SWANSON ENGINEERING, INC.

April 04, 2022 Job No. 22-013

To: City of Bakersfield Public Works Department
Traffic Engineering Division
Attn: Susanna Kormendi

Re: Proposed General Plan Amendment & Zone Change - APN 412-010-57 and 58
Parcel A and B of Parcel Map Waiver No. 30-89
North side of Fairview Road between South Union Avenue & Monitor Street

Susanna,

We are requesting that the Proposed General Plan Amendment & Zone Change (GPA/ZC) be approved without the requirement of a traffic study or air quality impact study. The requested GPA/ZC takes place on 19.35 gross acres of land. The current General Plan Land Use for the site is Low Density Residential (LR), with a Zoning of One-Family Dwelling (R-1). The current zoning allows for approximately 140 single family dueling units (DU). This Project proposes to change the General Plan Land Use to General Commercial (GC), with a Zoning of Regional Commercial (C-2). The proposed GPA/ZC would allow for 337 thousand square feet (TSF) of commercial development. However, as directed by the City of Bakersfield Planning Department, the Traffic Impact has been analyzed based on the actual Proposed Project, rather than the worst case development available with the proposed zoning. Therefore, a 50 TSF School District Office is the land use that our analysis reviewed the impact of.

The attached tables compare the Project-Specific Trip Generations for the Proposed GPA/ZC with the maximum allowable development based on the current Land Use and Zoning. As shown, the Project would provide a net increase of 17 A.M. Peak Hour Trips and a net decrease of 34 P.M. Peak Hour Trips; as well as a net decrease of 657 Daily Trips. These Trip Generation comparisons qualify the proposed GPA/ZC to be exempted from requiring a detailed traffic impact analysis, per Section 6.2.1 of the Subdivision Design Manual, "Methodology for Independent Assessment of Regional Impact Fees".

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In addition to the Peak Hour and Daily trips comparison between existing and proposed, we also reviewed the impact of the Proposed Project on Vehicle Miles Travelled (VMT) . Utilizing values for Average Trip Length (ATL) obtained from The City of Bakersfield's "*Transportation Impact Fee - Phase IV Fee Update Background*", we determined that the Project is expected to significantly reduce the total vehicle miles travelled by 6,995 per day if the site is developed per the Proposed Project rather than what would be allowed with the current General Plan Land Use and Zoning. This estimated reduction in vehicle miles traveled is below the Governor's Office of Planning and Research recommended threshold for a proposed project exceeding a level of 15% below existing VMT per capita. As the City of Bakersfield has not adopted any policies or thresholds for VMT analysis, for the purpose of this study it is assumed the same recommendations will apply.

Based upon the above conclusions, we request that the TIF fixed rate fee schedule be used to determine the Project's RTIF

If you have any questions, please do not hesitate to contact us.

Sincerely,

REGISTERED PROFESSIONAL ENGINEER
ROBERT T SWANSON
No. 43032
Exp. 3-31-24
CIVIL
STATE OF CALIFORNIA

Bob Swanson
RCE - 43032

Encl.: 22-013 Trip Generations.xlsx
Project Site Location Exhibit.pdf
Conceptual Site Plan Exhibit.pdf

P:\2013\Calcs\22-013 Traffic Analysis.docx

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PROJECT LAND USE COMPARISON

EXISTING GENERAL PLAN		Acres	DU	PROPOSED GENERAL PLAN		Acres	TSF*
LAND USE	ZONING			LAND USE	ZONING		
Low Density Residential (LR)	One-Family Dwelling (R-1)	19.35	140	General Commercial (GC)	Regional Commercial (C-2)	19.35	50

DU = Dwelling Units (7.26/Acre)

TSF = 1,000 Square Feet Gross Floor Area

* = Gross Floor Area is for District Office Facility, based on Proposed Project Site Plan

TRIP GENERATION RATES

LAND USE	UNITS	PEAK HOUR						DAILY	ATL
		AM			PM				
		TOTAL	IN	OUT	TOTAL	IN	OUT		
Single Family Dwelling (210)	DU	0.70	0.18	0.52	0.94	0.59	0.35	9.43	10.86
School District Office (528)	TSF	2.36	1.79	0.57	2.04	0.35	1.69	14.37	11.05

DU = Dwelling Units

TSF = 1,000 Square Feet Gross Floor Area of District Office (based on Proposed Project Site Plan)

ATL = Average Trip Length (From Transportation Impact Fee - Phase IV Fee Update Background)

Source: Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition, Land Use Categories 210 & 230.

Note: Project Land Use & Trip Generations are based on the actual Proposed Project.

Note: Fitted Curve Equations used for actual calculations for the Single Family Dwelling

Single Family Dwelling

AM: Ln(T) = 0.91 Ln(X) + 0.12

PM: Ln(T) = 0.94 Ln(X) + 0.27

DAILY: Ln(T) = 0.92 Ln(X) + 2.68

EXISTING LAND USE - GENERATED TRIPS

LAND USE	DU	PEAK HOUR						DAILY	VMT
		AM			PM				
		TOTAL	IN	OUT	TOTAL	IN	OUT		
Single Family Residential	140	101	26	75	136	86	50	1,375	14,934

PROPOSED LAND USE - GENERATED TRIPS

LAND USE	TSF	PEAK HOUR						DAILY	VMT
		AM			PM				
		TOTAL	IN	OUT	TOTAL	IN	OUT		
School District Office	50	118	90	28	102	17	85	719	7,939

Net Change in Traffic Resultant from Proposed Project:	**17**	**-34**	**-657**	**-6,995**

VMT = Vehicle Miles Travelled = (Daily Trips * ATL)

White Ln
White Ln
Wible Orchard
White Ln
E White Ln
99B
Hughes Ln
Pacheco Rd
Pacheco Rd
Pacheco Rd
E Pacheco Rd
Wible Rd
Monitor St
Project Site
S H St
REXLAND ACRES
Cottonwood Rd
99
Panama Ln
Panama Ln
E Panama Ln
Google Earth
1000 ft

PROPERTY LINE

BUS PARKING
WITH SOLAR CANOPY

BUS PARKING
WITH SOLAR CANOPY

SUMP

FUTURE
NOT A PART

EQUIPMENT STORAGE
2,000 SF

WORKSHOP
3,000 SF

BUS REPAIR
3,000 SF

BUS WASH

STORAGE
25,000 SF

DELIVERIES

OFFICE
2,500 SF

VENDOR PARKING
16 SPACES

STAFF PARKING
62 SPACES

PROPERTY LINE

PROPERTY LINE

BUFFER ZONE

STAFF
PARKING

100 SPACES

FUTURE PARKING
EXPANSION

DISTRICT
OFFICE
25,000 SF

FUTURE
BUILDING
EXPANSION

BUS ROUTE
DELIVERIES

VISITOR
PARKING

100 SPACES

FAIRVIEW ROAD

n

CONCEPTUAL SITE PLAN

0 20' 80'
10' 40'

DISTRICT OFFICE MAINTENANCE AND TRANSPORTATION FACILITY

GREENFIELD UNION SCHOOL DISTRICT

ordiz
melby
architects

DATE: 2/15/22