



1800 30th Street, Suite 260
Bakersfield, CA 93301

June 6, 2023

674-02
Electronic Mail

Rami Fahil
ramifahil@gmail.com

REF: Trip Generation Analysis for 4415 Wilson Road Multi-Family Residential Development in Bakersfield, CA

Mr. Fahil:

This letter is in response to your request for a trip generation analysis, as required by the City of Bakersfield Planning Department in their preliminary review letter dated February 8, 2023. The proposed project is a multi-family residential development located on the south side of Wilson Road and east side of Edmonton Street in Bakersfield, CA.

The project will require a General Plan Amendment (GPA) from LR (Low Density Residential) and GC (General Commercial) to HMR (High Medium Density Residential), and a Zone Change (ZC) from R-1 (One Family Dwelling) to R-3 (Multiple Family Dwelling). The proposed project includes 194 units of multi-family residential units. The site plan for the project is attached.

Existing Trip Generation

The existing parcels included in the project boundary include approximately 5.65 acres of property with land uses of low density residential and general commercial.

No specific uses have been identified for the existing land use within the project area, therefore, an assumption was made for potential site uses that would be allowed under the current land use designation. The project area includes approximately 3.29 acres of low density residential, and 2.36 acres of general commercial. It was assumed that the number of single-family homes that could occupy the 3.29 acres would be approximately 13. Using a 25% building average assumption, the estimated building size for the 2.36 acres would be approximately 25,700 square feet. The commercial use was assumed to be general retail.

Trip generation volumes for each use were calculated using the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition. Trip generation for the existing zoning is based on the ITE Codes 822 (Strip Retail Plaza <40k) and 210 (Single-Family Detached Housing). The results are shown in Table 1.

**Table 1
Existing Zoning Trip Generation**

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT RATE	ADT	Rate	In % Split/ Trips	Out % Split/ Trips	Rate	In % Split/ Trips	Out % Split/ Trips
822	Strip Retail Plaza (<40k)	25.7 1000 sq ft GLA	eq	1314	eq	60% 32	40% 22	eq	50% 76	50% 76
210	Single-Family detached Housing	13 Dwelling Units	eq	154	eq	25% 3	75% 9	eq	63% 9	37% 6
Total				1,468		35	31		85	82
						66				167

Proposed Trip Generation

The trip generation for the proposed multi-family residential development is based on the ITE Code 220 (Multifamily Housing Low Rise). The results are shown in Table 2.

**Table 2
Proposed Trip Generation**

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT RATE	ADT	Rate	In % Split/ Trips	Out % Split/ Trips	Rate	In % Split/ Trips	Out % Split/ Trips
220	Multifamily Housing (Low Rise)	196 Dwelling Units	eq	1332	eq	24% 20	76% 64	eq	63% 66	37% 39
						84				105

**Table 3
Existing & Proposed Project Trip Generation
ADT & AM/PM Peak Hours**

Total Traffic			
Scenario	ADT	AM PH	PM PH
Existing	1468	66	167
Proposed	1332	84	105
Difference	-136	18	-62

As shown in Table 3, the proposed project will generate 136 fewer daily trips. AM peak hour trips are expected to increase by 18 trips and PM peak hour trips are expected to decrease by 62 trips. The City of Bakersfield’s threshold for requiring a traffic impact study is whether a project adds 50 or more vehicular trips to an intersection during the peak hour. As shown on Table 3, the project does not reach the 50-trip threshold in either the AM or PM peak hours. Therefore, intersection analysis would not be required.

VMT Analysis

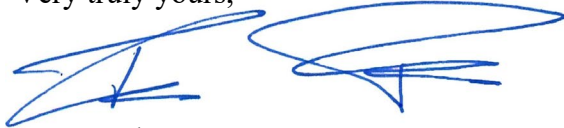
At the time of this analysis, the City of Bakersfield has not developed a Vehicle Miles Traveled (VMT) policy and follows the guidelines outlined in OPR’s *SB 743: Technical Advisory on Evaluating Transportation Impacts in CEQA*, dated December 2018.

