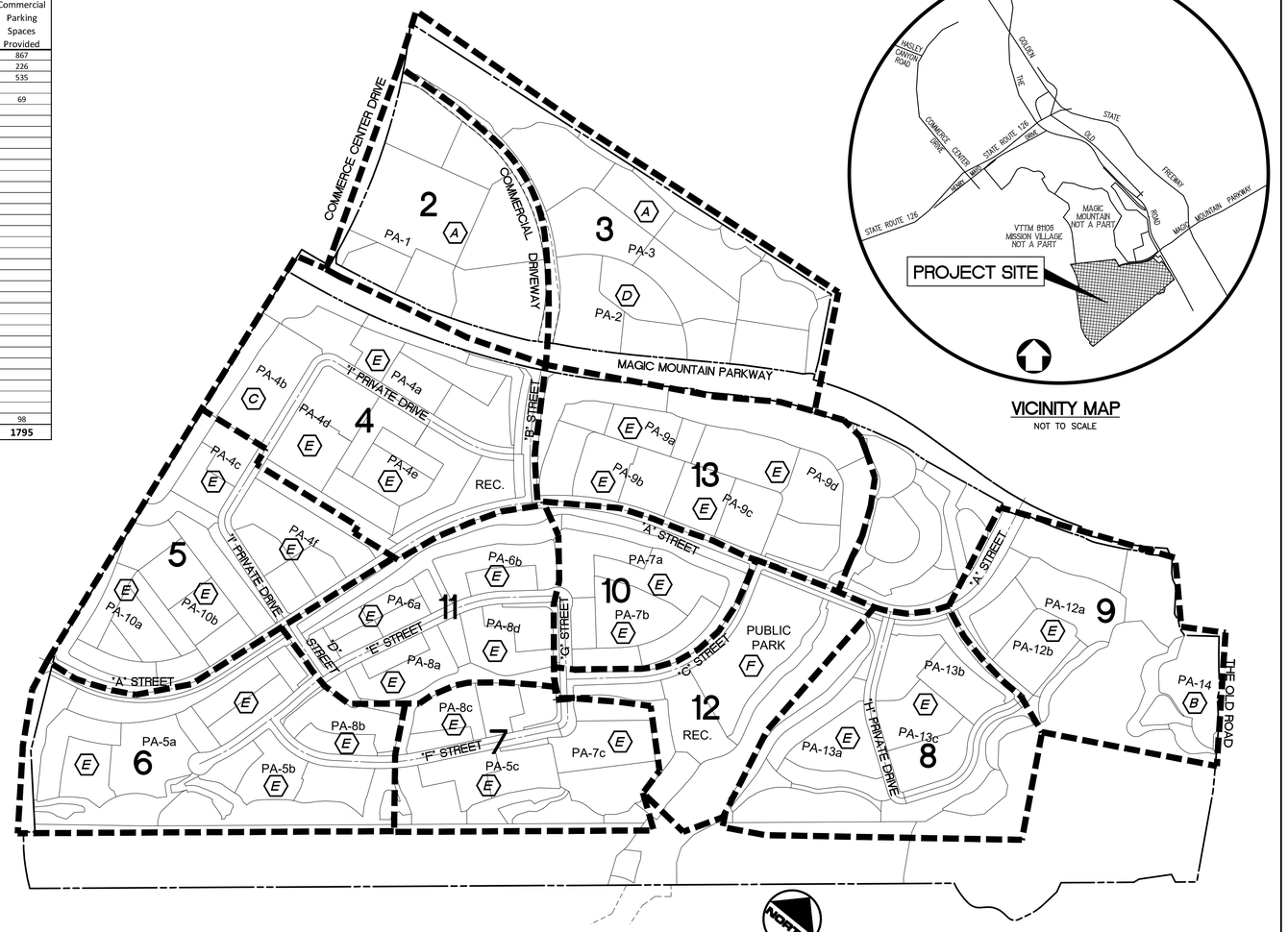
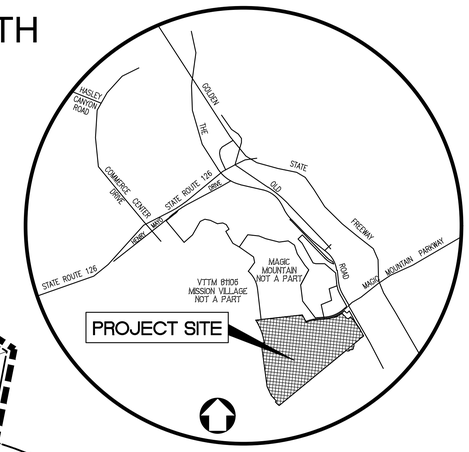
ENTRADA SOUTH PARKING SUMMARY TABLE

Planning Area	Lot Number	Street Frontage	No. of Buildings	RESIDENTIAL							COMMERCIAL										
				No. of Dwelling Units	Required Resident Parking Spaces	Required Guest Parking Spaces	Total Residential Parking Spaces Required	Resident Parking Spaces Provided	Guest Parking Provided	Total Residential Parking Spaces Provided	Retail Building S.F.	Office Building S.F.	Hotel Building S.F.	Total Building S.F.	Required Retail Parking Spaces (1/250 S.F.)	Required Office Parking Spaces (1/400 S.F.)	Required Hotel Parking Spaces (1/400 S.F.)	Total Commercial Parking Spaces Required	Retail Parking Spaces Provided	Office Parking Spaces Provided	Hotel Parking Spaces Provided	Total Commercial Parking Spaces Provided
1	15,17-24	MAGIC MOUNTAIN PKWY	7								86,400	208,500	-	294,900	346	521	-	867	346	521	-	867
2	16,25,26,27	MAGIC MOUNTAIN PKWY	1								-	-	165,000	165,000	-	-	220	220	-	-	226	226
3	2,8,9,10,11,12,13,14	MAGIC MOUNTAIN PKWY	4								-	213,925	-	213,925	-	535	-	535	-	535	-	535
4a	40,44,45,46,47	"I" PRIVATE DRIVE	20	94	188	24	212	188	29	217	-	-	-	-	-	-	-	-	-	-	-	-
4b	34,41	"I" PRIVATE DRIVE	1	92	464		464	464		464	17,025	-	-	17,025	69	-	-	69	69	-	-	69
4c	38,39	"I" PRIVATE DRIVE	8	48	96	12	108	96	13	109	-	-	-	-	-	-	-	-	-	-	-	-
4d	51,54	"I" PRIVATE DRIVE	14	84	168	21	189	168	21	189	-	-	-	-	-	-	-	-	-	-	-	-
4e	48,49,50,52,53	"I" PRIVATE DRIVE	17	105	210	26	236	210	26	236	-	-	-	-	-	-	-	-	-	-	-	-
4f	55,56,57,58	"I" PRIVATE DRIVE	22	89	178	23	201	178	23	201	-	-	-	-	-	-	-	-	-	-	-	-
5a	81-86,88	"E" STREET	70	70	140	18	158	140	21	161	-	-	-	-	-	-	-	-	-	-	-	-
5b	89,90,91	"F" STREET	34	34	68	9	77	68	10	78	-	-	-	-	-	-	-	-	-	-	-	-
5c	92,93,94	"F" STREET	39	39	78	11	89	78	14	92	-	-	-	-	-	-	-	-	-	-	-	-
6a	97-102	"E" STREET	30	30	60	9	69	60	9	69	-	-	-	-	-	-	-	-	-	-	-	-
6b	103,104	"E" STREET	26	26	52	7	59	52	8	60	-	-	-	-	-	-	-	-	-	-	-	-
7a	123,127	"G" STREET	15	45	90	12	102	90	13	103	-	-	-	-	-	-	-	-	-	-	-	-
7b	124,125,126,128	"G" STREET	44	44	88	11	99	88	13	101	-	-	-	-	-	-	-	-	-	-	-	-
7c	129,130,131	"G" STREET	12	57	114	14	128	114	17	131	-	-	-	-	-	-	-	-	-	-	-	-
8a	113,114	"E" STREET	26	26	52	7	59	52	10	62	-	-	-	-	-	-	-	-	-	-	-	-
8b	111,112	"E" STREET	24	24	48	6	54	48	6	54	-	-	-	-	-	-	-	-	-	-	-	-
8c	115,116,117,118	"F" STREET	52	52	104	13	117	104	16	120	-	-	-	-	-	-	-	-	-	-	-	-
8d	119,120	"E" STREET	26	26	52	7	59	52	8	60	-	-	-	-	-	-	-	-	-	-	-	-
9a	141,142,143,146	"A" STREET	14	62	124	16	140	124	16	140	-	-	-	-	-	-	-	-	-	-	-	-
9b	147,148	"A" STREET	11	54	108	15	123	108	18	126	-	-	-	-	-	-	-	-	-	-	-	-
9c	149,150	"A" STREET	10	56	112	14	126	112	14	126	-	-	-	-	-	-	-	-	-	-	-	-
9d	144,145,151	"A" STREET	22	54	108	14	122	108	14	122	-	-	-	-	-	-	-	-	-	-	-	-
10a	65,66,67,68,69,70	"A" STREET	20	57	132	14	146	132	15	147	-	-	-	-	-	-	-	-	-	-	-	-
10b	59,61,62,63,64	"A" STREET	29	58	115	14	129	115	15	130	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC PARK	161	"C" STREET	1				27			31	-	-	-	-	-	-	-	-	-	-	-	-
12a	186,187	"H" PRIVATE DRIVE	6	48	96	12	108	114	12	126	-	-	-	-	-	-	-	-	-	-	-	-
12b	184,185	"H" PRIVATE DRIVE	2	28	56	7	63	60	10	70	-	-	-	-	-	-	-	-	-	-	-	-
13a	171,172,173,174	"H" PRIVATE DRIVE	6	68	136	18	154	136	20	156	-	-	-	-	-	-	-	-	-	-	-	-
13b	175,179	"H" PRIVATE DRIVE	17	48	96	12	108	96	15	111	-	-	-	-	-	-	-	-	-	-	-	-
13c	176,177,178	"H" PRIVATE DRIVE	4	56	112	14	126	112	17	129	-	-	-	-	-	-	-	-	-	-	-	-
14	194	THE OLD ROAD	1								-	39,150	-	39,150	-	98	-	98	-	98	-	98
TOTAL	**197**		**635**	**1574**	**3445**	**380**	**3852**	**3467**	**423**	**3921**	**103,425**	**461,575**	**165,000**	**730,000**	**415**	**1154**	**220**	**1789**	**415**	**1154**	**226**	**1795**

EXHIBIT A - ENTRADA SOUTH





VICINITY MAP
NOT TO SCALE

INDEX MAP

NORTH

FEET
300' 150' 0' 300' 600'
1" = 300'

INCHES
1" = 2"

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
1/15/25
EXHIBIT MAP TR53295

GENERAL NOTES

1. GRADE ELEVATIONS ON THE VESTING TENTATIVE TRACT MAP (VTTM) AND THE EXHIBITS MAP ARE APPROXIMATE. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THE DPW AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO PRIVATE TRAILS CAN BE MADE WITH APPROVAL BY DRP. ADJUSTMENTS TO PUBLIC TRAILS CAN BE MADE WITH APPROVAL BY DPR.
4. BUILDING FOOTPRINTS SHOWN ON THE VTTM OR THIS EXHIBIT MAP ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT INCLUDE A CHANGE IN PROPOSED LAND USE.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (EG. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT MAP PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DRP AND DPW, AND ADDITIONAL NON-DEVELOPMENT LOTS FOR PRIVATE DRIVE PURPOSES.
10. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES,TRANSIT SHELTERS, SEWER LIFT STATIONS) MAY BE RELOCATED IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE VTTM.
11. PROPOSED RETAIL AND OFFICE FLOOR AREAS ARE INTERCHANGEABLE IF THE REQUIRED PARKING AND PUBLIC RIGHT OF WAY IS PROVIDED, EXCLUDING ASSEMBLY USES.
12. PERMISSION IS REQUESTED TO PHASE MASS GRADE TO THE SATISFACTION OF DRP AND DPW AND THE PROVISIONS OF THE COUNTY CODE, APPROVED PROJECT CONDITIONS AND MITIGATION MEASURES.
13. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
14. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, INCLUDING INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS PLUS CORNER CUTOFF DEDICATIONS (THOSE ON THE COUNTY HIGHWAY PLAN): 27 FEET WHERE ALL PLANNED HIGHWAYS INTERSECT, OR 25 FEET WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT, OR TO THE SATISFACTION OF PUBLIC WORKS.
15. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
16. TOPO COMPILED 09/15/2011 BY HUNSAKER FROM DATA FLOWN 08/15/2011.
17. ENTITLEMENTS REQUESTED: (ZONE CHANGE, CONDITIONAL USE PERMIT, PARKING PERMIT, AND OAK TREE PERMIT).
18. NUMBER OF OAK TREES TO BE REMOVED/ENCROACHED: (REMOVED 34, ENCROACHED: 1)
19. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, AND 186.
20. VEHICULAR ACCESS WILL BE PROVIDED TO WITHIN 150' OF THE EXTERIOR WALLS OF THE PROPOSED BUILDINGS AND TO THE SATISFACTION OF THE FIRE DEPARTMENT.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. WITHIN COMMERCIAL PLANNING AREAS 1-3, AND MIXED USE PLANNING AREAS 4-14 FLEXIBILITY IN FUTURE DIVISION IS PERMITTED, INCLUDING BUT NOT LIMITED TO CHANGING RESIDENTIAL TO COMMERCIAL AND COMMERCIAL TO RESIDENTIAL (EXCEPT PA1-3), COMMERCIAL TO OFFICE AND OFFICE TO COMMERCIAL, CHANGING APARTMENTS TO CONDOMINIUMS AND CONDOMINIUMS TO APARTMENTS, CHANGING FROM ATTACHED TO DETACHED UNITS AND DETACHED TO ATTACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATION, LOT CONFIGURATIONS AND RELOCATION OF DRIVEWAYS, DRIVE ENTRIES, DRIVEWAY ALIGNMENT AND OPEN SPACE AND LANDSCAPE AREA LOCATIONS AFFECTED AS A RESULT OF DESIGN CHANGES, PROVIDED THE CHANGES DO NOT EXCEED THE APPROVED TOTAL RESIDENTIAL UNIT COUNT, TOTAL COMMERCIAL/OFFICE SQUARE FOOTAGE AND DOES NOT RESULT IN A REDUCTION OF TOTAL OPEN SPACE. CHANGES SHALL BE DEPICTED ON A REVISED EXHIBIT MAP.
23. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
24. EXISTING STRUCTURES THAT ARE TO REMAIN MUST MEET RELEVANT DEVELOPMENT STANDARDS.
25. GUEST PARKING PROPOSED ON PRIVATE DRIVES PER COUNTY PRIVATE DRIVE MANUAL.
26. ON SITE TREES SHALL BE PROVIDED PURSUANT TO THE HEALTHY DESIGN ORDINANCE (SECTION 21.32.195) THE TOTAL NUMBER OF TREES TO BE PROVIDED IS APPROXIMATELY 3,277 (81,931 L.F. OF STREET/1 TREE PER 25 FEET) SPACING AND LOCATION SUBJECT TO LANDSCAPE PLAN REVIEW. THE TOTAL NUMBER OF TREES MAY BE MODIFIED SUBJECT TO SECTION 21.32.295 (E)
27. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE TENTATIVE TRACT MAP. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.
28. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
29. THE CUMULATIVE EARTHWORK VOLUME FOR ALL THE PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLANS SUBMITTED.
30. THE PROJECT IS PROPOSED TO BE DEVELOPED IN PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
31. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER NECESSARY PRIVATE DRIVEWAYS AND FIRELANES TO THE SATISFACTION OF PUBLIC WORKS.
32. ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.
33. EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VTTM OR FINAL MAP APPROVAL, MAY BE ACCEPTED TO THE SATISFACTION OF DPW AND DRP WITHOUT AN AMENDED OR REVISED MAP.
34. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 DISPOSAL" OF APPENDIX J OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VTTM OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN.

    THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
    ALL FLAT PADS WILL DRAIN TO AN APPROVE DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
35. ALL ABANDONMENTS AND QUITCLAIMS TO BE COMPLETED PRIOR TO FINAL MAP.
36. THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASINS WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY DRP.
37. MODIFICATIONS OF REQUIRED STREET FRONTAGE IS REQUESTED PER SECTION 21.24.040 OF THE LOS ANGELES COUNTY CODE.
38. PERMISSION IS REQUESTED TO RECORD JOINT ACCESS EASEMENTS AS NON DEVELOPMENT LOT FOR PRIVATE DRIVEWAYS.

SPECIAL NOTES:

1. WATER QUALITY BASINS AND CATCH BASIN FILTERS WILL PROVIDE FOR TREATMENT OF STORM WATER RUN OFF
2. THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.

PROJECT SUMMARY:

GROSS AREA	– 382.3 Acres
TOTAL LOTS	– 200
TOTAL D.U.	– 1,574
EXISTING ZONING	– R1 (328.4 AC), C-3 (52.4 AC) C-R (1.5 AC)
PROPOSED ZONING	– C-3 (57.9 AC), MXD C-R (1.5 AC)
EXISTING LAND USE	– H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
PROPOSED LAND USE	– H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
SCHOOL DISTRICT	– SAUGUS UNION SCHOOL DISTRICT NEWHALL SCHOOL DISTRICT

PUBLIC STREETS

"A" STREET	"E" STREET
"B" STREET	"F" STREET
"C" STREET	"G" STREET
"D" STREET	MAGIC MOUNTAIN PARKWAY

UTILITY PROVIDERS:

SEWER:	L.A. COUNTY SANITATION DIST. 32
WATER:	SANTA CLARITA VALLEY WATER AGENCY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
CABLE TV:	TIME WARNER CABLE

SURVEY NOTES:

VERTICAL DATUM:

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR #6.25 NEWHALL QUAD
1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD1929).

AERIAL PLANIMETRY:

THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED SEPTEMBER 15, 2011. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:

BY PHOTOGRAMMETRIC PROCESSES FROM LIDAR IMAGING DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:

5 FOOT, UNLESS OTHERWISE NOTED.

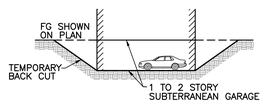
RELATED ENTITLEMENTS

PROJECT NO.	– 00-210
CONDITIONAL USE PERMIT NO.	– 00-210
OAK TREE PERMIT NO	– 200700018
ZONE CHANGE NO.	– 00-210
PARKING PERMIT NO.	– 200700013
ENVIRONMENTAL ASSESSMENT NO.	– RPPL 2021007114

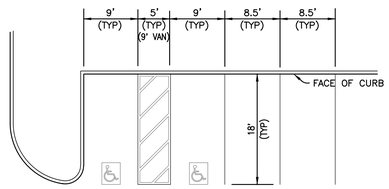
EARTHWORK:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	6,500,000	6,116,500
OFFSITE (INCLUDED)	500	18,300
SHRINKAGE (5.9%)		383,500
TOTAL	6,500,000	6,500,000

REMEDIAL GRADING NOT INCLUDED

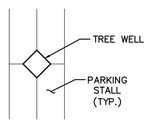


SUBTERRANEAN GARAGE EXCAVATION DETAIL
NTS

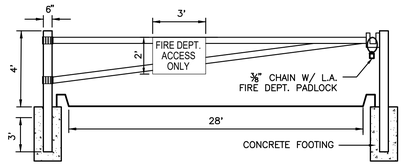


90° PARKING SPACE W/ HANDICAP
SCALE: 1" = 10'

NOTE: ALL HANDICAP PARKING SHALL BE PER CODE.

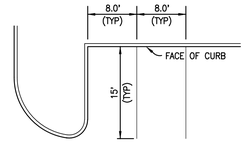


TREE WELL
NOT TO SCALE



EMERGENCY ACCESS GATE DETAIL
NTS

TYP. PARALLEL PARKING SPACE DETAIL
SCALE: 1" = 10'



90° COMPACT PARKING SPACE
SCALE: 1" = 10'

LEGEND

12	SHEET NUMBER (REVISED SHEETS)
(A)	MIXED USE - COMMERCIAL/BUSINESS PARK
(B)	MIXED USE - COMMERCIAL
(C)	MIXED USE - RESIDENTIAL
(D)	HOTEL
(E)	MULTI FAMILY CONDOMINIUM
(F)	RECREATION

DESIGNED:	A WAKEFIELD
DRAFTED:	
CHECKED:	J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890

JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-035-037
SHEET	1
	OF 14 SHEETS

G:\Vewmail Room\53295 Entrada\Tentative\VTE5043-01_Exh A Title.dwg Plotted on Oct 22, 2024--7:56am by oddmw

LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
M.F.	MULTI FAMILY
MIN	MINIMUM
N.A.P.	NOT A PART
O.S.	OPEN SPACE
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RW	RECYCLED WATER
R/W	RIGHT-OF-WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL

DISPOSITION:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RC	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
V	VACATE

EASEMENT NOTES:

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 4619835 DATED DECEMBER 14, 2023

NA 1-4 INTENTIONALLY DELETED

Q 5. AN EASEMENT FOR TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1924 AS INSTRUMENT NO. 1570 IN BOOK 4022, PAGE 192 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND
NOTE: A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY A DOCUMENT RECORDED NOVEMBER 19, 1971 AS INSTRUMENT NO. 4005 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

RM 6. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1620 IN BOOK 3997 PAGE 67 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND

RM 7. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921 IN BOOK 7853 PAGE 11 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND
THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 61105.

NA 8. INTENTIONALLY DELETED

RM 9. AN EASEMENT FOR 2 ELECTRIC TRANSMISSION LINES CONSISTING OF STEEL OR WOODEN TOWERS OR POLES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1931 AS INSTRUMENT NO. 917 IN BOOK 10631, PAGE 4 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: AFFECTS:SOUTHERN CALIFORNIA EDISON COMPANY
A STRIP OF LAND 100 FEET WIDE, IN RANCHO SAN FRANCISCO, THE SIDELINES OF SAID STRIP OF LAND BEING PARALLEL WITH AND RESPECTIVELY 75 FEET NORTHERLY AND 25 FEET SOUTHERLY FROM THE LINES DESCRIBED THEREIN

NA 10-45 INTENTIONALY DELETED

RM 46. AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363, PAGE 475 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500-01 AND OTHER LAND

NA 47-48 INTENTIONALLY DELETED

A 49. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1971 AS INSTRUMENT NO. 3104 IN BOOK D5018, PAGE 704 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.

RM 50. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1971 AS INSTRUMENT NO. 2154 IN BOOK D5024, PAGE 891 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION SUCCESSOR BY MERGER TO PACIFIC LIGHTING SERVICE COMPANY
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.
SAID EASEMENT WAS MODIFIED BY AN INSTRUMENT EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AND PACIFIC LIGHTING SERVICE COMPANY, A CORPORATION RECORDED DECEMBER 20, 1973 AS INSTRUMENT NO. 2623 IN BOOK M4548 PAGE 281 OFFICIAL RECORDS
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 7, 2019 AS INSTRUMENT NO. 20190015741 OF OFFICIAL RECORDS.

NA 51-52 INTENTIONALLY DELETED

RM 53. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT TO PROVIDE FINANCING FOR EDUCATIONAL FACILITIES RECORDED AUGUST 5, 1992 AS INSTRUMENT NO. 92-1439637 OF OFFICIAL RECORDS.

NA 54-57 INTENTIONALLY DELETED

RM 58. THE DEDICATION TO THE COUNTY OF LOS ANGELES OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN PARCEL 7 AS RECITED ON PARCEL MAP NO. 26010 IN BOOK 305, PAGES 79 TO 95 INCLUSIVE OF PARCEL MAPS (LOT LINE ADJUSTMENT AFFECTING ENTRADA SOUTH)

NA 59-64 INTENTIONALLY DELETED

Q 65. AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 2005 AS INSTRUMENT NO. 05-2021536 OF OFFICIAL RECORDS.
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295

A 66. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY SERVICES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 06-0307031 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 16, 2014 AS INSTRUMENT NO. 20141091813 OF OFFICIAL RECORDS.

RM 67. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT AND AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, RECORDED FEBRUARY 15, 2006 AS INSTRUMENT NO. 06-0350219 OF OFFICIAL RECORDS.

NA 68 INTENTIONALLY DELETED

Q 69. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENTS ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 61105"
RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NOS. 20081733498 AND 20081733499, BOTH OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

RM 70. THE TERMS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN NEWHALL SCHOOL DISTRICT, A PUBLIC SCHOOL DISTRICT AND NEWHALL LAND DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED FEBRUARY 4, 2010 AS INSTRUMENT NO. 20100164624 OF OFFICIAL RECORDS.

RM 71. THE EFFECT OF A LOT LINE ADJUSTMENT (RLLA 2010 00006) RECORDED JULY 19, 2010 AS INSTRUMENT NO. 201000984250 OF OFFICIAL RECORDS.

A 72. AN IRREVOCABLE OFFER TO DEDICATE AND GRANT OF EASEMENT FOR STREET AND HIGHWAY PURPOSES (MAGIC MOUNTAIN PARKWAY) RECORDED FEBRUARY 10, 2011 AS INSTRUMENT NO. 20110227355 OF OFFICIAL RECORDS.
IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN NOTE: SAID OFFER WAS NOT ACCEPTED AT THIS TIME.

Q 73. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61105, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505702 OF OFFICIAL RECORDS.

RM 74. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61996, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505703 OF OFFICIAL RECORDS.

NA 75-76 INTENTIONALLY DELETED

R 77. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE

Q 78. AN EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SHOWN AND DEDICATED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE VESTING TRACT MAP NO. 45433-04 FILED IN BOOK 1268, PAGES 45 THROUGH 65 OF MAPS.
FOR: COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

RM 79. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF PERMANENT CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (ENTRADA SPINEFLOWER PRESERVE AREA)" RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 20141015456 OF OFFICIAL RECORDS.

RM 80. AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS AND SURFACE DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 2015 AS INSTRUMENT NO. 20150159072 OF OFFICIAL RECORDS.
IN FAVOR OF: LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4 ZONE NO. 79 (THE OLD ROAD LOCAL)
AFFECTS: AS DESCRIBED THEREIN

Q 81. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE, ACCEPTANCE FROM TR 061105, AND RELEASE OF LIABILITY" RECORDED JULY 9, 2015 AS INSTRUMENT NO. 20150826008 OF OFFICIAL RECORDS.

NA 82. INTENTIONALLY DELETED

RM 83. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 2019 AS INSTRUMENT NO. 20190089645 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

NA 84. INTENTIONALLY DELETED

RM 84a. AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 2020 AS INSTRUMENT NO. 20201053779 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

NA 84b - 84c INTENTIONALLY DELETED

RM 84d. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2020 AS INSTRUMENT NO. 202011693391 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

RM 84da. AN EASEMENT FOR STREET RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2021 AS INSTRUMENT NO. 20211910483 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84db. AN EASEMENT FOR NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 14, 2022 AS INSTRUMENT NO. 20220726378 OF OFFICIAL RECORDS
IN FAVOR OF: SANTA CLARITA VALLEY WATER AGENCY
AFFECTS: AS DESCRIBED THEREIN

RM 84dc. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208918 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84dd. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208919 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84de. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: SANITARY SEWER, INGRESS AND EGRESS AND INCIDENTAL PURPOSES

RM 84df. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS PURPOSES TOGETHER WITH THE RIGHT TO ASSIGN AND TRANSFER SUCH EASEMENTS TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND INCIDENTAL PURPOSES

NA 84dg INTENTIONALLY DELETED

RM 84dh. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105-01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS FOR WATER QUALITY AND INCIDENTAL PURPOSES

NA 84e. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HERITAGE VIEW LANE SHARED AMENITY AGREEMENT" RECORDED APRIL 17, 2003 AS INSTRUMENT NO. 03-1087880

NA 84f. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), AS GRANTOR, TO TOURNAMENT PLAYERS CLUB AT VALENCIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED APRIL 29, 2003 AS INSTRUMENT NO. 03-201314 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

RM 84g. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF ACCEPTANCE" RECORDED NOVEMBER 4, 2020 AS INSTRUMENT NO. 20201398793 OF OFFICIAL RECORDS.

RM 84h. THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

RM 84i. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

RM 84j. RIGHTS OF PARTIES IN POSSESSION.

RM 85. WITH RESPECT TO NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), A LIMITED PARTNERSHIP:
A. THAT A CERTIFIED COPY OF THE APPLICATION FOR REGISTRATION, FOREIGN LIMITED PARTNERSHIP (FORM LP-5) AND ANY AMENDMENTS THERETO (FORM LP-6) BE RECORDED IN THE PUBLIC RECORDS;
B. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS;
C. SATISFACTORY EVIDENCE OF THE CONSENT OF A MAJORITY IN INTEREST OF THE LIMITED PARTNERS TO THE CONTEMPLATED TRANSACTION;
D. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037

SHEET 1a
OF 14 SHEETS

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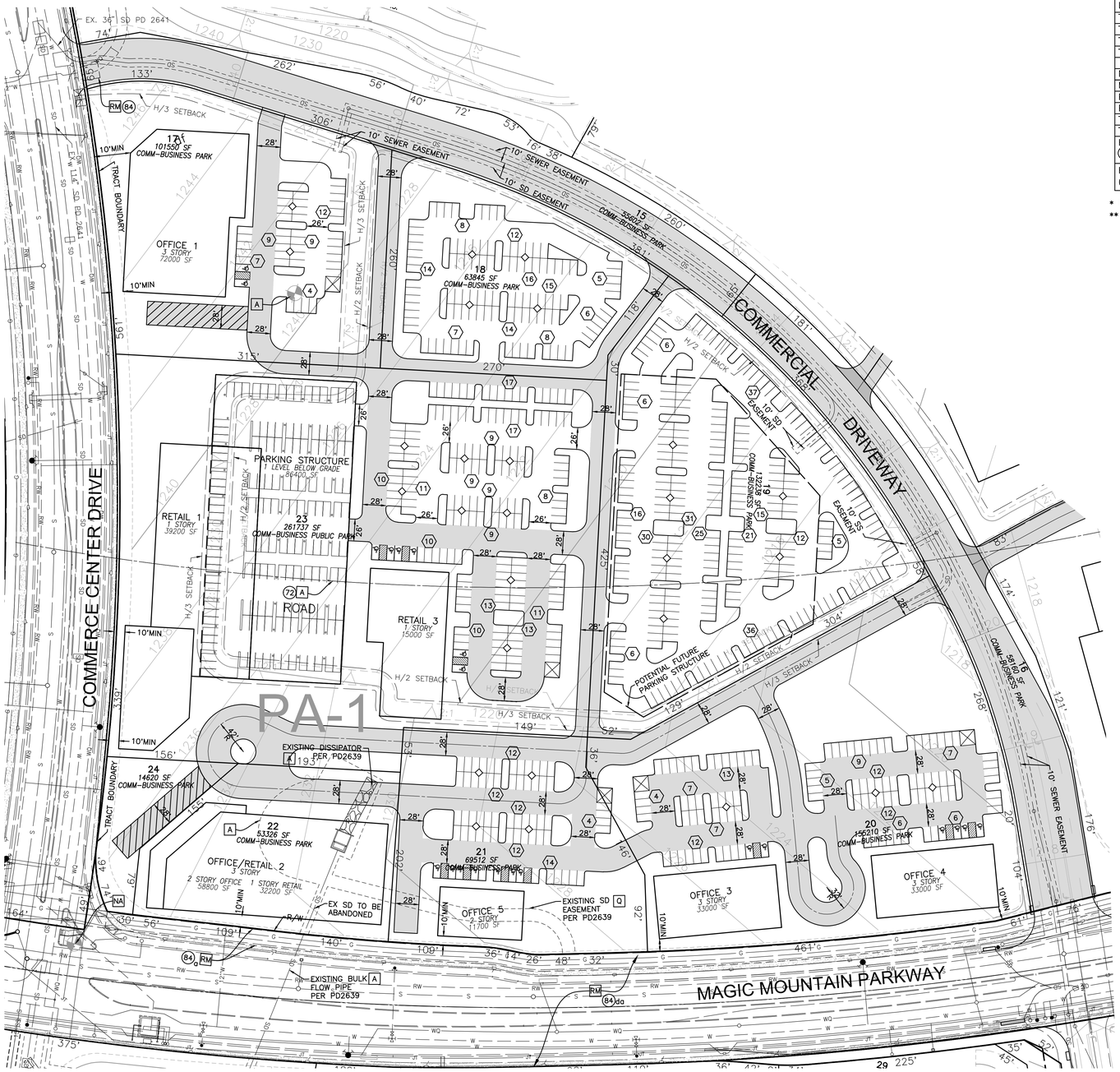


PA-1

LOTS 15, 17–24	
COMMERCIAL/OFFICE–RETAIL	
Land Use:	MU–COMM
Total Site Acreage:	20.9 Acres
Total Retail Sq. Ft.:	86400 s.f.
Total Office Sq. Ft.:	208500 s.f.
Total Sq. Ft.:	294900 s.f.
Number of Buildings:	7 Buildings
Max Height:	55'
Parking Required Retail:	346
Parking Required Office:	521
Total Parking Required:	867 Spaces
Total Parking Provided*:	867 Spaces
Handicap Parking**: (Per CBC Table 11B–208.2)	22 Spaces
Handicap Van–Accessible: (1 Space/6 Handicap SP)	5 Spaces

* Note: Additional 150 parking spaces provided in parking structure.
** Note: ADA parking is included in open parking stall count.

