MECI Miller Equipment Company, Inc. Cont. Lic. A83168

September 19, 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 Regional Planning Commissioners:

Miller Equipment Company is a licensed General Contractor and a member of Operating Engineers Local Union 12 and Laborer Union Local 300 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. The next phase of the Valencia by FivePoint community includes Entrada South and Valencia Commerce Center.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

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Mission Village has already been a powerful economic driver for our company, our employees and our community. We believe Entrada South and Valencia Commerce Center will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,
Miller Equipment Company, Inc.

John A. Baron, Vice President

Cc: L.A. County of Board of Supervisors

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