

**JUNE 20, 2025**

Mr. Rick Neugebauer  
RTN DEVELOPMENT  
27555 Ynez Road, Suite 208  
Temecula, CA 92591

**SUBJECT: HAVEN WINERY PROJECT TRIP GENERATION & VEHICLE MILES TRAVELED (VMT) SCREENING ANALYSIS, COUNTY OF RIVERSIDE**

Dear Mr. Neugebauer:

**INTRODUCTION**

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this Vehicle Miles Traveled (VMT) Screening Analysis for the proposed Haven Winery Project (hereinafter referred to as "project").

The purpose of this study is to utilize the *County of Riverside Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled*, dated December 2020, which establishes uniform analysis methodologies and thresholds of significance for determining VMT impacts under the California Environmental Quality Act (CEQA), in order to further assess if the project will require a detailed VMT modeling analysis.

**PROJECT DESCRIPTION**

The proposed project is located near the southwest corner of De Portola Road and Camino Del Vino, in the Temecula Valley Wine County Community Plan area of the unincorporated County of Riverside. The proposed project consists of constructing and operating a Class II winery that will include 5,182 square feet (SF) of production, 1,640 SF of general office space, and 2,794 SF for wine tasting.

Access to the project site will be provided via one (1) full access unsignalized driveway located along Camino Del Vino.

**Exhibit A** shows an aerial location map of the project site. **Exhibit B** shows the project's proposed site plan.

**VEHICLE MILES TRAVELED (VMT) SCREENING**

The *County of Riverside Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled*, dated December 2020, provides recommendations in the form of thresholds of significance and methodologies for identifying VMT related impacts. The proposed project is subject to a VMT screening analysis and will adhere to the recommendations and practices described in the County’s VMT guidelines.

Consistent with the recommendations of the County’s VMT guidelines, screening thresholds may quickly identify whether or not a project should be expected to have a less than significant impact without conducting a detailed project-level assessment.

A separate VMT screening assessment (*Haven Winery Project Vehicle Miles Traveled (VMT) Screening Analysis*, dated December 12, 2022, prepared by RK Engineering Group) has been prepared and as a result, the proposed project qualifies for small project screening and may be presumed to have a less than significant impact to VMT since the annual project GHG emissions are less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>).

The methodology used to calculate the project’s GHG emissions referenced in the *Haven Winery Air Quality and Greenhouse Gas Impact Study*, December 12, 2022, prepared by RK Engineering Group, is consistent with the methodologies provided in Appendix G of the County’s VMT guidelines.

**Table 1** below summarizes the findings of the screening analysis and shows that the project GHG emissions are below the County of Riverside small project screening criteria.

**Table 1 | VMT Screening Criteria**

Project Type (Small Projects)	Screening Criteria <sup>1</sup>
Project GHG Emissions (Annual) <sup>2</sup>	666.40 MTCO <sub>2e</sub>
County of Riverside Small Project Screening Criteria	3,000 MTCO <sub>2e</sub>
<b>Less than Significant?</b>	<b>Yes</b>

<sup>1</sup> MTCO<sub>2e</sub> = Metric Tons of Carbon Dioxide Equivalent

<sup>2</sup> *Haven Winery Air Quality and Greenhouse Gas Impact Study*, December 12, 2022, prepared by RK Engineering Group.

Based upon the results of this analysis, the project meets the small project screening criteria and may be presumed to have a less than significant VMT impact under CEQA. No further VMT analysis is required.

**CONCLUSIONS**

RK Engineering Group, Inc. has completed this Vehicle Miles Traveled (VMT) Screening Assessment for the proposed Haven Winery Project.

As discussed above, consistent with the County’s VMT guidelines, the proposed project qualifies for the “Small Projects” screening criteria and may be presumed to have a less than significant impact to VMT as Annual Project GHG emissions are forecasted to be less than the 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>). As such, no further VMT analysis is required.

RK Engineering Group, Inc. appreciates this opportunity to work with RTN DEVELOPMENT on the Haven Winery Project. If you have any questions regarding this review, or need further clarification, please contact us at (949) 474-0809.