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT–OF–WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- SD — STORM DRAIN MANHOLE
- X 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

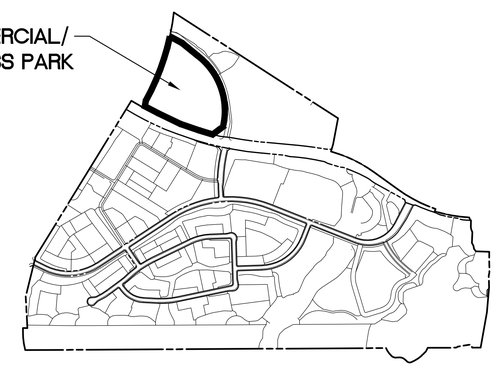
NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.

2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.

3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



INDEX MAP
SCALE: 1" = 800'

NORTH

FEET
60' 30' 0' 60' 120'
1" 0" 1" 2"
INCHES

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

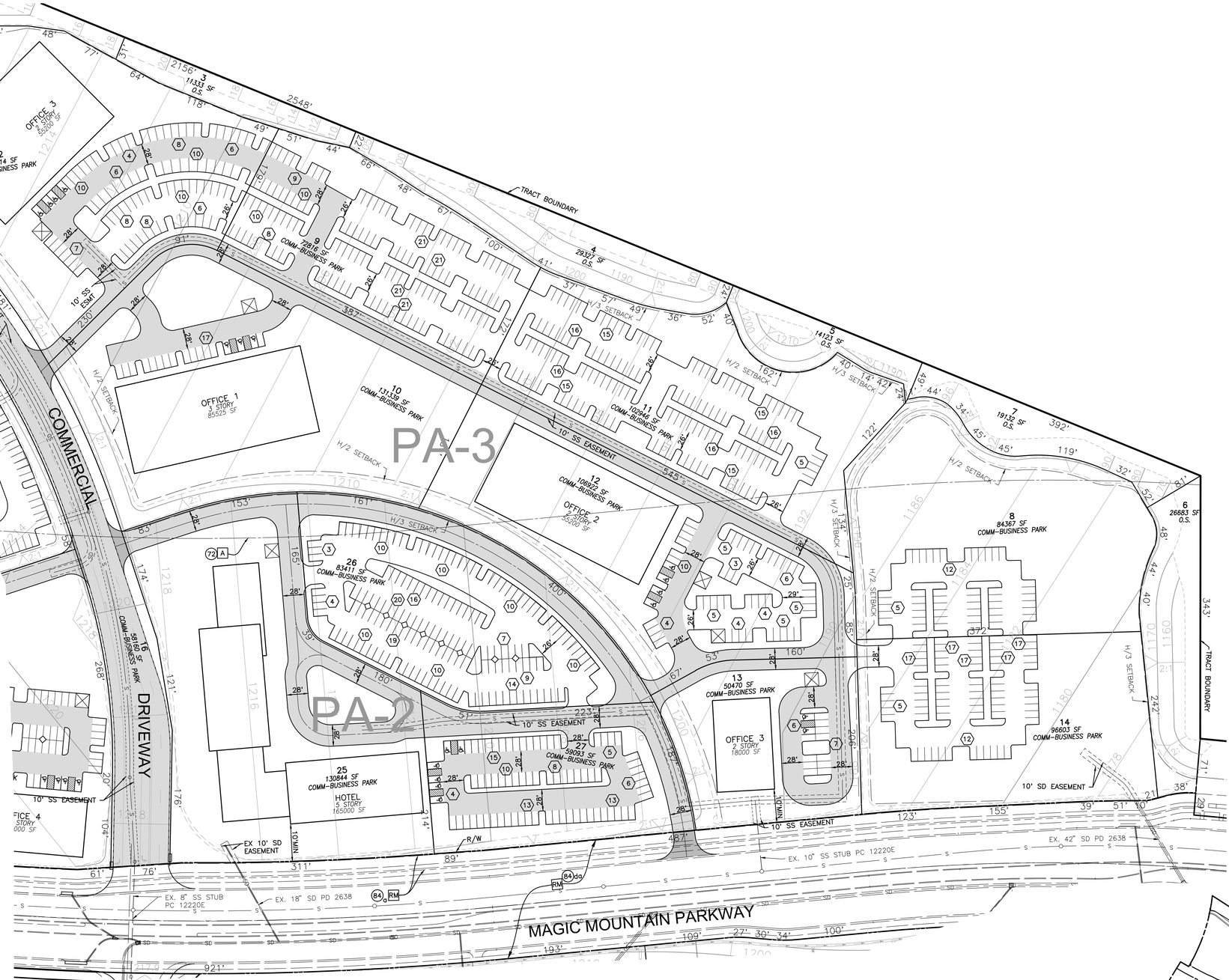
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 2
OF 14 SHEETS

© Vtwnshl Ranch\53295 Entrada\Tentative\VE53043-02_Ext A PA-1.dwg Plotted on Oct 22, 2024–7:54am by ddonw



LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- (X) — PARKING COUNT
- TRASH ENCLOSURE
- (SD) — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-2

LOTS 16, 25–27	
HOTEL	
Total Site Acreage:	7.6 Acres
Total Site Area:	165000 s.f.
Land Use:	MU–Hotel
Total Retail Sq. Ft.:	N/A
Total Keys:	220
Number of Buildings:	1 Building
Max Height:	75'
Parking Req. Guest Rooms:	220 Spaces
Parking Required Retail:	N/A
Total Required Parking:	220 Spaces
Total Parking Provided*:	226 Spaces
Handicap Parking: (Per CBC Table 11B–208.2)	6 Spaces
Handicap Van–Accessible: (1 Space/8 Handicap SP)	1 Space

*Assumption: 1 space per guestroom

PA-3

LOTS 2, 8–14	
COMMERCIAL/OFFICE–RETAIL	
Land Use:	MU–COMM
Total Site Acreage:	17.9 Acres
Total Retail Sq. Ft.:	
Total Retail Units:	
Total Office Sq. Ft.:	213,925 s.f.
Total Office Units:	
Number of Buildings:	3
Max Height:	55'
Total Required Parking: (1 Space/400 SF Building)	535 Spaces
Total Parking Provided:	535 Spaces
Handicap Parking: (Per CBC Table 11B–208.2)	13 Spaces
Handicap Van–Accessible: (1 Space/6 Handicap SP)	3 Space

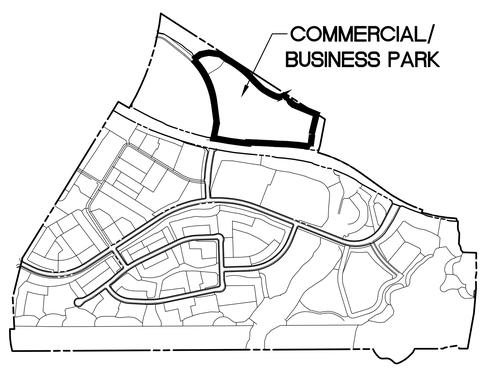
NORTH

60' 30' 0' 60' 120' FEET

1" ½" 0" 1" 2" INCHES

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



INDEX MAP

SCALE: 1" = 800'

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:

FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:

HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890

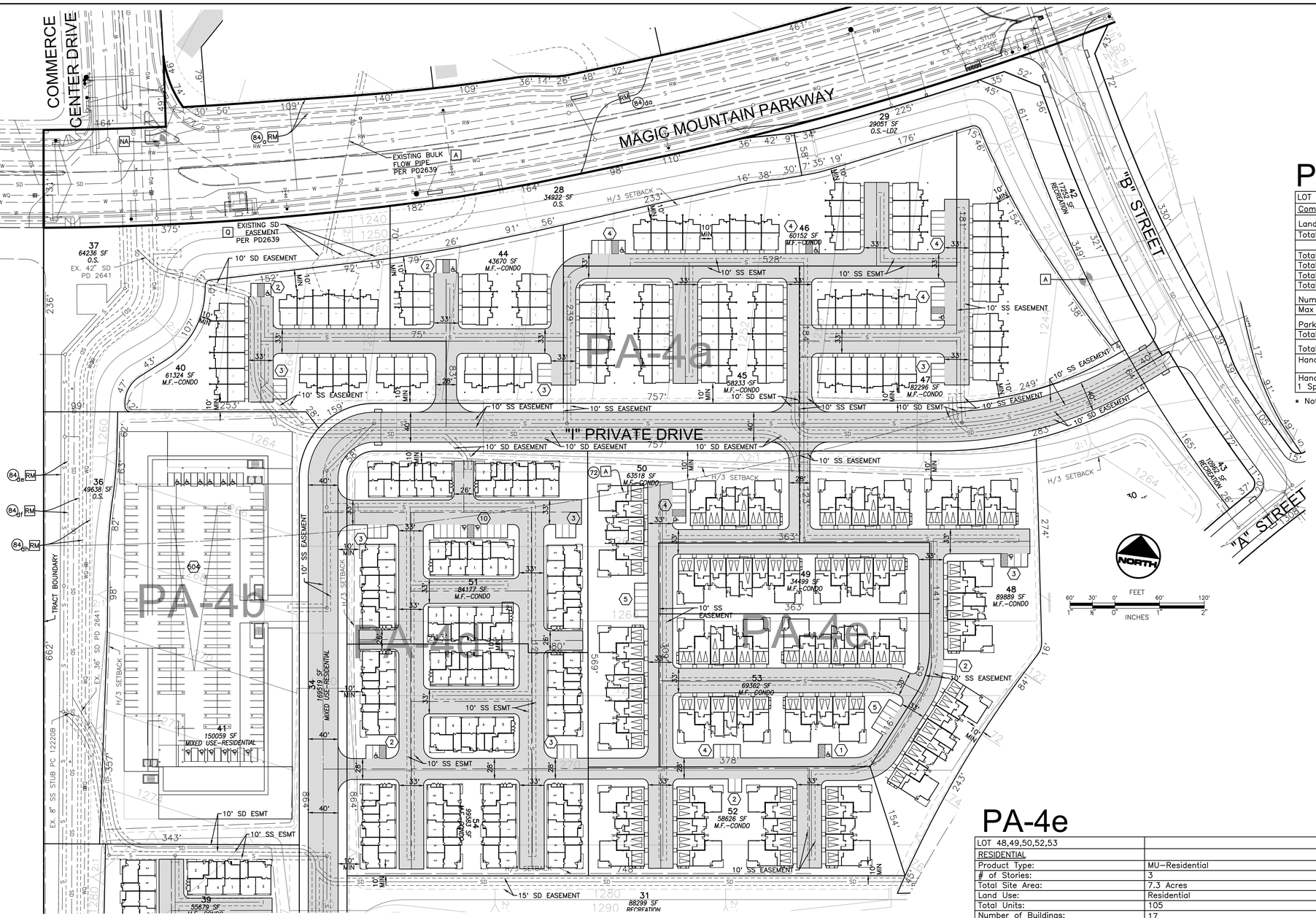
Jason H Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 3 OF 14 SHEETS

© Viewpoint Ranch\53295 Entrada\Tentative\VES5043-03_Exh. A PA-2 & 3.dwg Plotted on Oct 22, 2024–7:53am by ddimm



NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-4b

LOT 41	
Commercial in Mixed-Use Zone	
Land Use:	MU-COMM
Total Site Acreage:	3.4 Acres
Total Sq. Ft.:	17,025 s.f.
Total Retail Units:	
Total Office Sq. Ft.:	
Total Office Units:	
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Commercial:	69 Spaces
Total Required Parking:	69 Spaces
Total Parking Provided:	69 Spaces
Handicap Parking*:	7 Spaces Per CBC Table 11B-208.2
Handicap Van-Accessible: 1 Space/6 Handicap PS	2 Spaces

* Note: Some ADA parking is included in open parking stall count.

PA-4b

LOT 41						
Condominium in Mixed-Use Zone						
Product Type:	MU-Residential					
# of Stories:	4					
Total Site Area:	3.4 Acres					
Land Use:	MU-Residential					
Total Units:	92					
Number of Buildings:	1					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total	
1 bed	32	48	16	8	72	
2 bed	51	77	26	13	116	
3 bed	9	14	5	2	21	
Total	92	139	47	23	209	
Res. ADA Parking (2% of total units)	2					
Guest ADA Parking (5% of total guest sp.)	1					
Total ADA Parking	3					
ADA Van (1 sp/8 ADA Stalls	1					
Required Spaces:	209					
Provided Spaces:	–					
Garage:	209					
Open	0					
Total:	209					

Note: Parking Garage includes Commercial parking count in addition to this.

PA-4e

LOT 48,49,50,52,53						
RESIDENTIAL						
Product Type:	MU-Residential					
# of Stories:	3					
Total Site Area:	7.3 Acres					
Land Use:	Residential					
Total Units:	105					
Number of Buildings:	17					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total	
3 bed	34	51	17	8	76	
4 bed	71	107	35	18	160	
Total	105	158	52	26	236	
Res. ADA Parking (2% of total units)	2					
Guest ADA Parking (5% of total guest sp.)	1					
Total ADA Parking	3					
ADA Van (1 sp/8 ADA Stalls	1					
Required Spaces:	236					
Provided Spaces:	–					
Garage:	210					
* Open	26					
Total:	236					

* Note: Some ADA parking is included in open parking stall count.

PA-4a

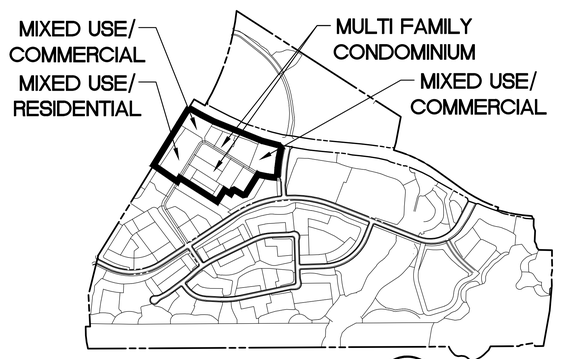
LOT 40,44,45,46,47						
RESIDENTIAL						
Product Type:	MU-Residential					
# of Stories:	3					
Total Site Area:	7.0 Acres					
Land Use:	Residential					
Total Units:	94					
Number of Buildings:	20					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total	
4 bed	94	141	47	24	212	
Total	94	141	47	24	212	
Res. ADA Parking (2% of total units)	2					
Guest ADA Parking (5% of total guest sp.)	3					
Total ADA Parking	5					
ADA Van (1 sp/8 ADA Stalls	1					
Required Spaces:	212					
Provided Spaces:	–					
Garage:	188					
* Open	29					
Total:	217					

* Note: Some ADA parking is included in open parking stall count.

