

Appendix 6



Alternative 2: No Project/Development in Accordance with Existing Plans— Traffic Analysis

Stantec Consulting Services Inc.
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File: 2073007070

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**Reference: Entrada South Environmental Impact Report
Alternative 2: No Project/Development in Accordance with Existing Plans – Traffic Analysis**

This memorandum presents the findings of a traffic analysis for Alternative 2, No Project/Development in Accordance with Existing Plans, as considered in the Entrada South Draft Environmental Impact Report. Trip generation estimates and qualitative estimates of off-site impacts are presented.

Alternative 2 consists of the development of 1,911 residential units and 1.5 million square feet of commercial retail and office uses consistent with the 2012 Santa Clarita Valley Area Plan's land use designations for the Project site and the related zoning. Trip generation estimates for Alternative 2 are provided in Table 1, which shows the gross total amount of tripends, and in Table 2, which shows the net amount of external trips. As shown, Alternative 2 is forecast to generate approximately 51,000 gross average daily tripends (ADT) and approximately 36,000 net external trips. A comparison to the proposed Project is provided in Table 3.

Alternative 2 generates approximately 33 percent more external trips than the proposed Project (36,000 vs. 27,000). This additional traffic is primarily due to Alternative 2's increased amount of commercial land uses, specifically office and retail (1.5 million square feet vs. 730,000 square feet). The additional traffic also is due to the increased amount of residential uses (1,911 dwelling units vs. 1,574 dwelling units) that also would generate additional traffic. The higher amount of traffic generation would result in greater traffic volumes locally, and would require additional mitigation in comparison to the proposed Project. Based on the results of the analysis, it is likely that certain mitigation would be infeasible and, therefore, Alternative 2 would result in unmitigated significant impacts under a cumulative setting.

Note that, on a regional level, the increased amount of commercial land uses would increase employment opportunities for local residents and reduce the amount of commuting to areas outside of the Santa Clarita Valley.

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Attachment: Table 1: Land Use and Trip Generation Summary – Entrada South Alternative 2
Table 2: Internal and External Trip Volumes and Percentages
Table 3: Project Trip Comparison



Table 1 Land Use and Trip Generation Summary – Entrada South General Plan Alternative

Category	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Tripends
			In	Out	Total	In	Out	Total	
Single-Family Detached	339	DU	64	190	254	214	125	339	3,227
Condominium/Apartment	1,572	DU	94	755	849	739	409	1,148	12,576
Commercial Retail (>30 ac)	606.0	TSF	285	182	467	994	1,079	2,073	24,276
Elementary School	750	STU	188	150	338	53	60	113	968
Commercial Office	894.0	TSF	1,386	170	1,556	188	1,153	1,341	10,335
Total	-	-	2,017	1,447	3,464	2,188	2,826	5,014	51,382

Trip Rate Source: Entrada South (VTTM 53295) TIA and SCVCTM

Table 2 Internal and External Trip Volumes and Percentages

Category	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Tripends
			In	Out	Total	In	Out	Total	
Residential Trips	1,911	DU	158	945	1,103	953	534	1,487	15,803
Internal – Res. to Non-Res.	-	-	60	158	218	206	80	286	3,202
External – Residential	-	-	98	787	885	747	454	1,201	12,601
Retail Commercial (>30ac)	606.0	TSF	285	182	467	994	1,079	2,073	24,276
Commercial Office	894.0	TSF	1,386	170	1,556	188	1,153	1,341	10,335
Elementary School	750	STU	188	150	338	53	60	113	968
Subtotal Non-Residential	-	-	1,859	502	2,361	1,235	2,292	3,527	35,579
Internal - Non-Res. to Non-Res.	-	-	335	335	670	383	383	766	8,539
Internal - Non-Res to Res	-	-	158	60	218	80	206	286	3,202
External - Non-Residential	-	-	1,366	107	1,473	772	1,703	2,475	23,838
Total	-	-	2,017	1,447	3,464	2,188	2,826	5,014	51,382
Internal – Total	-	-	553	553	1,106	669	669	1,338	14,943
External – Total	-	-	1,464	894	2,358	1,519	2,157	3,676	36,439

Table 3 Project Trip Comparison

Scenario	Total Tripends	External Trips ¹	Internal Trips ²	Total Trips
Proposed Project	35,547	27,468	4,040	31,508
General Plan Alternative	51,382	36,439	7,471	43,910
% Difference	45%	33%	85%	39%
¹ One tripend on-site ² Two tripends on-site				