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# Keith Higgins

## Traffic Engineer

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December 10, 2019

Kenny Taylor, Associate Planner  
Monterey County  
Resource Management Agency – Planning  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: 11721 Hidden Valley LLC Initial Study Traffic Review, Monterey County, CA (PLN180257)

Dear Mr. Taylor,

As requested by Laura Lawrence, working on behalf of the Law Offices of Aengus Jeffers and the project applicant, this is a review of the traffic analysis of the proposed addition of fermentation and bottling facilities to the existing vineyard at 11721 Hidden Valley Road, Carmel Valley, California. The project will include a small increase in the size of the vineyard as well as support facilities such as mechanical room and wine crush pad and wine cave for storage. The project will produce about 300 cases of wine per year. The analysis is included in "Section 11 – Land Use and Planning" and "Section 17 – Traffic" of the Initial Study prepared by Laura Lawrence and reviewed and edited by Craig Spencer, RMA Services Manager, dated November 21, 2019.

A detailed discussion of project trip generation is included in Section 17 of the Initial Study. It is summarized as follows.

No increase in traffic is expected from the additional size of the vineyard. The processing and bottling operation will not change the amount of small truck trip generation because the delivery of bottling supplies will simply replace the existing transport of grapes. Bottling activities will only require two workers for two days. Shipments of bottled wines will occur once a month and will use small delivery vehicles. Overall, an increase of only about 32 trip ends will be generated over a 12-month period. This is the equivalent of 0.09 daily trips on an annual average basis. This is an imperceptible impact. No additional analysis is required.

I agree that the project will result in an insignificant traffic impact. It should be assessed a traffic impact fee based on 0.09 daily trips.

If you have any questions regarding the contents of this letter or need additional information, please do not hesitate to contact me at your convenience. Thank you for the opportunity to assist you with this project.

Respectfully submitted,

*Keith Higgins*

Keith B. Higgins, PE, TE  
cc: Laura Lawrence

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