LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

NOTICE OF PUBLIC HEARING AND OF CONSIDERATION OF A FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE ENTRADA SOUTH AND VALENCIA COMMERCE CENTER PROJECT

ENTRADA SOUTH (Project No. 00-210):
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114
VESTING TENTATIVE TRACT MAP ("VTTM") NO. 53295
ZONE CHANGE NO. 00-210
CONDITIONAL USE PERMIT ("CUP") NO. 00-210
PARKING PERMIT NO. 200700013
OAK TREE PERMIT ("OTP") NO. 200700018
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000343

VALENCIA COMMERCE CENTER ("VCC") (Project No. 87-150):
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114
VESTING TENTATIVE PARCEL MAP (VTPM) NO. 18108
PARKING PERMIT NO. RPPL2022007239
OTP NO. 200700022

DEVELOPMENT AGREEMENT ("DA") NO. RPPL2025003357

STATE CLEARINGHOUSE NO. 2000011025

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

Hearing Date and Time: Wednesday, October 1, 2025, at 9:00 a.m.

Hearing Location: Hall of Records, 320 W. Temple Street, Room 150, Los Angeles, CA 90012. Virtual (Online) at bit.ly/ZOOM-RPC. By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429).

Project Nos.: 00-210 (Entrada South) and 87-150 (VCC Project)

Project Location: The project is located within the northwest portion of Los Angeles County (County), west of I-5 and the City of Santa Clarita, as shown on the Project Vicinity Map, below ("Project Site"). The Project Site is located in an unincorporated area of the County, within the Santa Clarita Valley Planning Area. The Project Site is within the planning boundary of the State-approved Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), which was the subject of a State-certified Environmental Impact Report ("EIR") (State Clearinghouse ["SCH"] No. 2000011025; hereafter referred to as the State-certified EIR). The Project Site includes the "Entrada South Planning Area" and the "VCC Planning Area" analyzed in the State-certified EIR.

The Entrada South Planning Area consists of approximately 382.3 acres located west of I-5 and The Old Road and predominantly south of Six Flags Magic Mountain theme park. The VCC Planning Area consists of approximately 328.5 acres of an undeveloped portion of the partially completed VCC non-residential center (industrial/business/office park) located west of I-5 and north of State Route 126 (SR-126).

Project Description:
The Entrada South and VCC Project implements the development within the Entrada South and VCC Planning Areas facilitated by the approved RMDP/SCP and analyzed in the State-certified EIR. The California Department of Fish and Wildlife (CDFW) certified the State-certified EIR in June 2017, at which time it also approved the RMDP/SCP and related State permits. The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South and VCC Project is consistent with the Santa Clarita Valley Area Plan's projected buildout and land use designations, as evaluated in the Area Plan EIR and approved by the County.

The "2017 Project" refers to the resource management activities and development facilitated analyzed by the State-certified EIR for the Entrada South and VCC Planning Areas. The Entrada South and VCC Project as currently proposed reflects minor changes and refinements related to the development of the Entrada South and VCC Planning Areas, as compared to the 2017 Project. As such, the Entrada South and VCC Project is referred to as the "Modified Project."

Summary of 2017 Project and Modified Project Development			
Land Use	**2017 Project**	**Modified Project**	**Difference**
Entrada South Planning Area			
Residential	1,725 units	1,574 units	- 151 units
Non-Residential	450,000 SF	730,000 SF	+ 280,000 SF
VCC Planning Area			
Residential	0 units	0 units	0 units
Non-Residential	3,400,000 SF	3,400,000 SF	0 SF
SF = square feet			

Proposed development within the Entrada South Planning Area represents a reduction of 151 residential units and an increase of 280,000 square feet of commercial floor area as compared to the 2017 Project, as shown in the table, above. No changes in uses are proposed for the VCC Planning Area compared to the 2017 Project.

The Modified Project also includes enhanced environmental protections within each Planning Area. Within the Entrada South Planning Area, the Modified Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Planning Area as compared to the 2017 Project by the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel. In the VCC Planning Area, the Modified Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek compared to the 2017 Project. These environmentally beneficial refinements of the Modified Project would result in increased open space, restored drainage areas, and habitat for species compared to the 2017 Project.