The advisory provides “screening thresholds” for identifying whether a land use project should be expected to result in a less than significant transportation impact under CEQA. Projects meeting one or more of these criteria would not be required to undergo a detailed VMT analysis. One such screening threshold pertains to the project generated daily traffic. According to the advisory, if the project generates fewer than 110 average daily trips, the project is presumed to create a less than significant impact.

As shown in Table 3, the project is anticipated to generate approximately 284 less daily trips with the proposed project, as would be under the current land use designation. Therefore, with the project generating less than 110 additional daily trips, the project is presumed to have a less than significant traffic impact.

Please contact me should you have any questions.

Very truly yours,



Ian J. Parks
R.C.E. 58155



LEGAL DESCRIPTION:

PARCEL 1:

ALL THAT PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" X 4" REDWOOD STAKE 30 FEET SOUTH OF THE CENTER OF COUNTY ROAD NO. 230 AND 193 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 23, ACCORDING TO THE SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY IN SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.B. & M., KERN COUNTY, CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER JANUARY 25, 1894: THENCE SOUTH 350 FEET TO A 4" X 4" REDWOOD STAKE; THENCE WEST 250 FEET TO A 4" X 4" REDWOOD STAKE; THENCE NORTH 350 FEET TO A 4" X 4" REDWOOD STAKE, WHICH IS 30 FEET SOUTH OF THE CENTER OF SAID COUNTY ROAD 230; THENCE EAST 250 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF LOT 23 AS CONVEYED BY GEORGE J. PLANZ TO MANUEL J. GONZALES BY THAT CERTAIN DEED RECORDED IN BOOK 164 OF DEEDS, PAGE 296, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF KERN EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF KERN BY DEED RECORDED OCTOBER 4, 1963 IN BOOK 3651, PAGE 187 OF OFFICIAL RECORDS.

PARCEL 2:

ALL THAT PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

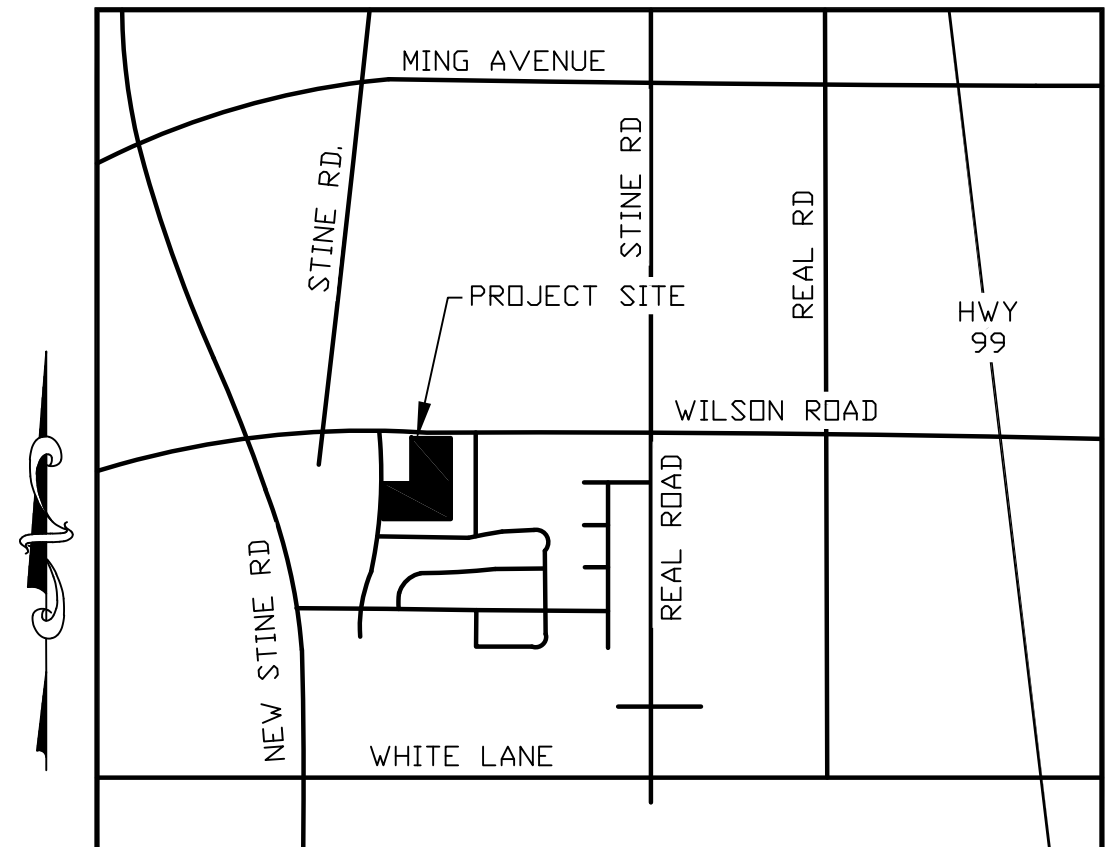
BEGINNING AT A POINT IN THE NORTH LINE OF LOT 23, DISTANT WESTERLY 443 FEET FROM THE NORTHEAST CORNER OF SAID LOT AND WHICH POINT IS ALSO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE TRUSTEES OF THE STINE SCHOOL DISTRICT BY DEED RECORDED DECEMBER 3, 1914 IN BOOK 294, PAGE 456 OF DEEDS; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL SO CONVEYED, 350 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID LOT 23, 57.31 FEET; THENCE NORTH 350 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 23, 57.31 WHICH POINT IS 57.31 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 23, 57.31 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF KERN BY DEED RECORDED OCTOBER 4, 1963 IN BOOK 3651, PAGE 187 OF OFFICIAL RECORDS.

