



COUNTY OF EL DORADO  
DEPARTMENT OF TRANSPORTATION  
INTEROFFICE MEMORANDUM

2020 MAY 26 PM 12:51  
RECEIVED  
PLANNING DEPARTMENT

Date: May 15, 2020  
To: David Spiegelberg, P.E., Senior Civil Engineer  
From: Tia Raamot, Transportation Planner  
Subject: **Fast Freddy's Trip Generation**

Fast Freddy's conversion of retail space to create two new service bays was continued at the May 14, 2020 Planning Commission meeting.

There appear to be two items of concern which require clarification. The first is confusion about the **Service Bay Count**. The second is the **Trip Generation** due to the conversion of use within the existing building.

**Service Bay Count**

The floor plans for the facility are attached. Exhibit A shows one tune-up area, with two open pit service areas. This totals 3 service bays. A fourth service bay was permitted in the back of the retail store in 1996 as shown in Exhibit B. This totals four (4) service bays. The July 12, 2019 OSTR considered 4 existing bays in its parking calculation. It was correct.

The commission discussed a fifth bay. The fifth bay does not exist.

**Trip Generation**

The proposed action of CUP19-0011/DR-R19-0005 is to convert 1,548 square feet of vacant retail space to an auto service area containing two (2) new bays.

Retail area reduced by the proposed project is 1,548 square feet. This retail space was a video rental store (retired ITE code 896) and it generated 21 trips during the PM peak hour.

The two new proposed service bays replacing the retail area will generate 4.85 trips per service bay in the PM peak hour and 3.0 trips per service bay in the AM peak hour (ITE code 941). The number of trips generated by this conversion (9.7 trips) will not exceed the General Plan threshold of 10 trips during either peak hour, nor will it exceed the trips generated by the retired video store.

**Conclusion**

A traffic study is not required for this action.



EXISTING

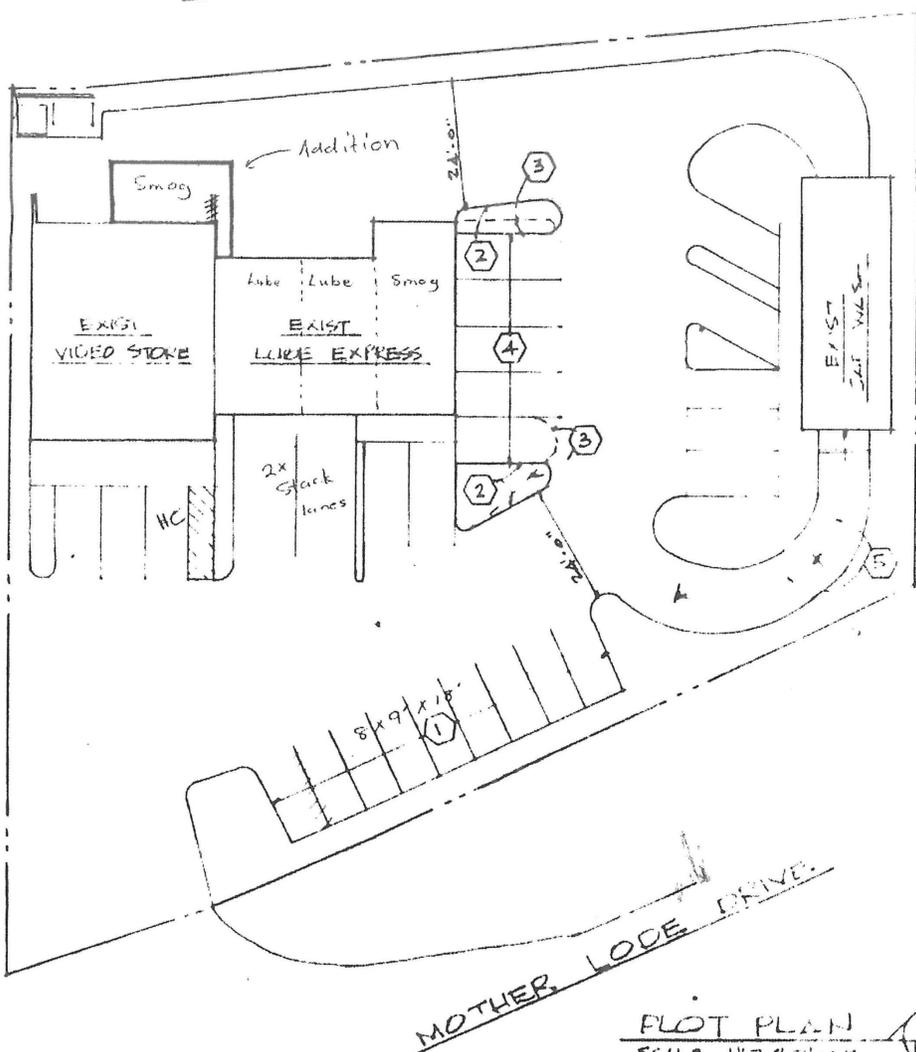
RETAIL SPACE - 1/800 SF  
 1548 SF/800 = 5.16  
 LUBE EXPRESS - 3/DAY  
 3 DAYS 9.00  
 240 SF-WAITING 1.00  
 CAR WASH - 2 (STACK LANE)  
 STACK LANE 2.00  
 PARKING REQD. 17.16  
 PARKING PROVIDED - 22.00