Entrada South Planning Area

VTTM No. 53295. The VTTM will subdivide the 382.3-acre Entrada South Planning Area into a total of 200 lots and would authorize 1,574 residential units, consisting of single-family detached condominiums as well as attached townhomes and multi-family units (including affordable housing units consistent with the Project's Development Agreement), and 730,000 square feet of non-residential (commercial/office) uses, including but not limited to office, retail, hotel, and other allowable non-residential commercial and business park uses within the C-3 and MXD zones as applicable. VTTM 53295 also includes a 27.2-acre Spineflower Preserve, a 5.4-acre neighborhood park, a potential school site, recreational centers, and approximately 140.4 acres of open space.

Zone Change No. 00-210. Change the existing R-1 zoning south of Magic Mountain Parkway to MXD - Mixed Use Development Zone. Consistent with County Code Section 22.26.030, the MXD

zone allows for a mixture of residential, commercial, and limited light industrial uses and buildings. The MXD zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. Because the Zone Change is a legislative action, the Commission is not the final decision-making body under the County Code. Consequently, the Commission will be making a recommendation to the Board of Supervisors on this entitlement.

CUP No. 00-210. This CUP authorizes: (1) grading within the Entrada South Planning Area in excess of 100,000 cubic yards, hauling dirt across public rights of way immediately adjacent to the Entrada South site, and retaining walls in excess of 10 feet; (2) development in a hillside management area; and (3) a hotel use of approximately 165,000 square feet and approximately 75 feet in height, a conditionally permitted use within the C-3 zoning designation north of Magic Mountain Parkway.

Parking Permit No. 200700013. The Parking Permit authorizes shared and reciprocal parking across lot lines within the Entrada South Planning Area.

OTP No. 200700018. The OTP authorizes impacts to 35 oak trees total, including the removal of up to 34 oak trees (no heritage oaks) and encroachment into the protected zone of one heritage oak tree consistent with the County Oak Tree Ordinance.

Housing Permit No. RPPL202400343. Because the Modified Project will include affordable housing units consistent with the Development Agreement, a Housing Permit is provided pursuant to Chapter 22.166 of the County Code.

VCC Planning Area

VTPM No. 18108. The Vesting Tentative Parcel Map (VTPM) authorizes 3.4 million square feet of non-residential (industrial/business/office park) space, a multi-use trail, roadways, infrastructure, open space, and related improvements in the VCC Planning Area within the M-1.5-DP (Restricted Heavy Manufacturing with Development Program overlay) zone. The VCC Planning Area consists of approximately 328.5 acres on 104 proposed lots in an undeveloped portion of the industrial/business/office park previously approved by Master CUP 87-360.

Parking Permit No. RPPL2022007239. The parking permit authorizes shared and reciprocal parking across lot lines within the VCC Planning Area.

OTP No. 2007000222. The OTP authorizes removal of up to 26 oak trees (no heritage oaks) consistent with the County Oak Tree Ordinance.

DA No. RPPL2025003357

A DA in accordance with Government Code Section 65864 et seq. memorializes the Modified Project's terms, conditions, and obligations and provides vesting development rights for the

Modified Project. The Development Agreement will not increase the level of development or the disturbance footprint of the Modified Project. The Development Agreement establishes commitments by the Applicant to provide additional environmental and project benefits. Because approval of the Development Agreement is a legislative action, the Commission is not the final decision-making body under the County Code. Consequently, the Commission will make a recommendation to the Board of Supervisors on this entitlement.

