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08/09/2025

Los Angeles County Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear L.A. County Regional Planning Commissioners,

I own 7 industrial properties in Los Angeles County and am a business owner at Valencia Commerce Center (VCC) and a member of the VCC Association. I am an enthusiastic supporter of FivePoint's proposal for the next phase of the Valencia by FivePoint community.

VCC is a flourishing commercial park in the Santa Clarita Valley that powers our local economy and provides a meaningful source of high-quality jobs, tax revenue, and overall economic vibrancy. FivePoint's proposal would advance VCC to near completion by adding up to 3.4 million additional square feet of commercial and industrial space, enlarging the positive impact of this thriving economic hub.

FivePoint is also seeking approval for Entrada South, a mixed-use neighborhood that will help address our regional housing crisis by providing more than 1,000 additional housing units, alongside community-serving retail and other amenities. Importantly, Valencia by FivePoint will continue to be a leader in environmental sustainability, preserving abundant open space while achieving net zero greenhouse gas emissions.

This is a well-balanced proposal that will strengthen all of L.A. County. Please join me in supporting this investment.

Sincerely,

Jerry Pelton

cc: Los Angeles County Board of Supervisors