



**PROJECT NUMBER** 87-360-(5)  
**HEARING DATE** March 19, 2025  
**REQUESTED ENTITLEMENT**  
 Conditional Use Permit No. RPPL2023005350

## PROJECT SUMMARY

**OWNER / APPLICANT**  
 Alex Herrell / Hunsaker Associates

**MAP/EXHIBIT DATE**  
 01/31/2024

### PROJECT OVERVIEW

The proposed project is a request for a Solid Fill Conditional Use Permit ("CUP") to include imported earthwork and haul route to allow up to 1.35 million cubic yards ("mcy") of earthwork (all imported to site) to be accepted from construction projects in the region to a previously disturbed area identified as a "borrow site" on the approved Parcel Map 26363 rough grading plan. The total combined solid fill amount is 2.7 mcy (1.35 mcy fill plus 1.35 mcy import). The site is referred to as Planning Area 4 ("PA-4") within the Valencia Commerce Center ("VCC"). The VCC was previously approved by Los Angeles County under Master CUP 87-360. PA-4 is an approximately 33.3-acre graded area and is part of a larger parcel which lies north of SR-126 and Castaic Creek, west of Commerce Center Drive, and south of Franklin Parkway in the Valencia Commerce Center. The project also includes a related revised rough grading plan to be approved ministerially after CUP approval.

**LOCATION**  
 North of SR-126 and Castaic Creek, west of Commerce Center Drive, and south of Franklin Parkway in the Valencia Commerce Center, Santa Clarita

**ACCESS**  
 Commerce Center Drive, Franklin Parkway

**ASSESSORS PARCEL NUMBERS**  
 3271-002-038, 2866-002-061

**SITE AREA**  
 33.3 Acres

**SUPERVISORIAL DISTRICT**  
 5th

**GENERAL PLAN / LOCAL PLAN**  
 Santa Clarita Valley Area Plan (SCVAP)

**ZONED DISTRICT**  
 Newhall

**PLANNING AREA**  
 Santa Clarita Valley

**LAND USE DESIGNATION**  
 IO (Office and Professional)

**ZONE**  
 M-1.5 (Restricted Heavy Manufacturing)

**PROPOSED UNITS** N/A  
**MAX DENSITY/UNITS** N/A

**COMMUNITY STANDARDS DISTRICT**  
 Castaic Area

### ENVIRONMENTAL DETERMINATION (CEQA)

The proposed project qualifies for a Class 4 (Minor Alteration to Private Land) Categorical Exemption under CEQA Guidelines Section 15304(c) as a minor alteration to private land involving the filling of earth into previously excavated land with material compatible with the natural features of the site, which was previously graded, and does not involve the removal of healthy, mature or scenic trees.

### KEY ISSUES

- Consistency with the Los Angeles County General Plan and the Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)

**CASE PLANNER:**  
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