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August 5, 2019

City of Bakersfield, Public Works Department
Traffic Engineering
1501 Truxtun Avenue
Bakersfield, CA 93301

Re: General Plan Amendment and Zone Change for approximately 16.89 gross acres located on the east side of Old River Road, north of Panama Lane, being a portion of Assessor Parcel Number (APN) 497-010-94, also being the remainder residential portion of V.T.P.M. 12251, located in the Southwest Quarter of Section 20, T30S, R27E, M.D.M. McIntosh & Associates Job No. 17-020

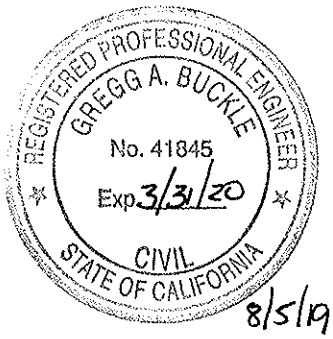
Please consider the following information provided, as justification for an exemption from the requirement to perform an independent traffic impact analysis for the subject General Plan Amendment and Zone Change. The project proposes to revise the land use on approximately 16.89 gross acres. The existing land use is designated as Low Density Residential (LR). The existing zoning is One Family Dwelling, (R-1). The project proposes to develop the entire 16.89 acres, with multi-family residential dwellings. The proposed land use designation is Low Medium Density Residential (LMR). The proposed zoning is Limited Multiple Family Dwelling (R-2).

The attached Tables 1, 2 & 3 indicate trip generation calculations using the "Institute of Transportation Engineers" *Trip Generation Manual 10th Edition* for the existing land use/zoning and proposed GPA/ZC. As shown on the attached Table 1, the existing land use/zoning results in a P.M. Peak Hour trip generation of 124 Trip Ends. Table 1 also indicates that the proposed land use/zoning will result in a P.M. Peak Hour trip generation of 94 Trip Ends, for a net decrease of 30 P.M. Peak Hour Trip Ends. For the A.M. Peak Hour, Table 3 indicates the existing land use/zoning results in a trip generation of 92 Trip Ends. Table 3 also indicates that the proposed land use/zoning will result in an A.M. Peak Hour trip generation of 79 Trip Ends, for a net decrease of 13 A.M. Peak Hour Trip Ends. Table 2 indicates similar trip generation calculations for Daily Traffic volumes. Since this proposed revision to the land use actually decreases the P.M. Peak Hour trip generation volume by 30 trips and the A.M. Peak Hour trip generation volume by 13 trips, the proposed General Plan Amendment and Zone Change should be exempted from performing a detailed traffic impact analysis in accordance with the City's "Methodology for Independent Assessment of Regional Impact Fees". The project applicant would therefore like to request that the Regional Transportation Impact Fee (RTIF) fixed rate fee schedule be used for computation of required impact fees for the project.

Along with the above mentioned tables, attached is a copy of the Proposed General Plan Amendment/Zone Change exhibit map with the project area shown. Please contact us should you have any questions regarding this request for exemption.

Sincerely,
McIntosh & Associates

Gregg Buckle
RCE 41845



8/5/19

GAB:gab
cc: Roger McIntosh

Project Traffic – Residential Portion of VTPM 12251

The traffic volumes, generated from the proposed project, were estimated using the "Institute of Transportation Engineers" Trip Generation Manual, 10th ed. © 2017.

Project Traffic – PM Peak Hour

Table 1: Proposed Project Traffic - P.M. Peak Hour Trip Ends

Land Use	Acres	Density D.U.'s / AC	D.U.'s	ITE Code	Rate	Peak Hour Trips-PM	Split In	Split Out
Single Family Resid. (Existing R-1/LR)	16.89	7.26	123	210	Note 1	124	78	46
Multi-Family Resid. (Proposed R-2/LMR)	16.89	10.00	169	220	Note 2	94	59	35
TOTAL INCREASE/DECREASE						-30	-19	-11

Note 1: Used Fitted Curve Equation: Ln(T) = 0.96Ln(# of D.U.'s) + 0.20 to determine trip generation.
Note 2: Used Fitted Curve Equation: Ln(T) = 0.89Ln(# of D.U.'s) – 0.02 to determine trip generation.

Project Traffic – Daily Traffic (A.A.D.T.)

Table 2: Proposed Project Traffic – Daily Traffic Trip Ends (A.A.D.T.)