Sincerely,

**RK ENGINEERING GROUP, INC.**



Justin Tucker, P.E., T.E.  
Associate Principal

Attachments



Sabrina Ayala  
Engineer I



# Exhibits

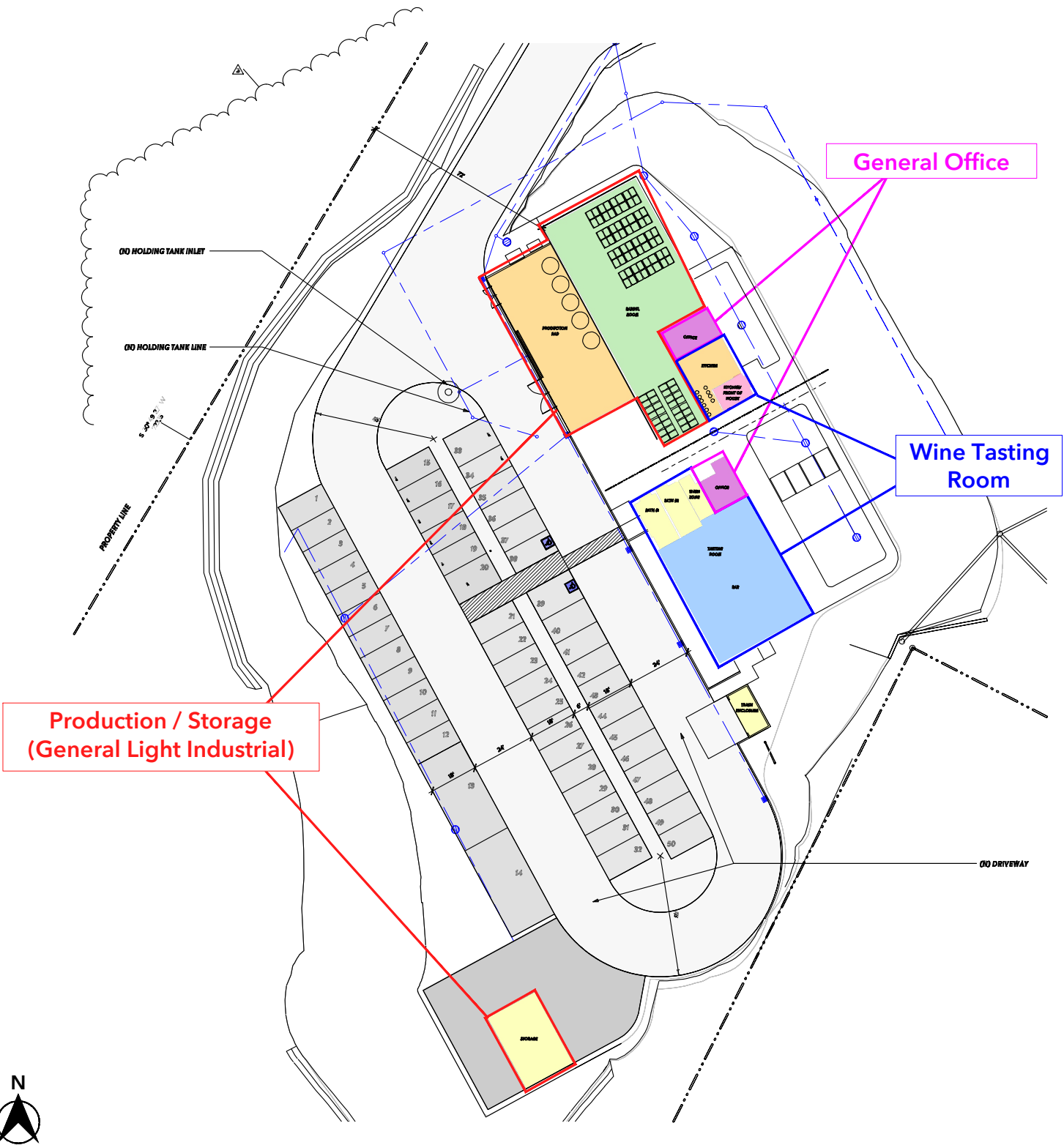


**Legend**

— = Project Site Boundary

**Exhibit A**  
Location Map

Haven Winery Project // County of Riverside  
2459-2025-01



# Exhibit B

## Site Plan

Haven Winery Project // County of Riverside  
2459-2025-01