

Memorandum

TO: Salvador Lopez Jr., Director of Planning
 John Thomason, Principal Planner
FROM: Nicolle Spann, Assistant Engineer
 Joanne Itagaki, Project Manager
DATE: July 8, 2020
SUBJECT: City of Azusa, 415-435 S. Motor Avenue Trip Generation VMT Analysis

It is our understanding that a ~97,050 square foot industrial building is proposed in the City of Azusa at 415-435 S. Motor Avenue where 6 manufacturing buildings will be demolished. Concerns have been expressed that there is a need for a Vehicle Miles Traveled (VMT) Traffic Impact Analysis using the City's VMT guidelines to fully determine the traffic impacts and mitigations of the proposed development.

The City adopted a VMT Policy in June 2020. The VMT Policy indicates that a proposed project adding over 110 vehicles per day would require a VMT Traffic Impact Analysis.

Table 1 provides the project's land use areas of the proposed ~97,050 square foot industrial building. The mezzanine square footage was not included in the trip generation analysis and is assumed to not generate vehicular trips to the project site.

Table 1 - Site Plan Building Area¹

BUILDING AREA	BOMA	CBC	PLANNING
Ground Floor Office	3,403	2,790	3,004
Warehouse	87,597	87,160	87,996
Total Building Footprint	91,000	89,950	91,000
Mezzanine	3,403	2,933	3,148
TOTAL BUILDING AREA	94,403	92,883	94,148
Covered Dock Area	2,900	2,900	2,900
TOTAL BUILDING + COVERED DOCK AREA	97,303	95,783	97,048

Table 2 provides the trip generation rates for the proposed industrial building land uses. VMT analysis thresholds do not offer credits when removing an existing land use from the proposed site. Therefore, the existing land use is not included in this analysis.

¹ Land use area per Site Plan Submittal Sheet A1.0 dated 1/27/2020. Areas are listed in square feet. For the purposes of the trip generation analysis, the "Planning" column areas were used.

Table 2 - Trip Generation Rates²

Land Use	ITE Code	Unit ³	Daily Rate	AM Peak Hour Rates			PM Peak Hour Rates		
				In	Out	Total	In	Out	Total
Warehouse	150	TSF	1.74	0.13 (77%)	0.04 (23%)	0.17	0.05 (27%)	0.14 (73%)	0.19
Office	710	TSF	9.74	1.00 (86%)	0.16 (14%)	1.16	0.18 (16%)	0.97 (84%)	1.15

Table 3 provides the project trip generation for the proposed ~97,050 square foot industrial building.

Table 3 - Project Trip Generation

Land Use	ITE Code	Quantity ⁴	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Warehouse	150	90.9 TSF ⁵	158	12	4	15	5	13	17
Office	710	3.00 TSF	29	3	0	3	1	3	3
Estimated Project Site Trips			187	15	4	18	6	16	20

As identified in **Table 3**, the proposed trips from the project site generates 187 daily trips. These trips fall above the City's VMT threshold of 110 daily trips. Therefore, a VMT Traffic Impact Analysis would be required of the proposed project based on these thresholds.

Our scope and fee were for a Trip Generation Memorandum that was going to determine the need for a Traffic Impact Analysis based on Metro's CMP guidelines and LA County Public Works guidelines. A VMT Traffic Impact Analysis was not included in our scope and fee. In addition, at the time of the proposal, the City had not adopted any VMT analysis guidelines.

The City indicated that this project would require a VMT analysis during our interview. At that time, we believed that the trip generation analysis could indicate that a full VMT Traffic Impact Analysis would not be necessary. However, after the analysis presented here, the proposed project generates more than the City's threshold of 110 daily trips and will require a full VMT Traffic Impact Analysis.

Should you have any questions, please contact Nicolle Spann at (562) 368-4864.

² Sources: Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 2017

³ TSF = Thousand Square Feet

⁴ Land use area per Site Plan Submittal Sheet A1.0 dated 1/27/2020. The land use area does not include the 3.1 TSF Mezzanine in the 97 TSF building.

⁵ The total warehouse area is the sum of the warehouse building area (88.0 TSF) and the covered dock area (2.9 TSF).