

Appendix 4



Entrada South & Valencia Commerce Center
Traffic Study Horizon

To: Alex Herrell
Newhall Land & Farming Company

From: Daryl Zerfass
Stantec

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Reference: Entrada South & Valencia Commerce Center Traffic Study Horizon

The Entrada South & Valencia Commerce Center Transportation Impact Analysis (TIA) (Stantec, March 2023) includes an analysis of cumulative conditions based on buildout of the Modified Project and other reasonably anticipated development in the area. For the cumulative conditions analysis, a horizon year of 2030 was utilized based on the October 2021 issuance of the Notice of Preparation to include traffic volumes from the Modified Project, cumulative projects, and additional background growth interpolated using long-range buildout traffic volumes that correspond with buildout of the One Valley One Vision (OVOV) County Area Plan/City General Plan.

The Modified Project is anticipated to be constructed and occupied over the time period of approximately 2024 through 2032. Given the long-term buildout of the OVOV area (anticipated by approximately 2045), a year-2030 planning horizon that includes buildout of the Modified Project and other anticipated development in the area represents an appropriate time frame for identifying the necessary roadway improvements for the project area.

A vehicle miles traveled (VMT) analysis was also prepared for the Modified Project's environmental document. In accordance with County procedures, the County's VMT analysis tool was utilized to determine the Modified Project's anticipated average VMT per capita for residents and average VMT per employee for on-site employment uses. The County's VMT analysis tool utilizes VMT data derived using the Southern California Association of Governments (SCAG) travel demand forecasting model and includes estimates of VMT data ranging from year-2020 to 2025. As such, the year-2025 VMT data represents the horizon most consistent with the Modified Project's anticipated opening year and was utilized to evaluate the Modified Project's VMT impact.

Please feel free to contact Daryl if you have any questions or if you would like to discuss the above material.

Sincerely,

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