



OEG Ref 21-401

August 11, 2021

Beau Bianchi
3146 Red Hill Avenue, Suite 220
Costa Mesa, CA 92626

Subject: Bianchi Winery Conditional Use Permit - 3380 Branch Road, Paso Robles, CA - Trip Generation Summary, and Roadway Safety Audit (RSA); APN 015-031-036

Dear Mr. Bianchi:

Orosz Engineering Group, Inc. (OEG) has prepared the following proposal for a Trip Generation Summary, and Roadway Safety Audit (RSA) letter report for the subject project. Based on the project description provided, the existing site facilities visitor serving functions will be expanded with eight bed & breakfast units and a caretaker unit. A portion of the existing barrel room in the winery production building would be converted to an on-site distillery production area and additional office space. A portion of the existing winery production area would also be converted to a distillery tasting room and a portion of the existing winery tasting room and tasting patio would be converted to a limited food serving facility that would serve the bed and breakfast uses and tasting room patrons. The primary access will be provided from an existing access on Branch Road, south of Highway 46 East. We are familiar with the study area, the current County's procedures for roadway safety audit, and County Standards.

Project Trip Generation

The proposed project includes the construction of eight bed & breakfast rental units and one caretaking unit. A 295 square foot (SF) portion of the existing winery is proposed to change from winery production area (break room) to distillery tasting area. A 445 SF portion of the existing barrel room in the winery production building is proposed to change to a distillery production area, and a 536 SF portion of the barrel room is proposed to change to offices.

The bed & breakfast trip generation was estimated using the 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation Reference. Land Use Code 312, Business Hotel, was a best fit description for the proposed project. A business hotel is like a hotel (Land Use 310) in that it provides sleeping accommodations, but also provides breakfast food bar and afternoon beverages. The caretaker unit for the bed & breakfast was assumed to conservatively generate the same traffic as one of the rental units. This is conservative as actual traffic patterns would likely be less since the caretaker lives and works at the same location, and therefore the trip making for that unit would be less than a standard rental unit.

The change in the winery production area (break room) to distillery tasting room trip generation was developed using County approved winery trip generation rates. The conversion of winery production area (barrel room) to distillery production area; winery barrel room area to office uses would not result in a change of trip generation – all of these functions are considered production functions, not public tasting room area.

The project trip generation is summarized in Table 1 below. As seen in this table, the project is expected to generate a total of four trips during the PM peak hour with no general public trips and no special event trips.

Table 1
 Bianchi Winery Bed & Breakfast / Distillery Tasting Room Project
 Trip Generation Summary

	Size	Peak Hour Trip Rate	Peak Hour Trips	Public Tasting Trips
Winery Uses				
Production/Storage/Offices	-0.295 KSF	0.57 PHT/1,000 SF	-0	
Tasting Room Uses				
Distillery Tasting Room	0.295 KSF	0.76 PHT/1,000 SF		0
Bed & Breakfast				
	9 units	0.45 PHT/unit	4	
Project Total				
	Public Tasting Peak Hour Trips			0
	Other Peak Hour Trips		0	
	Special Event Peak Hour Trips		0	

Roadway Safety Audit (RSA)

The County of San Luis Obispo has a policy (2008-152) to define the information required to complete a Roadway Safety Audit (RSA) based on the number of peak hour trips developed by a project. The proposed project will result in no peak hour special event trips and no (0) general public weekday PM peak hour trips. The County RSA policy notes that for projects with less than 10 typical general public peak hour trips or less than 100 special event trips, the RSA requirements include:

Safety Analysis

Standard - Evaluate the collision rate for the primary access roadways within one-half (0.5) mile of the primary site entrance. Identify improvements to reduce the potential for the collision patterns that are identified.

Analysis – The California Highway Patrol (CHP) has indicated that there have been no collisions within the vicinity (0.5 mile each way of the site access) over the past three years. The collision history by year associated with the 1.0-mile segment near the project access locations are summarized in Table 2 below.

Table 2
Crash History
3380 Branch Road, Paso Robles Area

		Total Segment Crashes	Crashes at Primary Access
2018	12 months	0	0
2019	12 months	0	0
2020	12 months	0	0

Based on the data provided by the CHP, no significant traffic safety issues or significant patterns were identified at the project access driveway or RSA Study Segment. No improvements are recommended or required.

Roadway Improvements

Standard – Evaluate and identify roadway improvements for a distance of 0.25 miles from the entrance toward the nearest intersection, if project has less than 10 general public peak hour trips or less than 100 special event trips.

Analysis – As the project is expected to generate no special event peak hour trips and no (0) General Public weekday PM PHT with the proposed project, roadway improvements should only be identified by the RSA policy. The RSA does require that the analysis be conducted to identify any improvements that may be needed to meet the roadway standard.

The latest traffic counts provided by the County show this portion of Branch Road¹ carry an average of 666 ADT with 73 PM peak hour trips. Friday is the peak day with 776 ADT.

This portion of Branch Road has 20-21 feet of pavement with one travel lane in each direction separated by a double yellow painted stripe. Graded shoulders exist on either side of the roadway. County Standard A-1c would be the most appropriate road section (400-1,000 ADT rural roadway) with 11-foot travel lanes and six-foot graded shoulders.

Based on the existing roadway geometry of Branch Road within the 0.25 miles of the primary project access, and no crash history, improvements to Branch Road to the north toward State Route 46 East are not required.

No improvements would be required to be constructed by the project as no improvements are required based on the RSA policy and that no safety problem has been identified.

SUMMARY

The proposed project is estimated to generate a total of four (4) PM peak hour trips, no (0) Special Event trips per peak hour, and no (0) General Public weekday PM peak hour trips. Based on this level of traffic volume, the project is not expected to create any peak hour (weekday or weekend days) impacts.

¹ County of San Luis Obispo data, Count Station 5231, south of State Route 46 East.

A Roadway Safety Audit (RSA) was conducted for Branch Road in the vicinity of the project site per County Resolution 2008-152. Based on the criteria outlined in the RSA requirements, the project is not expected to create a need for roadway improvements.

This concludes our traffic analysis for the proposed Bianchi Bed & Breakfast/Distillery Project. Should you have any questions, or require additional information, feel free to contact us.

Sincerely,

Stephen A. Orosz

Stephen A. Orosz, P.E.
Traffic Engineer
Orosz Engineering Group, Inc.