PROPOSED

ADD 1 SERVICE BAY - 2 CAR  
 PARKING REQD (TOTAL) 20.16  
 PARKING PROVIDED (EXIST) 22.00  
 PARKING ADDED 2.22  
 TOTAL PARKING (PROPOSED) 24.00

RECEIVED  
 FEB 6 1996  
 PLANNING DEPARTMENT

FREEWAY 50



FLAT PLAN

SCALE 1" = 20'-0"  
 APN 090-430-15-1-0



- ① RE-STRIPE - EXIST 8-9'0" SPACES  
~~NEW 9-8'0" SPACES~~
- ② NEW PLANTER AREA
- ③ REMOVE EXIST PLANTER AREA
- ④ ADDED 1 PARKING SPACE
- ⑤ EXIST STACK LANE

Exhibit B

DR 96-03 S

(orig APN) ←  
 Lengths ←  
 Re-# ←

see notes on plan

# Video Rental Store (896)

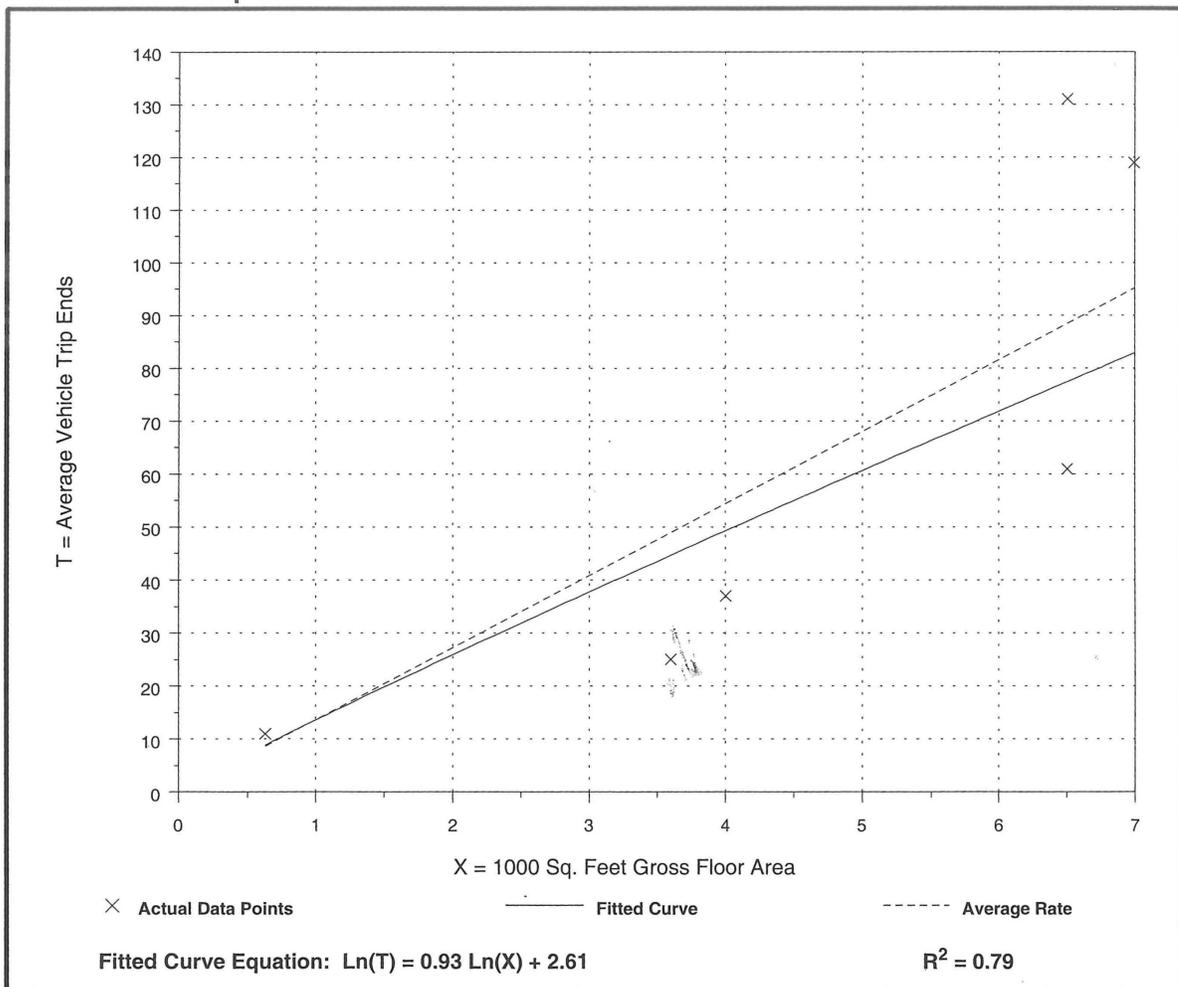
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.

Number of Studies: 6  
 Average 1000 Sq. Feet GFA: 5  
 Directional Distribution: 46% entering, 54% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
13.60	6.94 - 20.15	6.13

### Data Plot and Equation



# Quick Lubrication Vehicle Shop (941)

Vehicle Trip Ends vs: Servicing Positions

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 10

Avg. Num. of Servicing Positions: 3

Directional Distribution: 56% entering, 44% exiting

## Vehicle Trip Generation per Servicing Position

Average Rate	Range of Rates	Standard Deviation
4.85	2.67 - 10.00	2.25

## Data Plot and Equation