PARCEL 3:

ALL THAT PORTION OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP 1693, RECORDED IN PARCEL MAP BOOK 8 AT PAGE 43; THENCE N 0° 11' 06" E A DISTANCE OF 282.34 FEET; THENCE S 89° 17' 51" E A DISTANCE OF 507.31 FEET; THENCE S 0° 11' 05" W A DISTANCE OF 282.04 FEET; THENCE N 89° 19' 52" W, A DISTANCE OF 507.31 FEET TO THE TRUE POINT OF BEGINNING.

OWNER:
 RAZANCO GROUP, INC.
 12805 CRYSTAL COVE AVENUE
 BAKERSFIELD, CA 93311
 ATTN: RAMI FAHIL
 PH: 661-201-1522



VICINITY MAP
 NOT TO SCALE

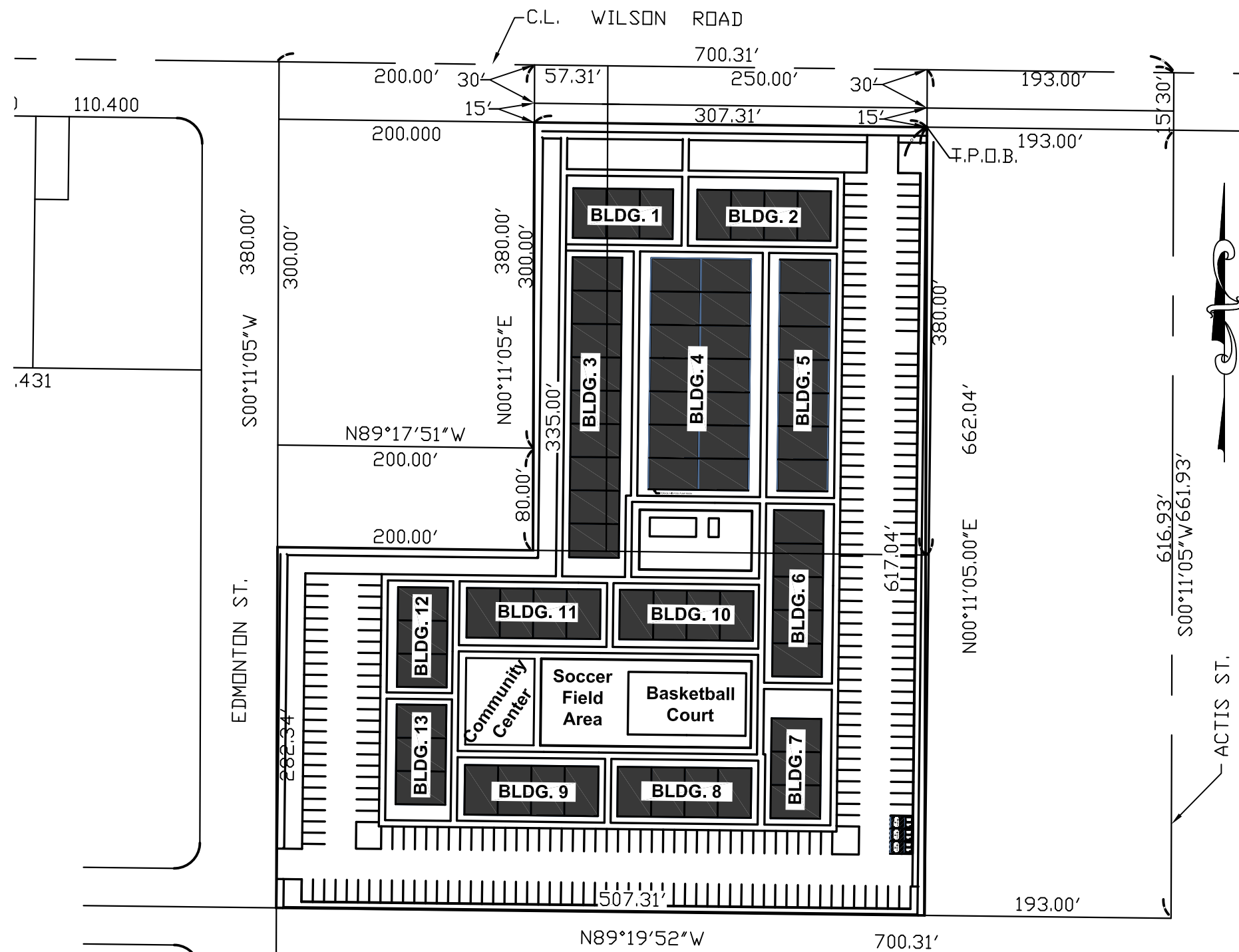
STATISTICS:

- 1.) ADDRESS = 4415 WILSON ROAD, BAKERSFIELD, CA 93311
- 2.) APN = 441-382-04, 441-382-03 & 441-382-08
- 3.) EXISTING LAND USE = LR & GC
- 4.) PROPOSED LAND USE = HIGH MEDIUM RESIDENTIAL
- 5.) EXISTING ZONE = R-1 ONE-FAMILY DWELLING
- 6.) PROPOSED ZONE = R-3 MULTI-FAMILY DWELLING
- 7.) SITE AREA = 5.65 ACRES
- 8.) SEWAGE DISPOSAL = CITY SEWER
