- | | |
|------------------------------------|--------------------------------------|
| 1. Agricultural employment | 8. Financial-Real Estate employment |
| 2. Construction employment | 9. Professional employment |
| 3. Manufacturing employment | 10. Educational employment |
| 4. Wholesale employment | 11. Arts/Entertainment employment |
| 5. Retail employment | 12. Other Services employment |
| 6. Transportation employment | 13. Public Administration employment |
| 7. Information services employment | |

Of the 13 employment categories, the proposed project generally has retail and industrial employees. It should be noted that hotel could be classified either under retail or under Arts/Entertainment employment in the RIVTAM. Arts/Entertainment employment is generally applicable for destination event centers such as convention centers, theme parks, etc. Further, the hotel will primarily be used by the visitors to the area, which would otherwise stay in other hotels in the Wine Country area, and therefore, considering the hotel employees as retail employees is acceptable. The model was therefore run with the following inputs:

**Table 1
Employment Assumptions**

Purpose	Employee Type	Employees
Tasting Building	Retail	5
Production Building	Industrial	5
Office/Storage	Retail	1
Restaurant	Retail	14
Cave Building & Case Storage	Storage/Fermentation	n/a
Country Inn /Hotel (Rooms)	Retail	3
Total		28

It should also be noted that since wine production is a seasonal operation, many of the employees associated with the production process are unlikely to be year-round employees. Therefore, under an annualized evaluation, the VMT per day from the project is likely to be lower than those forecast by the model.

Appendix E of the TA Guidelines discusses how VMT is analyzed and calculated. Step 1 of the 15-step process is to run the RIVTAM model with desired network and SED data. The project was coded into TAZ 4927 with the employment characteristics identified above. However, Steps 2-15 in Appendix E are to extract PA or OD VMT for a TAZ which are applicable to residential and employment projects. Since the project is considered a "retail" or "other customer" type project, the threshold is based on "Net Regional Change" in VMT for base model year 2012. The data extraction process for regional VMT is different than what is described in Appendix E. The regional VMT is calculated by calculating the sum of the product of each "link length" and "traffic volumes on link" for each link in the County. This was conducted for the without project conditions and with project conditions.

VMT Thresholds of Significance

The project is considered to have a significant customer base associated with the restaurant, wine tasting room, and hotel, therefore the following VMT Thresholds of Significance are applicable to the proposed project:

**Table 2
VMT Threshold of Significance**

Land Use	VMT Threshold
Retail/Other Customer	Net regional change

VMT Evaluation

While each portion of the project screens out individually except the hotel based on trip generation and local serving retail, the model runs were conducted for all employment. The hotel is a customer serving land use and would fall under "Other Customer" category under the TA Guidelines. Therefore, the analysis was conducted using thresholds for the net regional change.

Table 3 shows the 2012 roadway VMT within Riverside County under without and with project conditions. As seen below, the project results in a net decrease in VMT within the County. Therefore, the project will have a less than significant impact under VMT.

**Table 3
VMT Impact Analysis**

RIVTAM 2012	With Project	Without Project	Difference	Percent Difference
Roadway VMT ¹	53,780,640	53,800,574	(19,934)	-0.04%

¹ Daily VMT in Riverside County.

Conclusion

Based upon this review, the proposed Monarch Winery project is not expected to cause a significant impact to VMT. **The project's impact is considered less than significant.** RK Engineering Group, Inc. appreciates this opportunity to work with FERTILE SOIL, LLC on this project. If you have any questions regarding this study, please do not hesitate to contact us at (949) 474-0809.

Sincerely,
RK ENGINEERING GROUP, INC.



Alex Tabrizi, P.E., T.E.
Principal

