

# ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

Date: February 8, 2024  
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To: City of Covina Transportation Division  
Site: 529 Cutter Way Self Storage, City of Covina  
Subject: Trip Generation Screening Analysis

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This technical memorandum evaluates the trip generation and need to prepare a Traffic Impact Analysis (TIA) for the proposed Cutter Way Industrial Project located at 529 Cutter Way in the City of Covina. The development proposes to replace an existing 2,647 square foot church to construct a 4-story self-storage facility, with a rental office totaling 183,458 square foot and 1,370 units ("Project"). The Project site is designed with a looped driveway with both the exit and entrance on Cutter Way, accessibility to the Project would be via the proposed driveways on the eastern boundary of the Project site and would provide ingress and egress for automobiles. The Project will have 12 passenger vehicle stalls for employees and visitors and would also include 2 ADA spaces. The Project site plan is shown in Figure 1.

## **Project Trip Generation and TIA Screening**

The Project trip generation was prepared using trip rates from the Institute of Transportation Engineers (ITE)<sup>1</sup> for Mini Warehouse (Land Use Code 151). The Mini-Warehouse ITE rate includes two different variables, per hundred storage units (HSU) and per thousand square feet (TSF). Table 1 presents the worst-case scenario trip generation estimate for the proposed Project. As shown in Table 1, the Project is forecast to generate 266 daily trips including 17 trips during the AM peak hour and 28 trips during the PM peak hour.

## **LOS Screening Analysis**

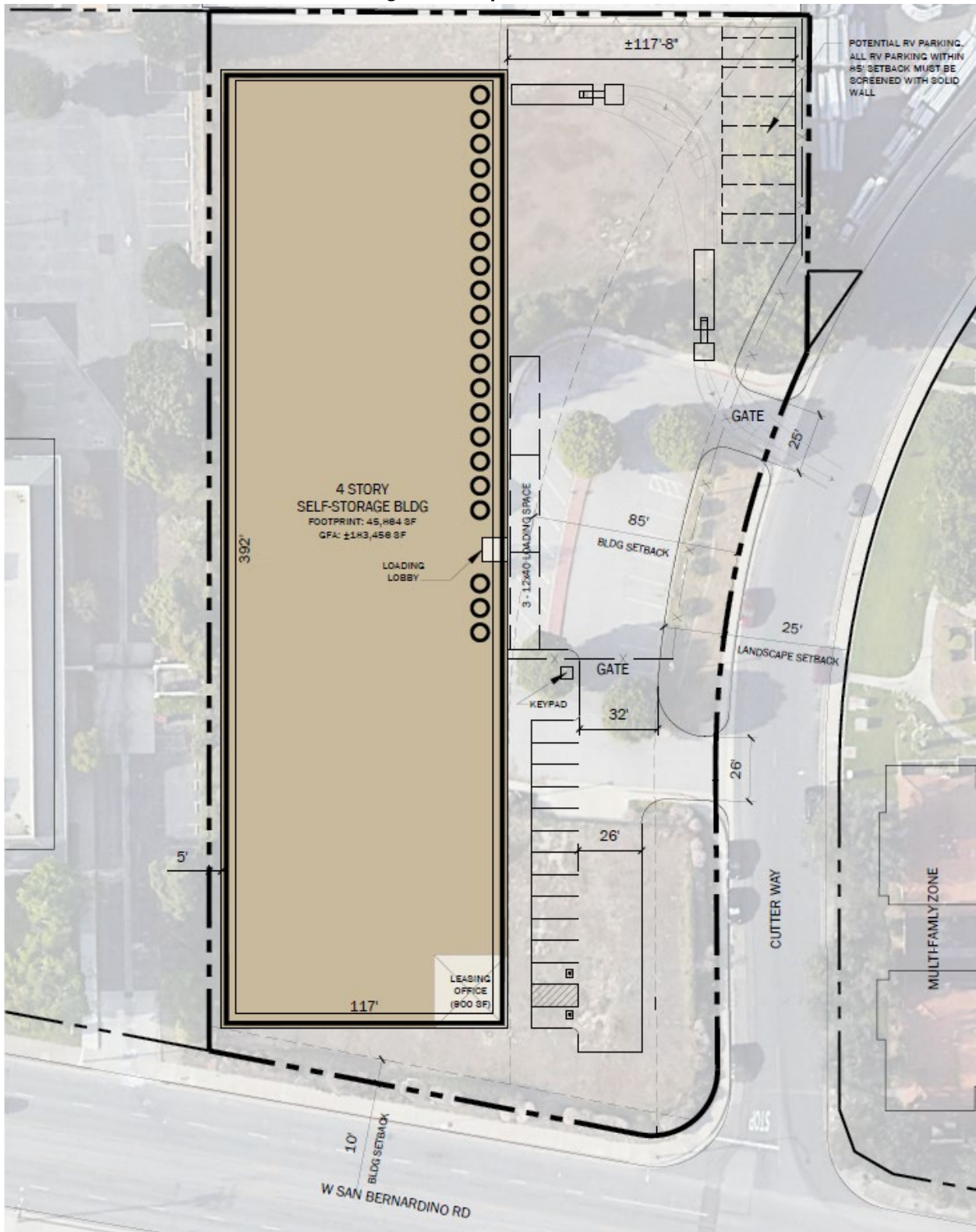
As detailed in the 'Introduction' Section (page 8) of the City of Covina's *TIA Guidelines for Vehicles Miles Traveled and Level of Service Assessment October 2020*, a TIA is not required for Projects that generate less than 50 vehicle trips during either the AM or PM peak hour. As shown in Table 1, the Project is forecast to generate 17 AM peak hour trips and 28 PM peak hour trips. Therefore, the proposed Project would not generate 50 or more vehicle trips during the peak hour, and would screen out of further analysis.

If there are any questions about this information, please contact (949) 794-1180 or [techservices@epdsolutions.com](mailto:techservices@epdsolutions.com).

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<sup>1</sup> *Trip Generation*, 11th Edition, Institute of Transportation Engineers (ITE). 2021.

Figure 1: Project Site Plan



Source: Ware Malcomb

**Table 1: Project Trip Generation**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Trip Rates</b>								
151 Mini-Warehouse <sup>1</sup>	HSU	17.96	0.62	0.59	1.21	0.84	0.84	1.68
151 Mini-Warehouse <sup>2</sup>	TSF	1.45	0.05	0.04	0.09	0.07	0.08	0.15
<b>Proposed Project Trip Generation</b>								
151 Mini-Warehouse <sup>1</sup>								
	13.70 HSU	246	8	9	17	12	11	23
	183.458 TSF	266	10	7	17	13	15	28
<b>Worst Case Scenario Trip Generation</b>		<b>266</b>	<b>10</b>	<b>9</b>	<b>17</b>	<b>13</b>	<b>15</b>	<b>28</b>

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 151 - Mini-Warehouse

<sup>2</sup> Trip rates from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021. Land Use Code 151 - Mini-Warehouse

HSU = Hundred Storage Unit

TSF = Thousand Square Feet