

1800 30th Street, Suite 260
Bakersfield, California 93301
Phone (661) 327-1969
Fax (661) 327-1993

November 19, 2019

257-51
Electronic and U.S. Mail

Mr. Richard Walker
QK Inc.
5080 California Ave. Ste 220
Bakersfield, CA. 93309

REF: Trip Generation and VMT Analysis for a Proposed Physical Therapy Facility Located on
New Stine Road

Dear Mr. Walker:

This letter is in response to your request for a trip generation and vehicle miles traveled (VMT) analysis, as well as an assessment of need for a traffic impact study for a proposed 12,373 square foot physical therapy facility. We understand that the project requires a zone change and is located at 1301 New Stine road (see Figure 1).

Trip Generation

The trip generation and design hour volumes shown in Table 1 were calculated using the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, as well as data provided in the project description. The AM/PM rates and directional splits for ITE Land Use Codes 720 (Medical-Dental Office Building) were used to estimate trip generation for weekday peak hour of adjacent street traffic.

Table 1
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
720	Medical-Dental Office Building	12.373 1000 sq ft GFA	eq	388	eq	78% 27	22% 8	eq	28% 12	72% 32

The City's threshold for requiring a traffic impact study for a project is 50 peak hour trips entering an adjacent intersection during the peak hour of adjacent street traffic. The peak hour of

adjacent street traffic is typically during the workweek and occurs either in the AM or PM period associated with work related commuter traffic.

From Table 1, it can be seen that the project would generate approximately 44 trips during the PM peak hour of a typical workday. Therefore, the project does not meet the 50-trip threshold at any intersection, and a traffic impact study would not be required.

Vehicle Miles Traveled (VMT) Evaluation

In order to establish the VMT for the proposed physical therapy facility, a distribution of the project traffic was prepared based on anticipated travel patterns from patients and employees and is shown in Figure 2. Based on the distribution, the length of each trip was calculated and an average length was determined for the directions shown in Table 2. The overall average VMT was determined to be 4.35 miles.

Table 2
Vehicle Miles Traveled

Direction	Average Miles
North	7.00 Miles
South	3.46 Miles
East	2.97 Miles
West	3.98 Miles
Total Avg.	4.35 Miles

The regional average VMT was obtained from the Kern Council of Governments (KernCOG) in order to establish a baseline for daily vehicle miles traveled in the Metropolitan Bakersfield area. KernCOG's VMT is estimated based on Select Zone Analyses conducted for the region for establishing traffic models of existing and future land development projects. Based on household and employment populations in the Metropolitan Bakersfield area, as well as travel patterns throughout the region, KernCOG data has established that the average VMT per trip is 19.17 miles. The average VMT for the project is 22.7% of the regional average VMT

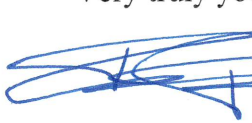
Based on CEQA Guideline Section 15064.3 subdivision (b), the project does not result in a net increase in the regional average VMT and therefore impacts would be less than significant.

Mr. Richard Walker
November 19, 2019

257-51

Please contact me should you have any questions.

Very truly yours,



Ian J. Parks
R.C. E. 58155

IJP/KTL

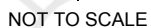


Attachments

LOCATION MAP

FIGURE 1



[illegible]

Map data ©2019 Google

○ STUDY INTERSECTION