PA-4d

LOT 51,54						
RESIDENTIAL						
Product Type:	MU-Residential					
# of Stories:	3					
Total Site Area:	4.2 Acres					
Land Use:	Residential					
Total Units:	84					
Number of Buildings:	14					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total	
3 bed	70	105	35	17	157	
4 bed	14	21	7	4	32	
Total	84	126	42	21	189	
Res. ADA Parking (2% of total units)	1					
Guest ADA Parking (5% of total guest sp.)	1					
Total ADA Parking	2					
ADA Van (1 sp/8 ADA Stalls	1					
Required Spaces:	189					
Provided Spaces:	–					
Garage:	168					
* Open	21					
Total:	189					

* Note: Some ADA parking is included in open parking stall count.



INDEX MAP
SCALE: 1" = 800'

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
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OWNER/DEVELOPER:
FIVEPOINT
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25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

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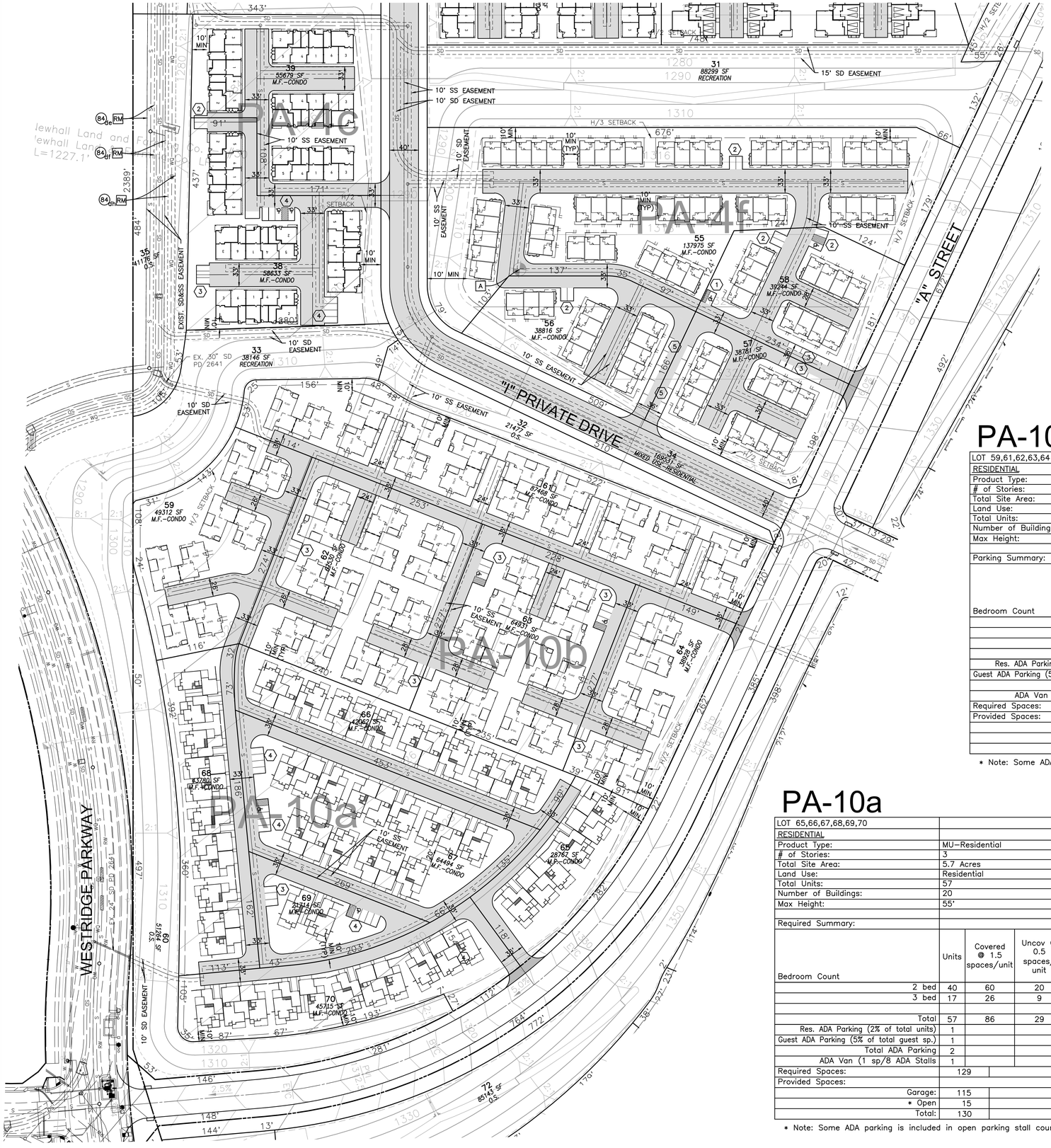
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No 0015-035-037
SHEET 4 OF 14 SHEETS

© Vinehill Ranch\53295 Entrada\Tentative\VES043-04_Exh A PA-4a 4b 4d & 4e.dwg Plotted on Nov 20, 2024-10:43am by adamw



PA-4c

LOT 38,39					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	2.6 Acres				
Land Use:	Residential				
Total Units:	48				
Number of Buildings:	8				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	40	60	20	10	90
4 bed	8	12	4	2	18
Total	48	72	24	12	108
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	108				
Provided Spaces:					
Garage:	96				
* Open	13				
Total:	109				

* Note: Some ADA parking is included in open parking stall count.

LEGEND

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- 225' — PROPOSED LOT LINE
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- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
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- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-10b

LOT 59,61,62,63,64					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	2 & 3				
Total Site Area:	7.2 Acres				
Land Use:	Residential				
Total Units:	58				
Number of Buildings:	29				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	29	44	22	7	73
4 bed	29	44	22	7	73
Total	58	88	44	14	146
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	146				
Provided Spaces:					
Garage:	132				
* Open	15				
Total:	147				

* Note: Some ADA parking is included in open parking stall count.

PA-4f

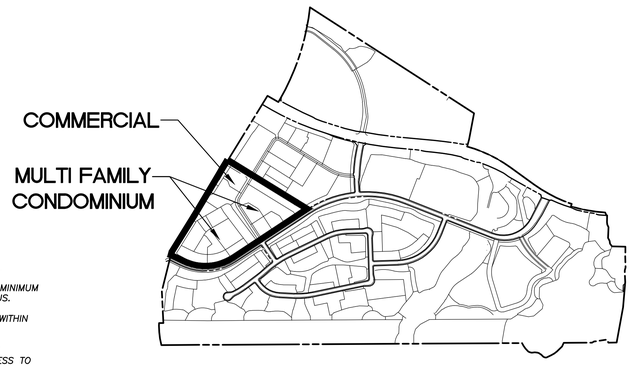
LOT 55,56,57,58					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	5.9 Acres				
Land Use:	Residential				
Total Units:	89				
Number of Buildings:	22				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/ unit	Uncover @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	45	67	23	12	102
4 bed	44	66	22	11	99
Total	89	133	45	23	201
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	201				
Provided Spaces:					
Garage:	178				
* Open	23				
Total:	201				

* Note: Some ADA parking is included in open parking stall count.

PA-10a

LOT 65,66,67,68,69,70					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	5.7 Acres				
Land Use:	Residential				
Total Units:	57				
Number of Buildings:	20				
Max Height:	55'				
Required Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
2 bed	40	60	20	10	90
3 bed	17	26	9	4	39
Total	57	86	29	14	129
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	129				
Provided Spaces:					
Garage:	115				
* Open	15				
Total:	130				

* Note: Some ADA parking is included in open parking stall count.



INDEX MAP

SCALE: 1" = 800'

NOTES:

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FEET: 60' 30' 0' 60' 120' — INCHES: 1" ½" 0" 1" 2"

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
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JASON H. FUKUMITSU — DATE 11/20/24

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 5 OF 14 SHEETS

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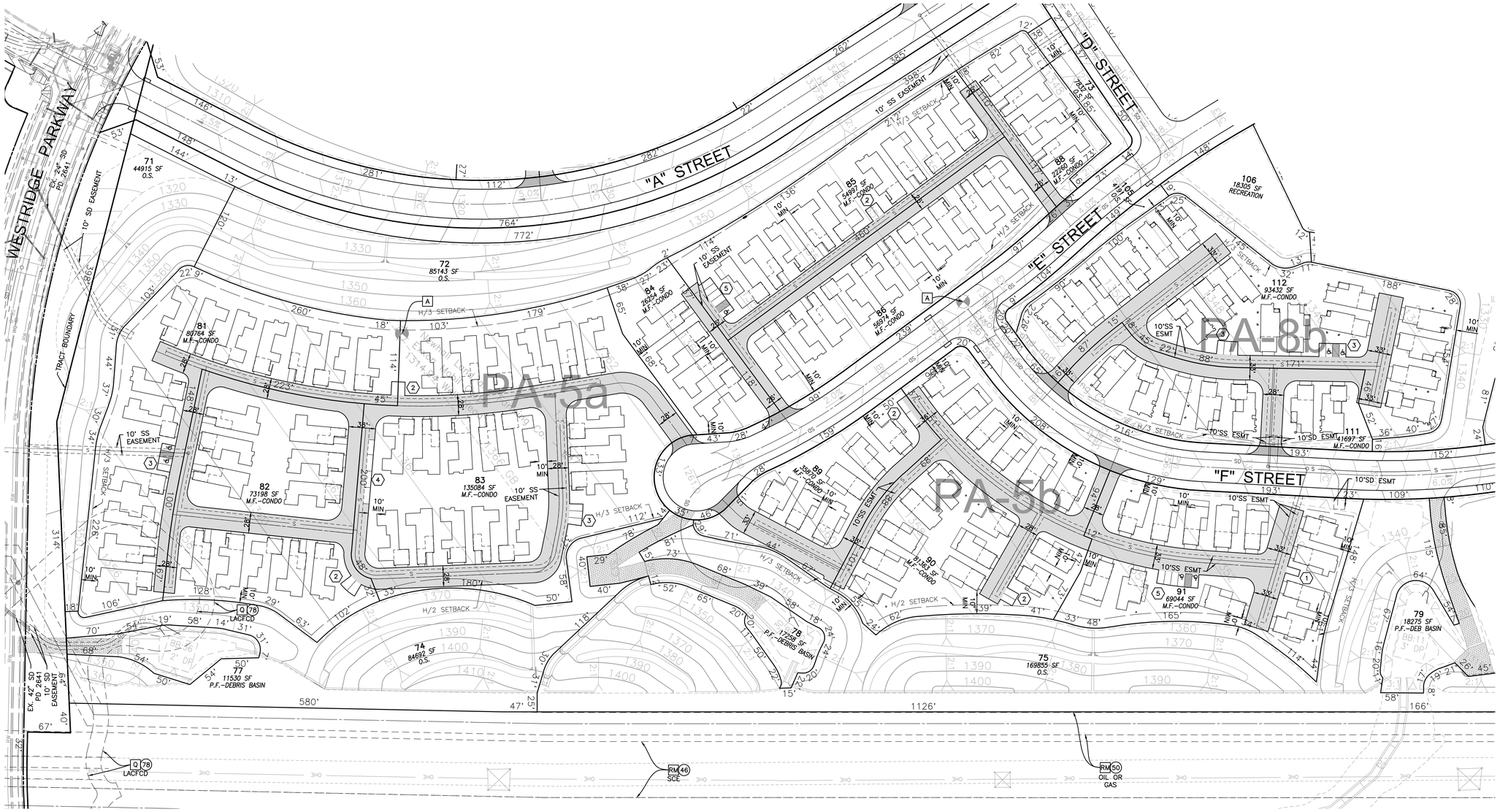

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
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- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
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- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- SD — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-5a

LOT 81,82,83,84,85,86,88					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	2				
Total Site Area:	10.4 Acres				
Land Use:	Residential				
Total Units:	70				
Number of Buildings:	70				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
4 bed	46	69	23	12	104
5 bed	24	36	12	6	54
Total	70	105	35	18	158
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	158				
Provided Spaces:					
Garage:	140				
* Open	21				
Total:	161				

* Note: Some ADA parking is included in open parking stall count.

PA-5b

LOT 89,90,91					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	4.3 Acres				
Land Use:	Residential				
Total Units:	34				
Number of Buildings:	34				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	34	51	17	9	77
Total	34	51	17	9	77
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	77				
Provided Spaces:					
Garage:	68				
* Open	10				
Total:	78				

* Note: Some ADA parking is included in open parking stall count.

PA-8b

LOT 111,112					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.1 Acres				
Land Use:	Residential				
Total Units:	24				
Number of Buildings:	24				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
4 bed	24	36	12	6	54
Total	24	36	12	6	54
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	54				
Provided Spaces:					
Garage:	48				
* Open	6				
Total:	54				

* Note: Some ADA parking is included in open parking stall count.

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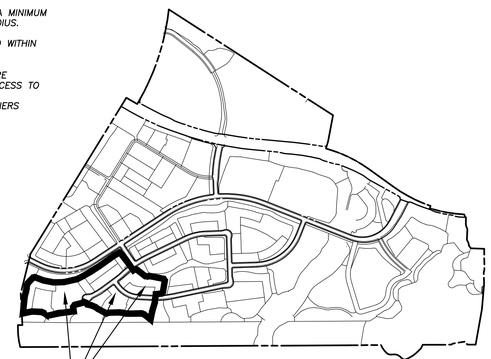

MULTI FAMILY CONDOMINIUM

INDEX MAP
SCALE: 1" = 800'

NORTH

FEET
60' 30' 0' 60' 120'
1" ½" 0" 1" 2"
INCHES

DESIGNED: A WAKEFIELD
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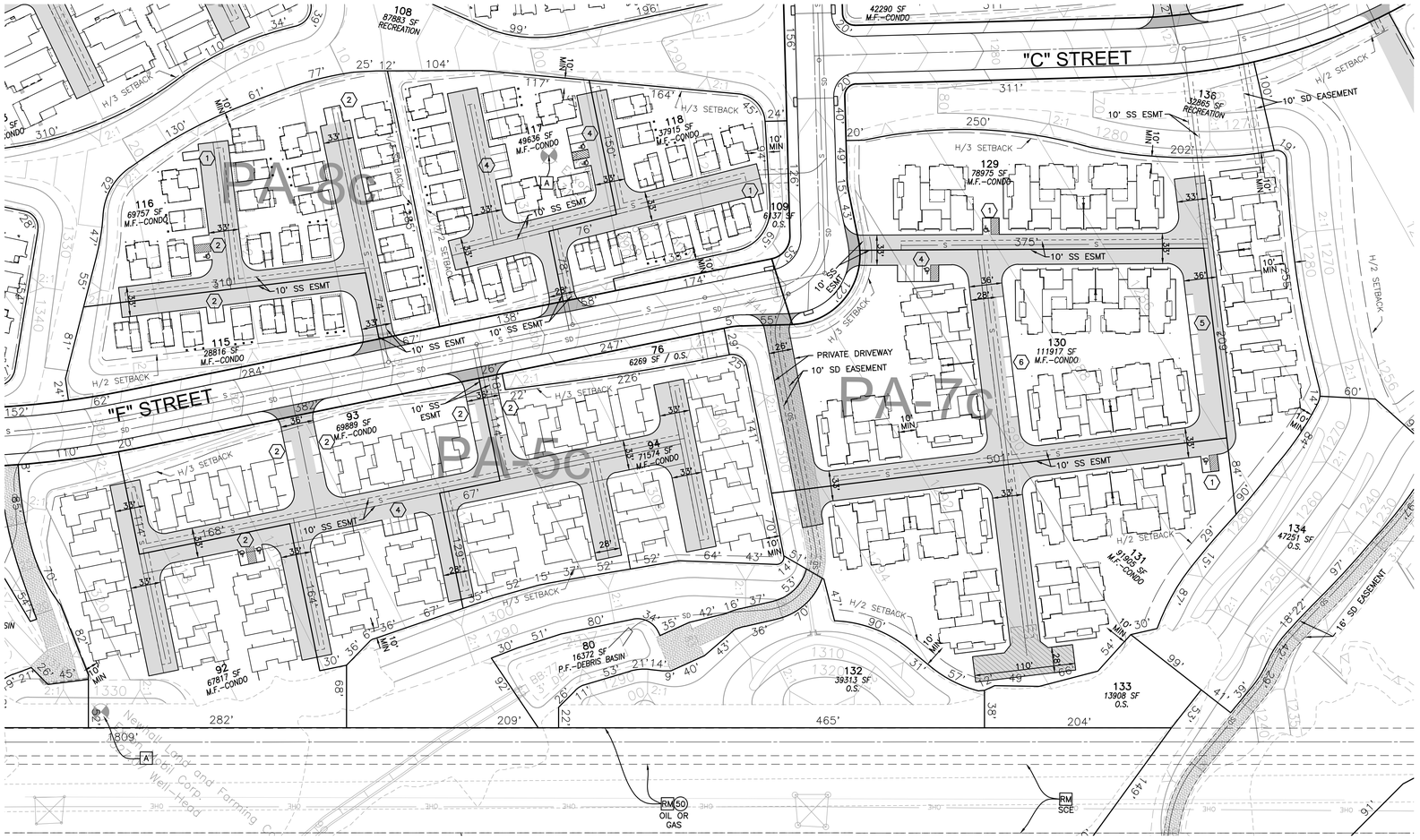