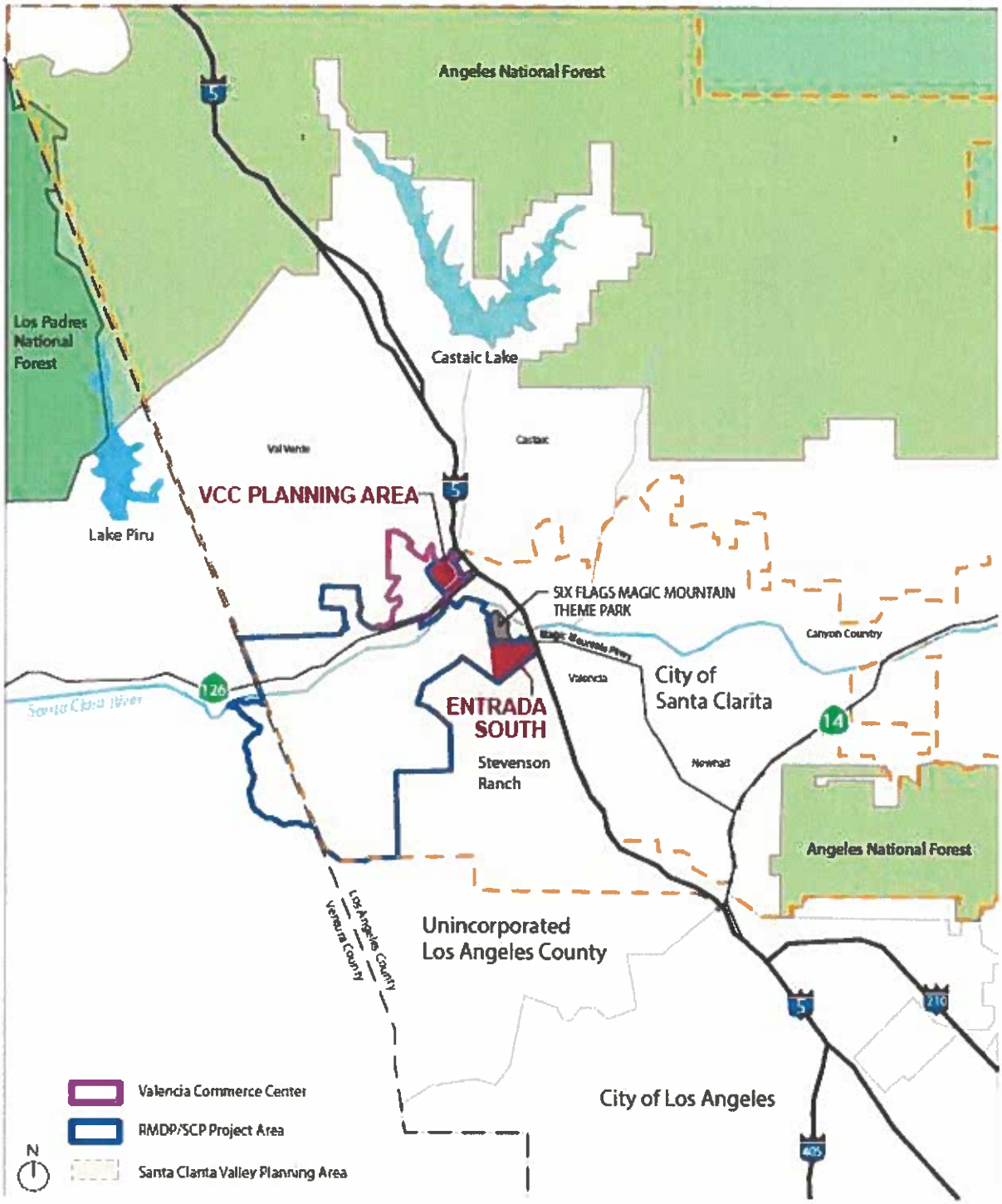
Final Supplemental Environmental Impact Report ("SEIR")

(SCH No. 2000011025)

The State-certified EIR concluded that impacts associated with the 2017 Project would result in significant and unavoidable project-level impacts related to air quality and land use, and cumulative impacts to air quality, noise, and wildfire. Consistent with the California Environmental Quality Act (CEQA), the SEIR evaluates the potential for environmental impacts based on project changes, new information, or changed circumstances for the Modified Project compared to the 2017 Project. The SEIR concludes that the Modified Project would not result in any new significant and unavoidable impacts or substantially increase the severity of any previously identified significant and unavoidable impacts compared to the 2017 Project. The Final SEIR includes responses to comments received during the 60-day public comment period, which occurred from December 20, 2024, to February 18, 2025. The Commission will consider certification of the SEIR in accordance with CEQA, adoption of CEQA findings, including a Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program for the Modified Project.

Document Availability and Project Information: The Final SEIR, staff reports, and related materials will be posted on the County's website before the public hearing. The Final SEIR will be available at: https://bit.ly/4lmMYtc, and the Project staff reports and related materials will be available at: https://bit.ly/TR53295 (Entrada South) and https://bit.ly/3J3rST7 (VCC). The State-certified EIR for the RMDP/SCP is available at: https://planning.lacounty.gov/long-range-planning/newhall-ranch-specific-plan/.

Written Comments/More Information: For more information about this project, or to submit written comments, email the project planner, Jodie Sackett, at: jsackett@planning.lacounty.gov. Written comments and materials may also be mailed to: Attn: Subdivisions, Attention: Jodie Sackett, Los Angeles County, Department of Regional Planning, 320 W. Temple Street, Floor 13, Los Angeles, CA 90012. You may also contact the planner by phone at (213) 974-6433. Written comments must be received by September 30, 2025, at noon and will be distributed to the Commission and published on the County's website.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice prior to the public hearing.

PROJECT VICINITY MAP