- 9.) WATER SUPPLY = CALIFORNIA WATER SERVICE
- 10.) EXISTING BUILDING = TO BE DEMOLISHED

CONCEPTUAL SITE PLAN

APN'S: 441-382-03, 441-382-03 & 441-382-08,
 LYING IN SEC.11, T.30 S., R.27E., IN THE INCORPORATED
 AREA OF THE CITY OF BAKERSFIELD,
 COUNTY OF KERN, STATE OF CALIFORNIA

ZONE CHANGE REQUEST TO R-1
 GENERAL PLAN AMENDMENT REQUEST TO HMR



SCALE: 1"=100'

CONCEPTUAL SITE PLAN STATISTICS:

APARTMENT BUILDINGS:	13 BUILDINGS
BUILDING SIZE:	VARIES 1014 SQ. FT – 1088 SQ.FT.
UNITS:	NUMBER OF UNITS IN EACH BUILDING WILL VARY FROM 9–42 UNITS
UNITS:	196 UNITS
PARKING:	255 SPACES
BUILDING HEIGHT:	NOT TO EXCEED 45 FEET

CONCEPTUAL SITE PLAN

APN'S: 441-382-03, 441-382-03 & 441-382-08,
 LYING IN SEC.11, T.30 S., R.27E., IN THE INCORPORATED
 AREA OF THE CITY OF BAKERSFIELD,
 COUNTY OF KERN, STATE OF CALIFORNIA

ZONE CHANGE REQUEST TO R-1
 GENERAL PLAN AMENDMENT REQUEST TO HMR