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- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
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- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- (50) — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

NORTH

FEET
60' 30' 0' 60' 120'
INCHES
1" ½" 0" 1" 2"

PA-5c

LOT 92,93,94					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	4.8 Acres				
Land Use:	Residential				
Total Units:	39				
Number of Buildings:	39				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
2 bed	15	21	8	4	35
3 bed	11	17	5	3	26
4 bed	13	20	7	4	31
Total	39	58	20	11	89
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	89				
Provided Spaces: Garage:	78				
* Open	14				
Total:	92				

* Note: Some ADA parking is included in open parking stall count.

PA-7c

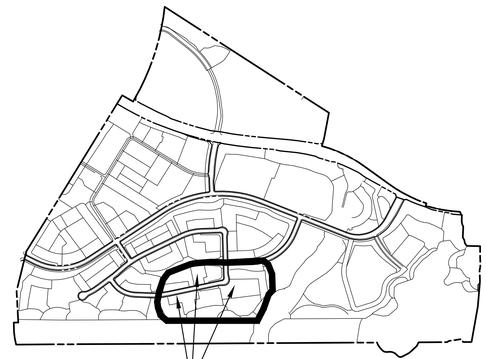
LOT 129,130,131					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	3				
Total Site Area:	6.5 Acres				
Land Use:	Residential				
Total Units:	57				
Number of Buildings:	12				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	57	85	29	14	128
Total	57	85	29	14	128
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Provided Spaces:	128				
Required Spaces: Garage:	114				
* Open	17				
Total:	131				

* Note: Some ADA parking is included in open parking stall count.

PA-8c

LOT 115,116,117,118					
RESIDENTIAL					
Product Type:	MU–Residential				
# of Stories:	2 & 3				
Total Site Area:	4.3 Acres				
Land Use:	Residential				
Total Units:	52				
Number of Buildings:	52				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	52	78	26	13	117
Total	52	78	26	13	117
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Provided Spaces:	117				
Required Spaces: Garage:	90				
Carport:	14				
* Open	16				
Total:	120				

* Note: Some ADA parking is included in open parking stall count.



MULTI FAMILY CONDOMINIUM

INDEX MAP
SCALE: 1" = 800'

NORTH

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Ste 23 ▪ Valencia, CA 91355
PH: (661) 294-2211 ▪ FX: (661) 294-9890

JASON H. FUKUMITSU 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 7 OF 14 SHEETS

G:\Newhall Ranch\53295 Entrada\Tentative\VE53943-07_Exh A PA-5c & 7c & 8c.dwg Plotted on Nov 20, 2024–6:29pm by adamw

PA-13a

LOT 171,172,173,174	
RESIDENTIAL	
Product Type:	MU-Residential
# of Stories:	2 & 3
Total Site Area:	6.3 Acres
Land Use:	Residential
Total Units:	68
Number of Buildings:	17
Max Height:	55'
Parking Summary:	

Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	34	51	17	9	77
4 bed	34	51	17	9	77
Total	68	102	34	18	154
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	154				
Provided Spaces:					
Garage:	136				
* Open	20				
Total:	156				

* Note: Some ADA parking is included in open parking stall count.

PA-13b

LOT 175,179	
RESIDENTIAL	
Product Type:	MU-Residential
# of Stories:	3
Total Site Area:	3.6 Acres
Land Use:	Residential
Total Units:	48
Number of Buildings:	6
Max Height:	55'
Parking Summary:	

Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	12	18	6	3	27
2 bed	24	36	12	6	54
3 bed	12	18	6	3	27
Total	48	72	24	12	108
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	8				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	108				
Provided Spaces:					
Garage:	78				
Carport	18				
* Open	15				
Total:	111				

* Note: Some ADA parking is included in open parking stall count.

PA-13c

LOT 176,177,178	
RESIDENTIAL	
Product Type:	MU-Residential
# of Stories:	2 & 3
Total Site Area:	5.2 Acres
Land Use:	Residential
Total Units:	56
Number of Buildings:	4
Max Height:	55'
Parking Summary:	

Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	8	12	4	2	18
2 bed	16	24	8	4	36
3 bed	32	48	16	8	72
Total	56	84	28	14	126
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	126				
Provided Spaces:					
Garage:	104				
Carport	8				
* Open	17				
Total:	129				

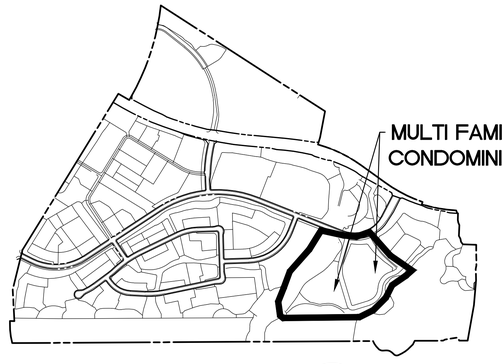
* Note: Some ADA parking is included in open parking stall count.

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT
- LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



INDEX MAP

SCALE: 1" = 800'

NORTH

FEET
60' 30' 0' 60' 120'
1" ½" 0" 1" 2"
INCHES

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 8 OF 14 SHEETS

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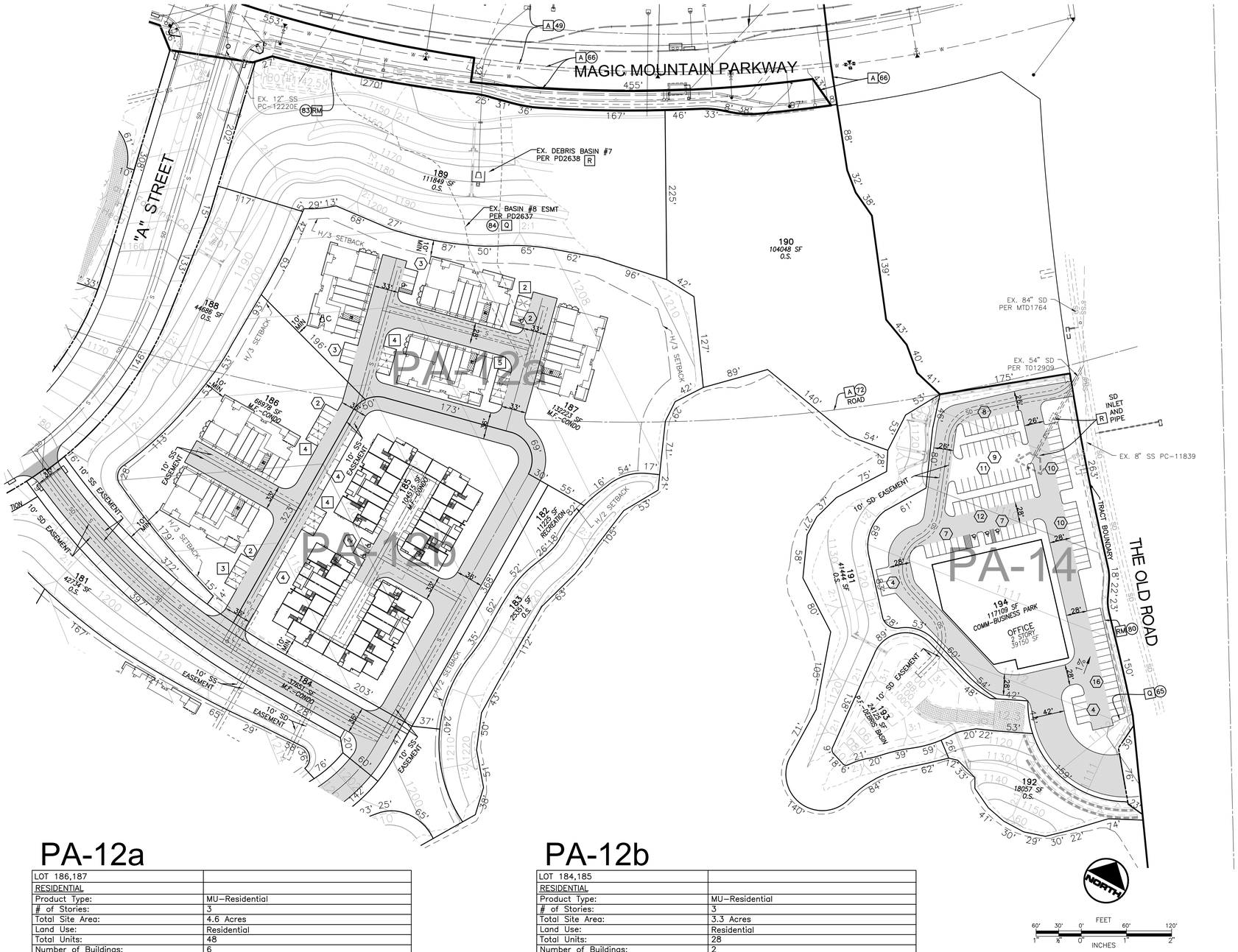


LEGEND

100	LOT NO.
PA-4a	PLANNING AREA NUMBER
	VTTM 53295 BOUNDARY
	RIGHT-OF-WAY
225'	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
	H/2 & H/3 SETBACK LINE
950	PROPOSED CONTOUR
	DAYLIGHT LINE
310'	LINE OF SIGHT LINE OF SIGHT EASEMENT
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	EXISTING OIL WELL
X	PARKING COUNT
	TRASH ENCLOSURE
SD	STORM DRAIN MANHOLE
3	COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-14

LOT 194	
COMMERCIAL/OFFICE	
Land Use:	Office
Total Site Acreage:	2.7 Acres
Total Commercial Sq. Ft:	39,150 s.f.
Total Units	
Number of Buildings:	1 Building
Max Height:	55'
Parking Req. Residential:	
Parking Req. Office:	98 Spaces
Total Required Parking:	98 Spaces
Total Parking Provided*:	98 Spaces
Handicap Parking:	3 Spaces 3.1% of Parking Provided
Handicap Van-Accessible:	1 Space 1 Space/8 Handicap PS

PA-12a

LOT 186,187					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	4.6 Acres				
Land Use:	Residential				
Total Units:	48				
Number of Buildings:	6				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	12	18	6	3	27
2 bed	24	36	12	6	54
3 bed	12	18	6	3	27
Total	48	72	24	12	108
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	108				
Provided Spaces:					
Garage:	96				
Carport	18				
* Open	12				
Total:	126				

* Note: Some ADA parking is included in open parking stall count.

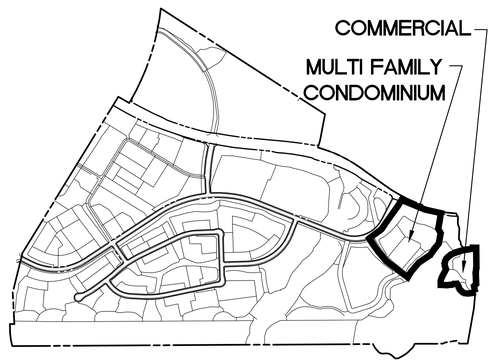
PA-12b

LOT 184,185					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.3 Acres				
Land Use:	Residential				
Total Units:	28				
Number of Buildings:	2				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
1 bed	4	6	2	1	9
2 bed	8	12	4	2	18
3 bed	16	24	8	4	36
Total	28	42	14	7	63
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	63				
Provided Spaces:					
Garage:	56				
Carport	4				
* Open	10				
Total:	70				

* Note: Some ADA parking is included in open parking stall count.

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



INDEX MAP
SCALE: 1" = 800'

DESIGNED:	A WAKEFIELD
DRAFTED:	
CHECKED:	J FUKUMITSU

LEGAL DESCRIPTION:

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

OWNER/DEVELOPER:

FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:

H&A HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890

Jason H Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-035-037
SHEET	9
	OF 14 SHEETS

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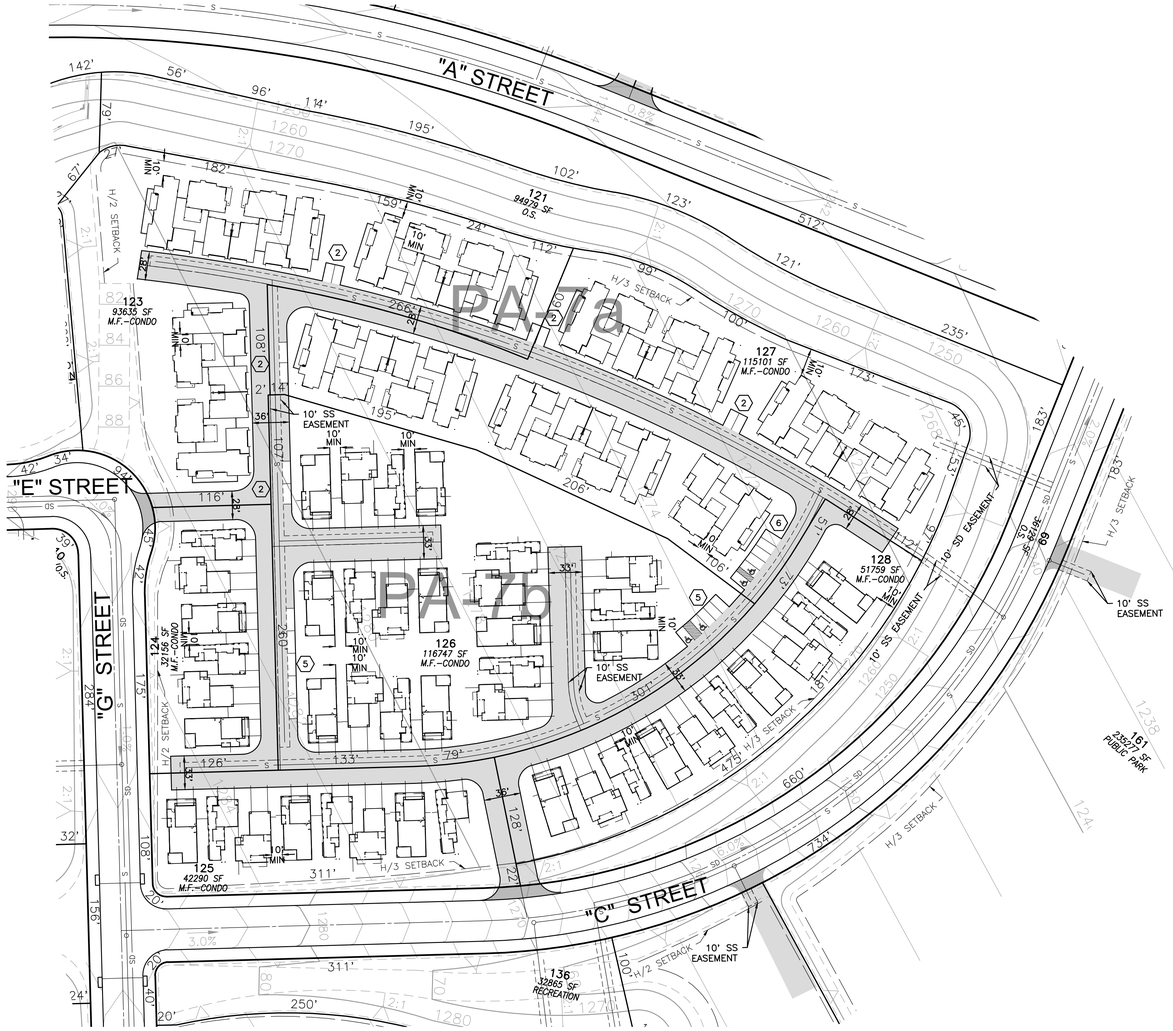