Land Use	Acres	Density D.U.'s / AC	D.U.'s	ITE Code	Rate	Daily Trip Ends-AADT	Split In	Split Out
Single Family Resid. (Existing R-1/LR)	16.89	7.26	123	210	Note 1	1258	629	629
Multi-Family Resid. (Proposed R-2/LMR)	16.89	10.00	169	220	Note 2	1237	619	618
TOTAL INCREASE/DECREASE						-21	-10	-11

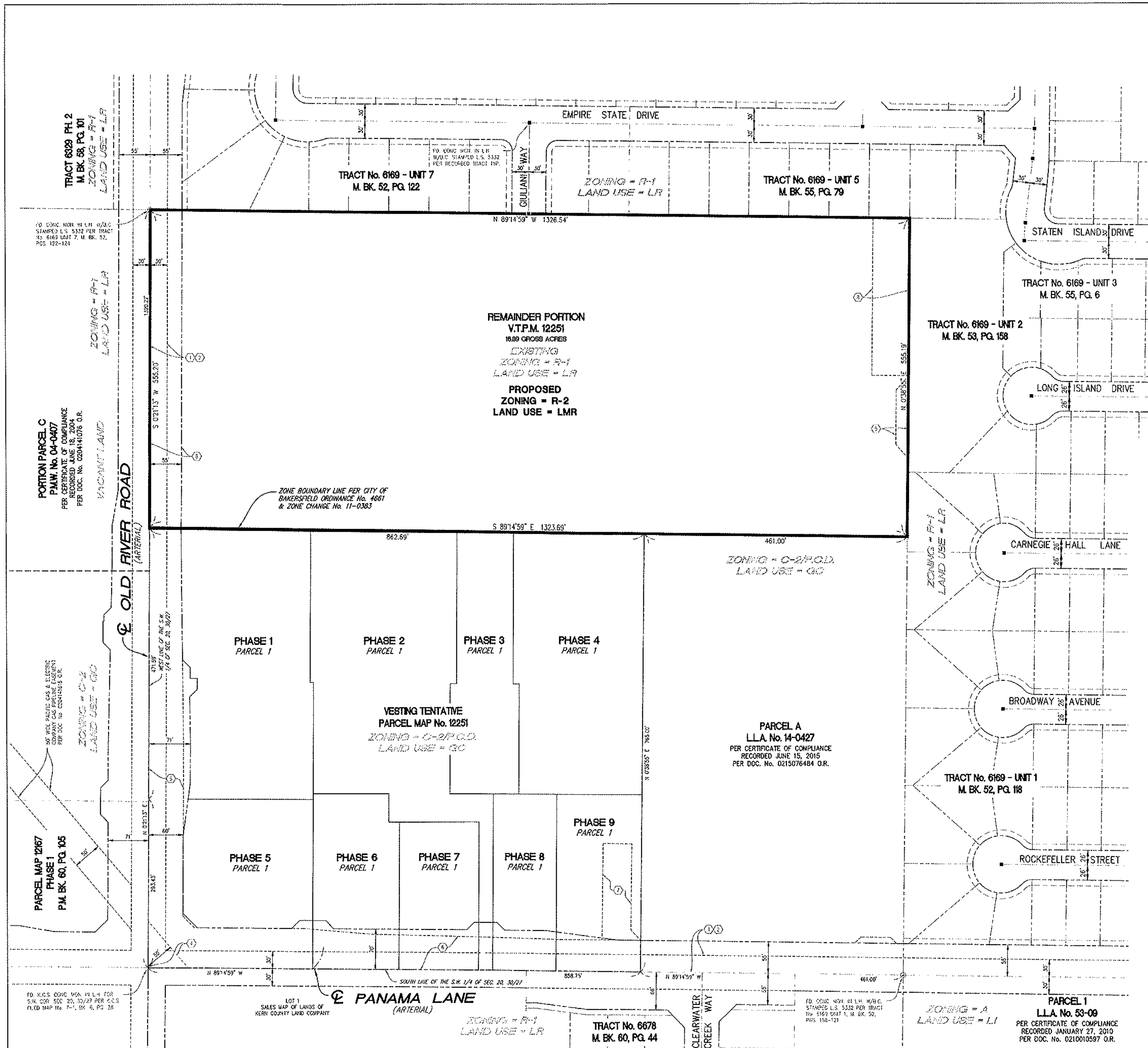
Note 1: Used Fitted Curve Equation: Ln(T) = 0.92Ln(# of D.U.'s) + 2.71 to determine trip generation.
Note 2: Used Fitted Curve Equation: T = 7.56(# of D.U.'s) – 40.86 to determine trip generation.