LEGEND

100	LOT NO.
PA-4a	PLANNING AREA NUMBER
	VTTM 53295 BOUNDARY
	RIGHT-OF-WAY
225'	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
	H/2 & H/3 SETBACK LINE
950	PROPOSED CONTOUR
	DAYLIGHT LINE
310'	LINE OF SIGHT LINE OF SIGHT EASEMENT
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	EXISTING OIL WELL
X	PARKING COUNT
	TRASH ENCLOSURE
SD	STORM DRAIN MANHOLE
3	COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-7a

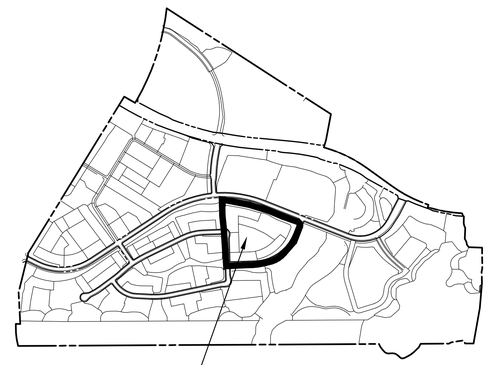
LOT 123,127					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	4.7 Acres				
Land Use:	Residential				
Total Units:	45				
Number of Buildings:	15				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	45	67	23	12	102
Total	45	67	23	12	102
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	102				
Provided Spaces:					
Garage:	90				
* Open	13				
Total:	103				

* Note: Some ADA parking is included in open parking stall count.

PA-7b

LOT 124,125,126,128					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	5.6 Acres				
Land Use:	Residential				
Total Units:	44				
Number of Buildings:	44				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	44	66	22	11	99
Total	44	66	22	11	99
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	99				
Provided Spaces:					
Garage:	88				
* Open	13				
Total:	101				

* Note: Some ADA parking is included in open parking stall count.



INDEX MAP
SCALE: 1" = 800'

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.

2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.

3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.

4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
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OWNER/DEVELOPER:
FIVEPOINT
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JASON H. FUKUMITSU 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 10 OF 14 SHEETS

G:\Vesting\ Ranch\53295 Entrada\Tentative\VIES043-10_Exh A PA-7a & 7b.dwg Plotted on Nov 20, 2024-6:48am by adamw

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- (X) — PARKING COUNT
- TRASH ENCLOSURE
- (50) — STORM DRAIN MANHOLE
- [3] — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-8d

LOT 119,120						
RESIDENTIAL						
Product Type:	MU-Residential					
# of Stories:	3					
Total Site Area:	3.3 Acres					
Land Use:	Residential					
Total Units:	26					
Number of Buildings:	26					
Max Height:	55'					
Parking Summary:						
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total	
4 bed	26	39	13	7	59	
Total	26	39	13	7	59	
Res. ADA Parking (2% of total units)	1					
Guest ADA Parking (5% of total guest sp.)	1					
Total ADA Parking	2					
ADA Van (1 sp/8 ADA Stalls	1					
Required Spaces:	59					
Provided Spaces:						
Garage:	52					
* Open	8					
Total:	60					

* Note: Some ADA parking is included in open parking stall count.

PA-6a

LOT 97,98,99,100,101,102					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.0 Acres				
Land Use:	Residential				
Total Units:	30				
Number of Buildings:	30				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
2 bed	10	15	5	3	23
3 bed	10	15	5	3	23
4 bed	10	15	5	3	23
Total	30	45	15	9	69
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	69				
Provided Spaces:					
Garage:	60				
* Open	9				
Total:	69				

* Note: Some ADA parking is included in open parking stall count.

PA-6b

LOT 103,104					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.2 Acres				
Land Use:	Residential				
Total Units:	26				
Number of Buildings:	26				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	26	39	13	7	59
Total	26	39	13	7	59
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	59				
Provided Spaces:					
Garage:	52				
* Open	8				
Total:	60				

* Note: Some ADA parking is included in open parking stall count.

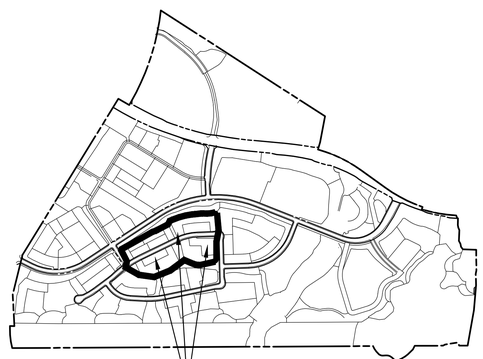
PA-8a

LOT 113,114					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.0 Acres				
Land Use:	Residential				
Total Units:	26				
Number of Buildings:	26				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	26	39	13	7	59
Total	26	39	13	7	59
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	59				
Provided Spaces:					
Garage:	52				
* Open	10				
Total:	62				

* Note: Some ADA parking is included in open parking stall count.

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT.
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



MULTI FAMILY CONDOMINIUM

INDEX MAP

SCALE: 1" = 800'

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

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OWNER/DEVELOPER:

FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:

HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING * ENGINEERING * SURVEYING
26074 Avenue Hall, Ste 23 * Valencia, CA 91355
PH: (661) 294-2211 * FX: (661) 294-9890

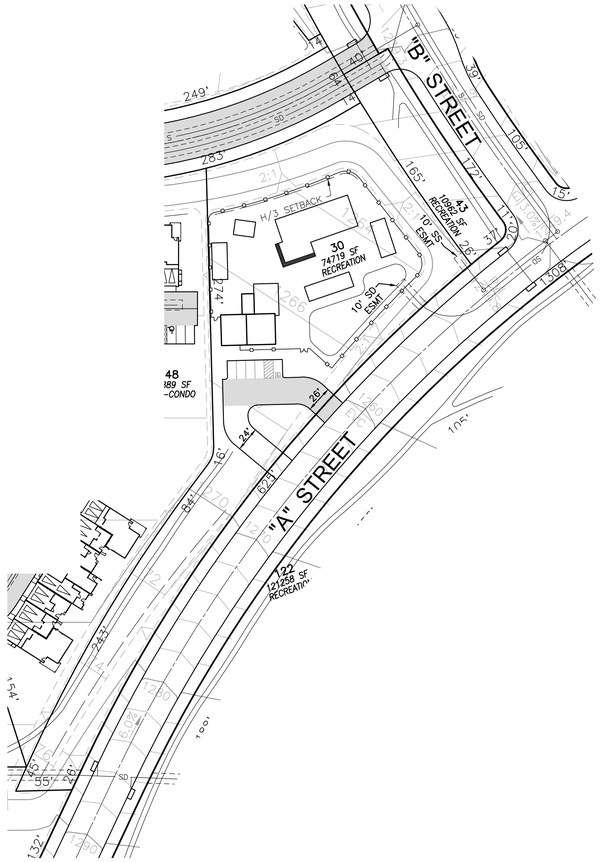
JASON H. FUKUMITSU — 11/20/24 — DATE

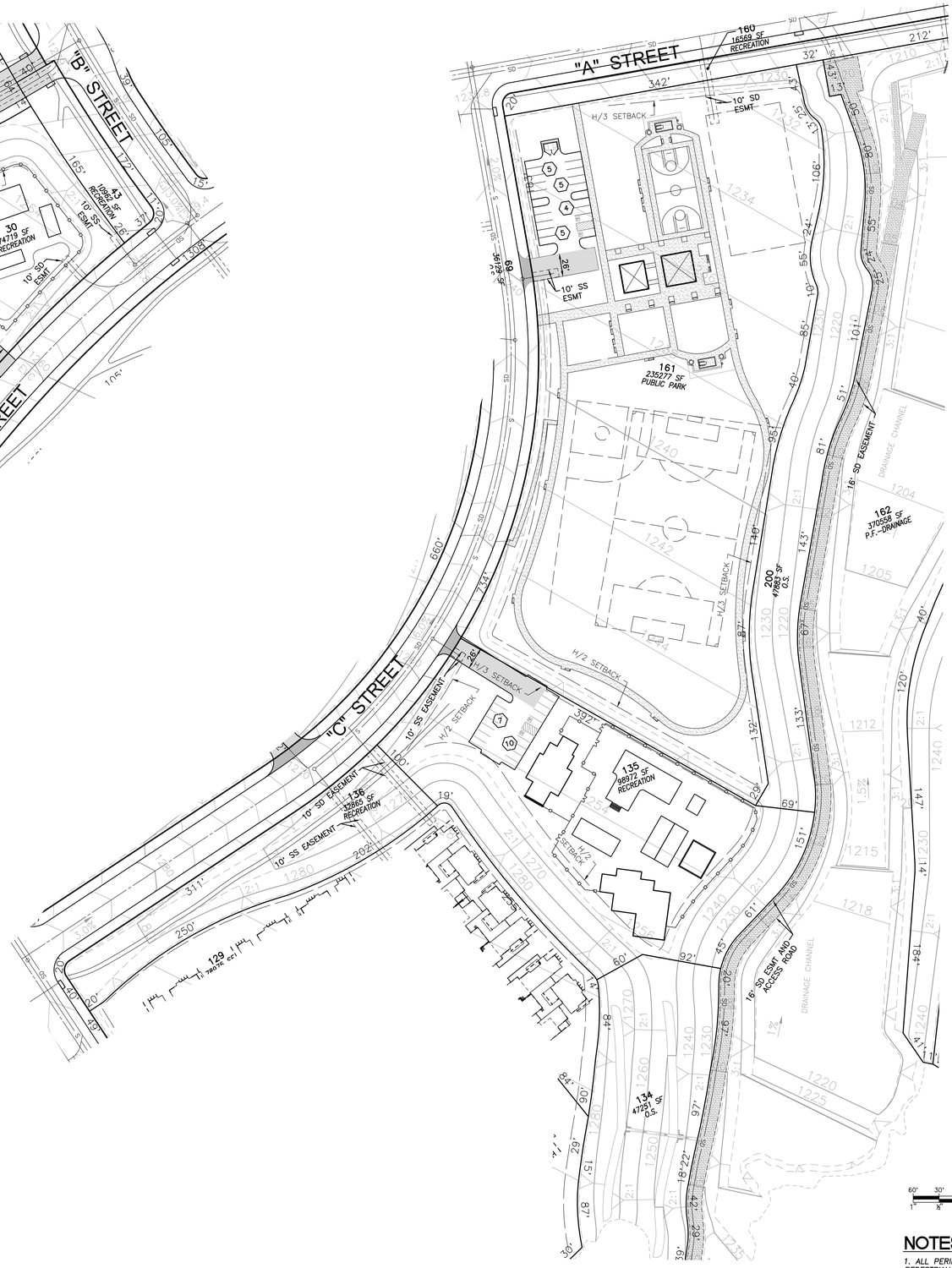
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 11
OF 14 SHEETS

G:\Vtm\tract Ranch\53295 Entrada\tentative\VES0A3-11_Exh A PA-6a 6b 8a 8d.dwg Plotted on Nov 20, 2024-4:53pm by adamw





PUBLIC PARK

LOT 161	
PUBLIC PARK	
Land Use:	RECREATION
Total Site Area:	5.4 Acres
Total Building Sq. Ft:	2,203 SF
Total Buildings	2
Number of Buildings:	2
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	6 Spaces
Total Parking Provided:	19 Spaces
Handicap Parking: (1 Space/25 PS)	2 Spaces
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space

RECREATION

LOT 135	
RECREATION	
Land Use:	RECREATION
Total Site Area:	2.3 Acres
Total Building Sq. Ft:	6,600 SF
Total Buildings	2
Number of Buildings:	2
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	17 Spaces
Total Parking Provided:	17 Spaces
Handicap Parking: (1 Space/25 PS)	2 Spaces
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space

RECREATION

LOT 30	
RECREATION	
Land Use:	RECREATION
Total Site Area:	1.7 Acres
Total Building Sq. Ft:	1,830 SF
Total Buildings	1
Number of Buildings:	1
Max Height:	32'
Total Required Parking: (1 Space/400 SF Building)	5 Spaces
Total Parking Provided:	5 Spaces
Handicap Parking: (1 Space/25 PS)	1 Space
Handicap Van-Accessible: (1 Space/8 Handicap PS)	1 Space

LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- H/2 & H/3 SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- 310' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- SD — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

NORTH

FEET
60' 30' 0' 60' 120'
1" ½" 0" 1" 2"
INCHES

NOTES:

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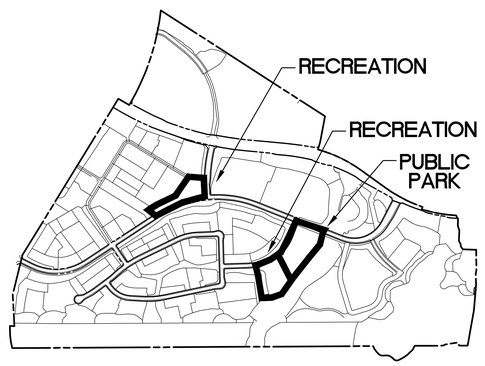
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
4. PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO PROVIDE RECIPROCAL ACCESS TO ALL ADJOINING LOTS WHICH WILL BE ENFORCEABLE THROUGH THE HOMEOWNERS ASSOCIATION AND PROJECT CC&Rs



INDEX MAP
SCALE: 1" = 800'

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

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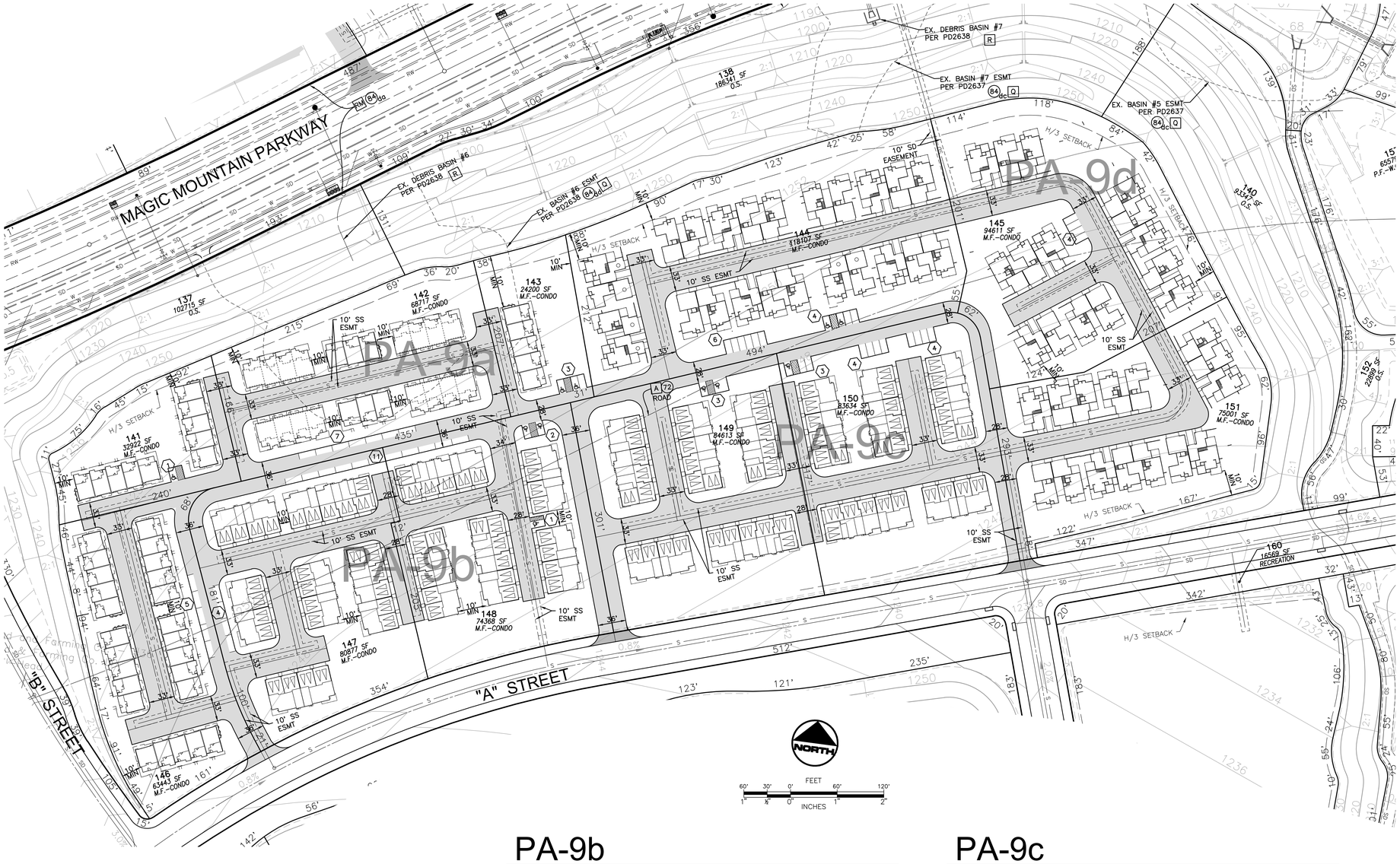
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 12 OF 14 SHEETS

© Newhall Ranch\53295 Entrada\Tentative\VE53943-12_Exh A Park and Recreation.dwg Plotted on Nov 20, 2024-11:19am by oddome



LEGEND

- 100 — LOT NO.
- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
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- EXISTING EASEMENT
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- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- SD — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

PA-9d

LOT 144,145,151					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	6.6 Acres				
Land Use:	Residential				
Total Units:	54				
Number of Buildings:	22				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	39	58	19	10	89
4 bed	15	23	8	4	35
Total	54	81	27	14	122
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	2				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	122				
Provided Spaces:					
Garage:	108				
* Open	14				
Total:	122				

* Note: Some ADA parking is included in open parking stall count.

PA-9a

LOT 141,142,143,146					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	4.5 Acres				
Land Use:	Residential				
Total Units:	62				
Number of Buildings:	14				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
2 bed	48	72	24	12	108
3 bed	14	21	7	4	32
4 bed					
Total	62	93	31	16	140
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	140				
Provided Spaces:					
Garage:	124				
* Open	16				
Total:	140				

* Note: Some ADA parking is included in open parking stall count.

PA-9b

LOT 147,148					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.6 Acres				
Land Use:	Residential				
Total Units:	54				
Number of Buildings:	11				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	37	55	19	10	84
4 bed	17	25	9	5	39
Total	54	80	28	15	123
Res. ADA Parking (2% of total units)	2				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls	1				
Required Spaces:	123				
Provided Spaces:					
Garage:	108				
* Open	18				
Total:	126				

* Note: Some ADA parking is included in open parking stall count.

PA-9c

LOT 149,150					
RESIDENTIAL					
Product Type:	MU-Residential				
# of Stories:	3				
Total Site Area:	3.8 Acres				
Land Use:	Residential				
Total Units:	56				
Number of Buildings:	10				
Max Height:	55'				
Parking Summary:					
Bedroom Count	Units	Covered @ 1.5 spaces/unit	Uncov @ 0.5 spaces/ unit	Guest @ 0.25 spaces/ unit	Total
3 bed	44	66	22	11	99
4 bed	12	18	6	3	27
Total	56	84	28	14	126
Res. ADA Parking (2% of total units)	1				
Guest ADA Parking (5% of total guest sp.)	1				
Total ADA Parking	3				
ADA Van (1 sp/8 ADA Stalls)	1				
Required Spaces:	126				
Provided Spaces:					
Garage:	112				
* Open	14				
Total:	126				

* Note: Some ADA parking is included in open parking stall count.

NOTES:

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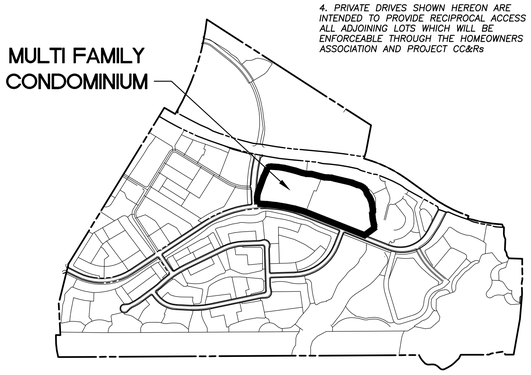

INDEX MAP

SCALE: 1" = 800'

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:

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FIVEPOINT
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25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — JASON H. FUKUMITSU — No. 40695 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:

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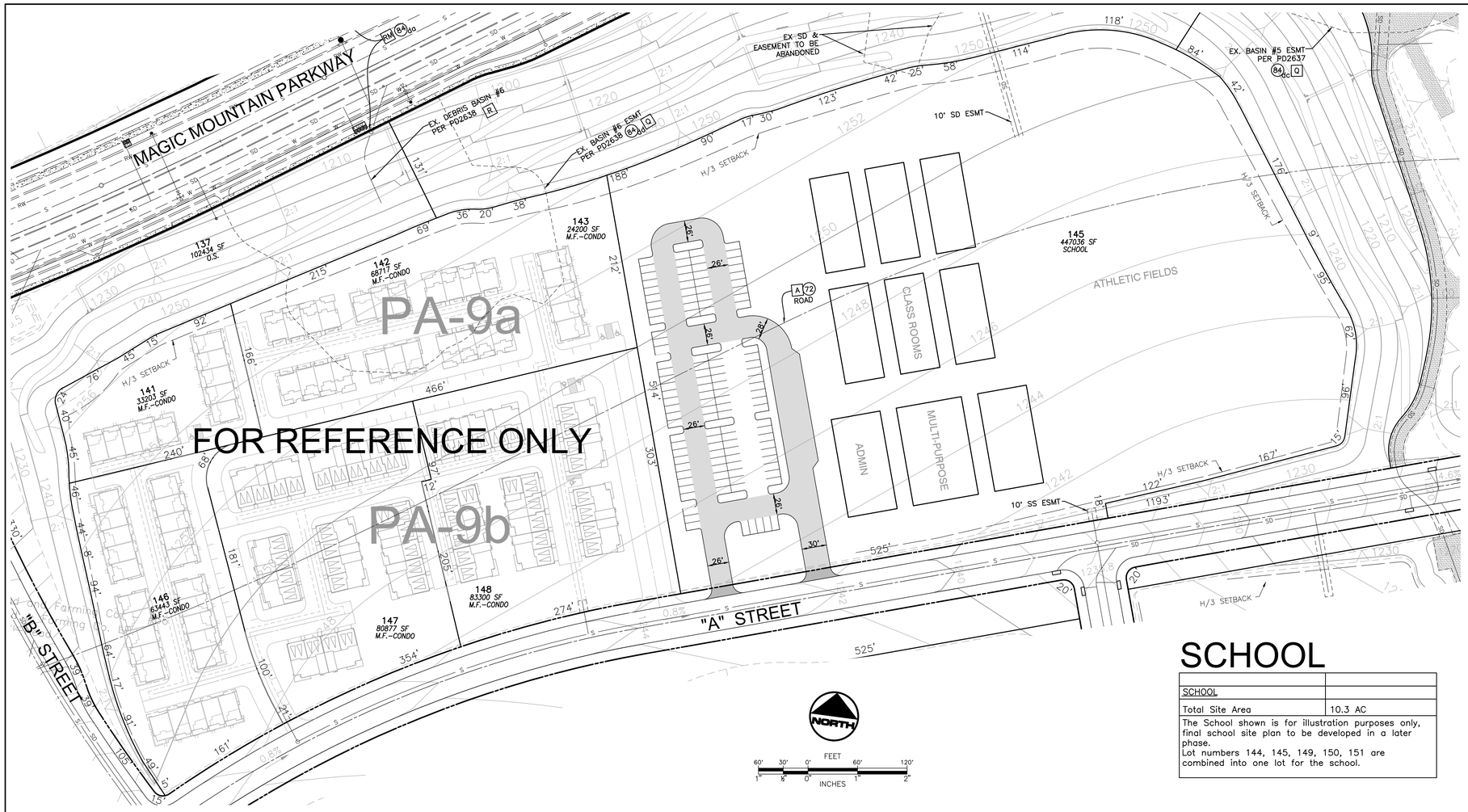
JASON H. FUKUMITSU — 11/20/24 — DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-035-037
SHEET 13
OF 14 SHEETS

© Vtnehall Ranch\53295 Entitlds\Tentative\VES043-13_Exh A PA-9a 9b 9c 9d.dwg Plotted on Nov 20, 2024-10:34am by adams



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LEGEND

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- PA-4a — PLANNING AREA NUMBER
- VTTM 53295 BOUNDARY
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- 225' — PROPOSED LOT LINE
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- H/2 & H/3 SETBACK LINE
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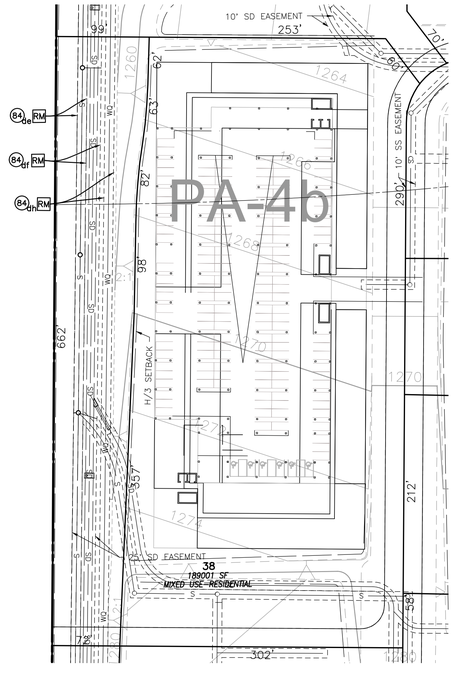
- PRIVATE DRIVE AND FIRE LANE
- EXISTING OIL WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- 50 — STORM DRAIN MANHOLE
- 3 — COVERED PARKING (NUMBER OF SPACES IN BOX)

SCHOOL

SCHOOL	
Total Site Area	10.3 AC
The School shown is for illustration purposes only, final school site plan to be developed in a later phase. Lot numbers 144, 145, 149, 150, 151 are combined into one lot for the school.	

PA-4b ALTERNATE

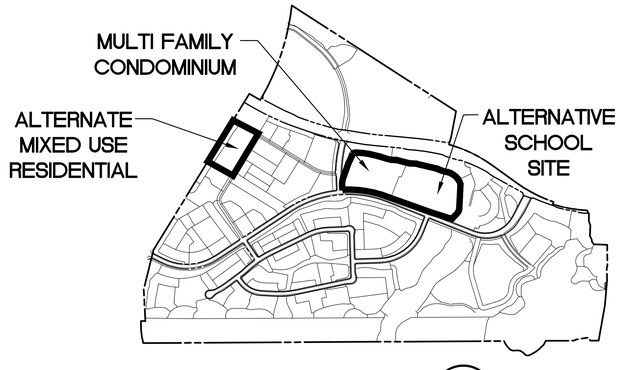


LOT 41	
Condominium in Mixed-Use Zone	
Land Use:	MU-Residential
Total Site Acreage:	3.4 Acres
Total Residential Units:	202 *
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Residential:	697 Spaces
Total Parking Provided*:	697 Spaces
Handicap Parking:	14 Spaces (10 assigned + 4 unassigned) 2% of Total assigned stalls per CBC 1109A.3 + 5% of total unassigned stalls per CBC 1109A.5 (Guest Parking)
Handicap Van-Accessible:	2 Spaces (1 assigned + 1 unassigned) 1 Space/8 Handicap PS

* 110 dwelling units on PA-9c and PA-9d were relocated to PA-4b with the addition of the school site in this location.

PA-4b ALTERNATE

LOT 41	
COMMERCIAL	
Land Use:	MU-COMM
Total Site Acreage:	3.4 Acres
Total Sq. Ft.:	17,025 s.f.
Total Retail Units:	
Total Office Sq. Ft.:	
Total Office Units:	
Number of Buildings:	1 Building
Max Height:	55'
Parking Required Commercial:	69 Spaces
Total Required Parking:	69 Spaces
Total Parking Provided*:	69 Spaces
Handicap Parking**:	7 Spaces Per CBC Table 11B-208.2
Handicap Van-Accessible**:	2 Spaces 1 Space/6 Handicap PS



INDEX MAP

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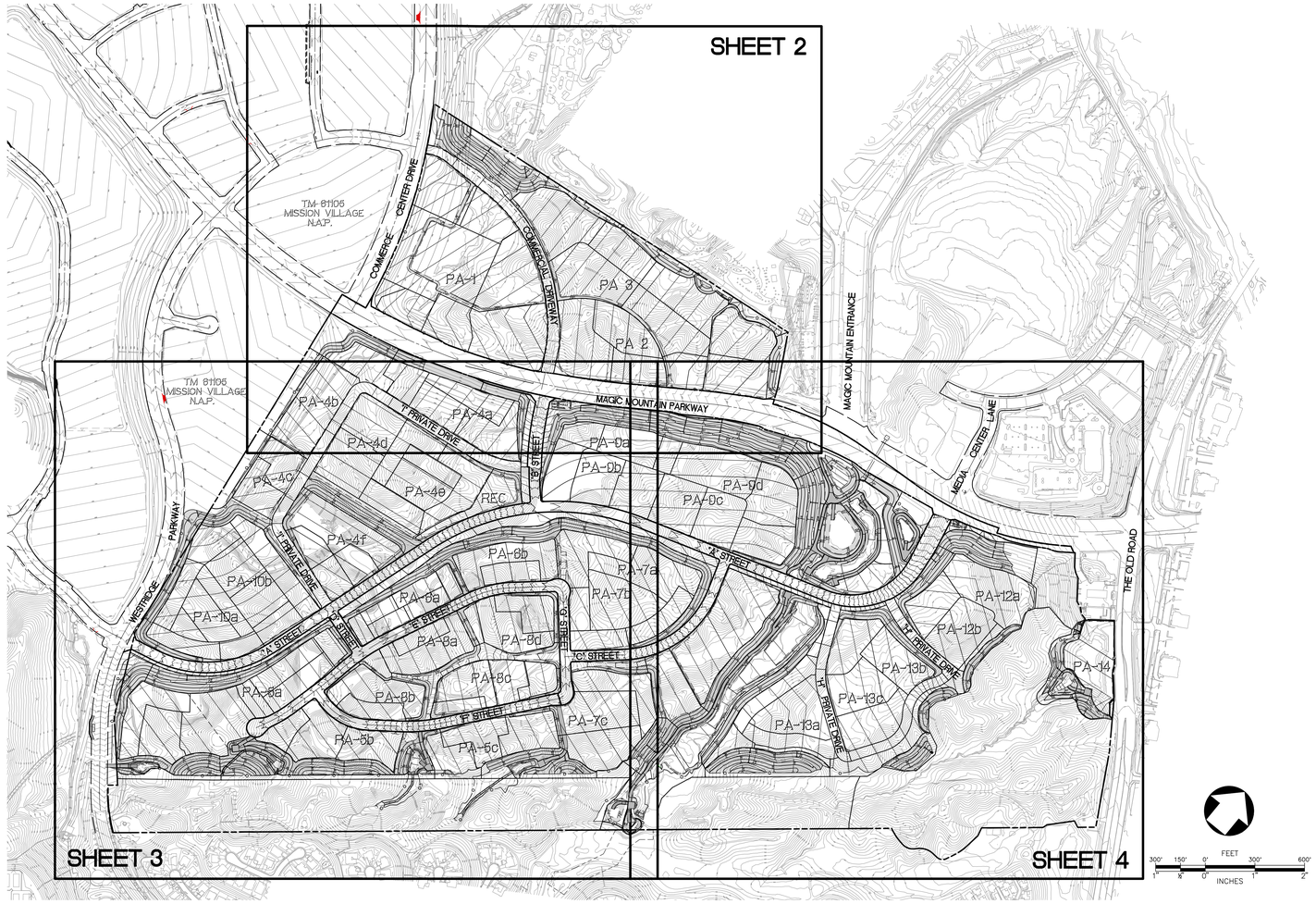
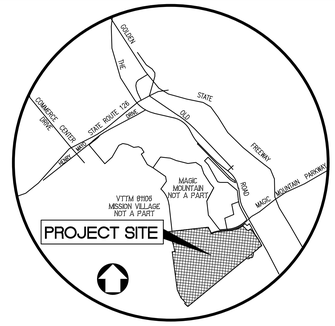
G:\Vrancil Ranch\53295 Entrada\Tentative\VIES043-14_Exh A School PA-4b Alt.dwg Plotted on Nov 20, 2024-10:36am by oderne