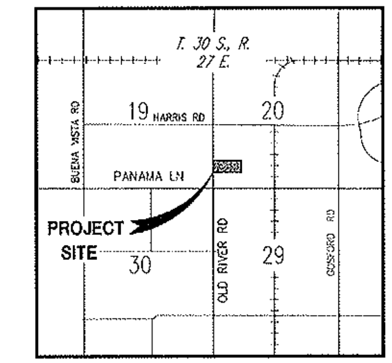
Project Traffic – AM Peak Hour

Table 3: Proposed Project Traffic - A.M. Peak Hour Trip Ends

Land Use	Acres	Density D.U.'s / AC	D.U.'s	ITE Code	Rate	Peak Hour Trips-AM	Split In	Split Out
Single Family Resid. (Existing R-1/LR)	16.89	7.26	123	210	Note 1	92	23	69
Multi-Family Resid. (Proposed R-2/LMR)	16.89	10.00	169	220	Note 2	79	18	61
TOTAL INCREASE/DECREASE						-13	-5	-8

Note 1: Used Fitted Curve Equation: T = 0.71(# of D.U.'s) + 4.80 to determine trip generation.
Note 2: Used Fitted Curve Equation: Ln(T) = 0.95Ln(# of D.U.'s) – 0.51 to determine trip generation.





VICINITY MAP

ZONING LEGEND:

C-2 = REGIONAL COMMERCIAL ZONE
P.C.D. = PLANNED COMMERCIAL DEVELOPMENT ZONE
R-1 = ONE FAMILY DWELLING ZONE
R-2 = MULTI FAMILY DWELLING ZONE
A = AGRICULTURAL

LAND USE LEGEND:

GC = GENERAL COMMERCIAL
LR = LOW DENSITY RESIDENTIAL
LMR = LOW MEDIUM DENSITY RESIDENTIAL

MAP LEGEND:

STREET CENTERLINE
GENERAL PLAN AMENDMENT BOUNDARY
EXIST. PROPERTY LINES/RIGHT-OF-WAY LINE

EASEMENT LEGEND:

1. AN EASEMENT IN FAVOR OF THE PUBLIC IN GENERAL FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED MAY 28, 1982.
2. AN EASEMENT IN FAVOR OF THE COUNTY OF KERN FOR PUBLIC ROAD PURPOSES BY ORDER OF THE BOARD OF SUPERVISORS OF KERN COUNTY MADE ON DECEMBER 10, 1892 AND ENTERED IN BOOK 5, PAGE 579 OF THE MINUTE BOOKS.
3. AN EASEMENT IN FAVOR OF KERN COUNTY LAND COMPANY FOR INCIDENTAL PURPOSES RECORDED JANUARY 19, 1912 IN BOOK 225, PAGE 99 OF DEEDS. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)
4. AN EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY FOR PIPELINE PURPOSES RECORDED MAY 12, 1953 IN BOOK 2079, PAGE 547 OF OFFICIAL RECORDS.
5. AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR FLOWAGE AND DRAINAGE PURPOSES RECORDED SEPTEMBER 16, 2015 AS DOC. No. 0215129232 OF OFFICIAL RECORDS.
6. AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR STREET RIGHT-OF-WAY PURPOSES RECORDED MAY 26, 2015 AS DOC. No. 0215065495 OF OFFICIAL RECORDS.
7. AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR TEMPORARY FLOWAGE AND DRAINAGE PURPOSES RECORDED JUNE 10, 2015 AS DOC. No. 0215074112 OF OFFICIAL RECORDS. (TO BE VACATED WITH THE RECORDATION OF THE FINAL MAP)
8. AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR FLOWAGE AND DRAINAGE PURPOSES RECORDED JUNE 10, 2015 AS DOC. No. 0215074113 OF OFFICIAL RECORDS.

SITE ANALYSIS		
EXISTING LAND USE	PROPOSED LAND USE	TOTAL SITE ACREAGE
LR	LMR	16.89 GROSS ACRES

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DRAWN BY: CRogers | JOB NO. 17-020 | CHECKED BY: | DATE: 4/25/19

REVISIONS | DATE | BY

THE NICHOLSON GROUP
REMAINDER PORTION OF VESTING TENTATIVE PARCEL MAP No. 12251
PROPOSED
GENERAL PLAN AMMENDMENT

SHEET 1 OF 1 SHEETS