GENERAL NOTES:

1. GRADE ELEVATIONS ON THE VESTING TENTATIVE TRACT MAP (VTTM) ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY NO MORE THAN 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. PERMISSION IS REQUESTED FOR LOT LINES TO BE ADJUSTED TO THE SATISFACTION OF DRP AND DPW PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. PERMISSION IS REQUESTED FOR ADJUSTMENTS TO STREETS TO BE MADE PROVIDED THAT THE DPW AND DRP DETERMINE THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO PRIVATE TRAILS CAN BE MADE WITH APPROVAL BY DRP. ADJUSTMENTS TO PUBLIC TRAILS CAN BE MADE WITH APPROVAL BY DPR.
4. BUILDING FOOTPRINTS SHOWN ON THE VTTM OR ACCOMPANYING SITE PLAN EXHIBIT MAPS ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY. APPROVAL IS REQUESTED DURING PLOT PLAN REVIEW PROVIDED THE PROPOSED BUILDINGS SATISFY ALL EXISTING CODES AND ORDINANCES. THIS MINOR CHANGE DOES NOT INCLUDE A CHANGE IN PROPOSED LAND USE.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DRP AND DPW, AND ADDITIONAL NON-DEVELOPMENT LOTS FOR PRIVATE DRIVE PURPOSES.
10. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE VTTM.
11. PROPOSED RETAIL AND OFFICE FLOOR AREAS ARE INTERCHANGEABLE IF THE REQUIRED PARKING AND PUBLIC RIGHT OF WAY IS PROVIDED, EXCLUDING ASSEMBLY USES.
12. PERMISSION IS REQUESTED TO PHASE MASS GRADE TO THE SATISFACTION OF DRP AND DPW AND THE PROVISIONS OF THE COUNTY CODE, APPROVED PROJECT CONDITIONS AND MITIGATION MEASURES.
13. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS AND TO THE SATISFACTION OF DPW.
14. PROVIDE STANDARD PROPERTY LINE RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, INCLUDING INTERSECTION OF LOCAL STREETS WITH PLANNED HIGHWAYS PLUS CORNER CUTOFF DEDICATIONS (THOSE ON THE COUNTY HIGHWAY PLAN). 27 FEET WHERE ALL PLANNED HIGHWAYS INTERSECT, OR 25 FEET WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT, OR TO THE SATISFACTION OF PUBLIC WORKS.
15. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
16. TOPO COMPILED 09/15/2011 BY HUNSAKER FROM DATA FLOWN 08/15/2011.
17. ENTITLEMENTS REQUESTED: (ZONE CHANGE, CONDITIONAL USE PERMIT, PARKING PERMIT, AND OAK TREE PERMIT).
18. NUMBER OF OAK TREES TO BE REMOVED/ENCROACHED; (REMOVED: 34, ENCROACHED: 1).
19. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, AND 186.
20. VEHICULAR ACCESS WILL BE PROVIDED TO WITHIN 150' OF THE EXTERIOR WALLS OF THE PROPOSED BUILDINGS AND TO THE SATISFACTION OF THE FIRE DEPARTMENT.
21. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
22. WITHIN COMMERCIAL PLANNING AREAS 1–3 AND MIXED USE PLANNING AREAS 4–14, FLEXIBILITY IN FUTURE DESIGN IS PERMITTED, INCLUDING BUT NOT LIMITED TO: CHANGING RESIDENTIAL TO COMMERCIAL AND COMMERCIAL TO RESIDENTIAL (EXCEPT PA 1–3), CHANGING RETAIL TO OFFICE AND OFFICE TO RETAIL, CHANGING APARTMENTS TO CONDOMINIUMS OR CONDOMINIUMS TO APARTMENTS, CHANGE FROM ATTACHED TO DETACHED UNITS, CHANGES TO BUILDING TYPES AND LOCATIONS, RELOCATION OF DRIVEWAYS, DRIVE ENTRIES AND DRIVEWAY ALIGNMENT, LOT CONFIGURATIONS, AND COMMERCIAL BUILDING TYPE AND LOCATION PROVIDED CHANGES DO NOT EXCEED THE APPROVED RESIDENTIAL UNIT COUNT OR COMMERCIAL SQUARE FOOTAGE TOTAL AND THAT THE CHANGES ARE DEPICTED ON A REVISED EXHIBIT MAP AND SHALL BE CONSISTENT WITH THE APPROVED TENTATIVE MAP AND CONDITIONS OF APPROVAL, AND MAY REQUIRE AN AMENDED TENTATIVE MAP.
23. SHARED AND RECIPROCAL PARKING SHOWN PER REQUESTED PARKING PERMIT.
24. EXISTING STRUCTURES THAT ARE TO REMAIN MUST MEET RELEVANT DEVELOPMENT STANDARDS.
25. NOT USED.
26. ON SITE TREES SHALL BE PROVIDED PURSUANT TO THE HEALTHY DESIGN ORDINANCE (SECTION 21.32.195) THE TOTAL NUMBER OF TREES TO BE PROVIDED IS APPROXIMATELY 1,277 (81,931 L.F. OF STREET/1 TREE PER 25 FEET) SPACING AND LOCATION SUBJECT TO LANDSCAPE PLAN REVIEW. THE TOTAL NUMBER OF TREES MAY BE MODIFIED SUBJECT TO SECTION 21.32.195 (E)
27. GRADING OF VTTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE VTTM. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.
28. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
29. THE CUMULATIVE EARTHWORK VOLUME FOR ALL THE PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLANS SUBMITTED.
30. THE PROJECT IS PROPOSED TO BE DEVELOPED IN PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
31. A BLANKET EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SHALL BE DEDICATED TO THE LACFCD OVER NECESSARY PRIVATE DRIVEWAYS AND FIRE LANES TO THE SATISFACTION OF PUBLIC WORKS.
32. ALL SANITARY SEWER EASEMENTS SHALL BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR A MINIMUM 10' WIDE SANITARY SEWER EASEMENT.
33. EASEMENTS INTENDED TO BE GRANTED TO A CONSERVATION ENTITY IN WHICH THE EASEMENT IS GRANTED SUBSEQUENT TO VTTM OR FINAL MAP APPROVAL, MAY BE ACCEPTED TO THE SATISFACTION OF DPW AND DRP WITHOUT AN AMENDED OR REVISED MAP.
34. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 DISPOSAL" OF APPENDIX J OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VTTM OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN.
THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
ALL FLAT PADS WILL DRAIN TO AN APPROVED DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
35. ALL ABANDONMENTS AND QUITCLAIMS SHALL BE COMPLETED PRIOR TO FINAL MAP.
36. THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.

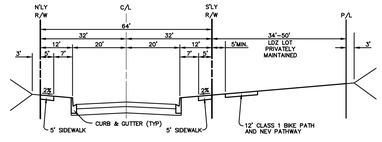


VICINITY MAP

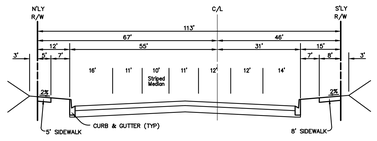
NOT TO SCALE

Lot Summary

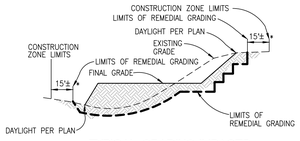
Lot Number	No. of Lots	Type (Use)	Commercial Sq.Ft.	Dwelling Units	Total Acres
PA-1					
17-24	8	Commercial-Business Park	294,900		19.6
1	1	Open Space			3.7
15	1	Commercial-Business Park Driveway			1.3
PA-2					
25-27	3	Commercial-Business Park	165,000		6.3
16	1	Commercial-Business Park Driveway			1.3
PA-3					
2, 8-14	8	Commercial-Business Park	213,925		18.0
3-7	5	Open Space			2.3
PA-4a					
40, 44-47	5	Multi Family-Condo		94	7.0
42	1	Recreation			0.4
28, 29, 37	3	Open Space			3.0
PA-4b					
41	1	Mixed Use-Residential	17,025	92	3.4
34	1	Mixed Use-Residential Pvt Drive			3.9
36	1	Open Space			1.1
PA-4c					
38, 39	2	Multi Family-Condo		48	2.6
33	1	Recreation			0.7
35	1	Open Space			0.9
PA-4d					
51, 54	2	Multi Family-Condo		84	4.2
PA-4e					
48-50, 52, 53	5	Multi Family-Condo		105	7.3
30, 43	2	Recreation			2.0
PA-4f					
55-58	4	Multi Family-Condo		89	5.9
31	1	Recreation			2.0
PA-5a					
81-86, 88	7	Multi Family-Condo		70	10.4
87	1	Recreation			0.6
71-74	4	Open Space			5.1
PA-5b					
89-91	3	Multi Family-Condo		34	4.3
75	1	Open Space			3.9
PA-5c					
92-94	3	Multi Family-Condo		39	4.8
76, 198	2	Open Space			1.0
PA-6a					
97-102	6	Multi Family-Condo		30	3.0
95, 96	2	Open Space			2.7
122	1	Recreation			2.8
PA-6b					
103, 104	2	Multi Family-Condo		26	3.2
PA-7a					
123, 127	2	Multi Family-Condo		45	4.7
121	1	Open Space			2.2
PA-7b					
124-128	4	Multi Family-Condo		44	5.6
PA-7c					
129-131	3	Multi Family-Condo		57	6.5
135, 136	2	Recreation			3.1
132-134	3	Open Space			2.3
PA-8a					
113, 114	2	Multi Family-Condo		26	3.0
107	1	Recreation			0.6
PA-8b					
111, 112	2	Multi Family-Condo		24	3.1
106	1	Recreation			0.4
105	1	Open Space			0.1
PA-8c					
115-118	4	Multi Family-Condo		52	4.3
108	1	Recreation			2.0
109	1	Open Space			0.1
PA-8d					
119, 120	2	Multi Family-Condo		26	3.3
110	1	Open Space			0.3
PA-9a					
141-143, 146	4	Multi Family-Condo		62	4.5
137	1	Open Space			2.4
PA-9b					
147, 148	2	Multi Family-Condo		54	3.6
PA-9c					
149, 150	2	Multi Family-Condo		56	3.8
PA-9d					
144, 145, 151	3	Multi Family-Condo		54	6.6
138, 140	2	Open Space			6.4
PA-10a					
65-70	6	Multi Family-Condo		57	5.7
60	1	Open Space			1.2
PA-10b					
59, 61-64	5	Multi Family-Condo		58	7.2
32	1	Open Space			0.5
PA-12a					
186, 187	2	Multi Family-Condo		48	4.5
188-190	3	Open Space			5.9
PA-12b					
185	1	Multi Family-Condo		28	2.4
184	1	Multi Family-Condo Private Drive			0.9
182	1	Recreation			0.3
183	1	Open Space			0.6
PA-13a					
171-173	3	Multi Family-Condo		68	4.9
174	1	Multi Family-Condo Private Drive			1.4
165, 166	2	Recreation			0.8
163, 164, 167	3	Open Space			4.0
PA-13b					
175, 179	2	Multi Family-Condo		48	3.6
180	1	Recreation			0.2
181	1	Open Space			1.0
PA-13c					
176, 177	2	Multi Family-Condo		56	4.1
178	1	Multi Family-Condo Private Drive			1.1
168	1	Recreation			1.7
169, 170	2	Open Space			1.3
PA-14					
194	1	Commercial-Business Park	39,150		2.7
191, 192	2	Open Space			1.4
Civic					
161	1	Public Park			5.4
Miscellaneous					
153, 154, 160	3	Recreation			2.3
152, 155, 156, 200	4	Open Space			3.5
196, 197	2	Open Space Natural			30.2
195	1	Open Space Natural (Spineflower Preserve)			28.0
159, 162	2	P.F. Drainage			10.4
77-80, 139, 193, 199	7	P.F. Debris Basin			3.5
157, 158	2	P.F.-Water Quality Basin			2.2
		Public Road			31.8
	200		730,000	1,574	382.3



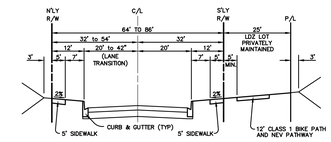
RESIDENTIAL COLLECTOR
WITH CLASS 1 NEV TRAVELWAY (R/W = 64')
PUBLIC STREET "A"
FROM "D" STREET TO "C" STREET



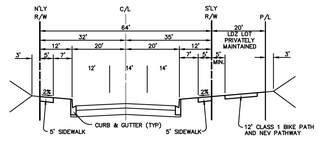
RESIDENTIAL COLLECTOR
(R/W = 113')
PUBLIC STREET "A"
AT MAGIC MOUNTAIN PARKWAY



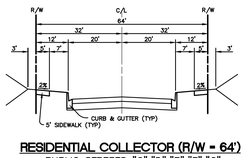
TYPICAL GRADING IMPACTS
NOT TO SCALE
** DIMENSION MAY VARY DEPENDING UPON ACTUAL FIELD CONDITIONS*



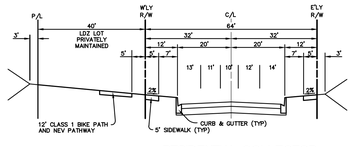
RESIDENTIAL COLLECTOR
WITH CLASS 1 NEV TRAVELWAY (R/W = 64' - 86')
PUBLIC STREET "A"
FROM "C" STREET TO "H" PVT DRIVE



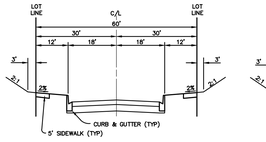
RESIDENTIAL COLLECTOR
WITH CLASS 1 NEV TRAVELWAY (R/W = 64')
PUBLIC STREET "A"
FROM WESTRIDGE TO "D" STREET



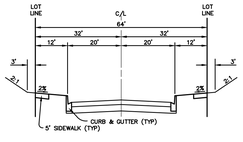
RESIDENTIAL COLLECTOR (R/W = 64')
PUBLIC STREETS "C","D","E","F","G"



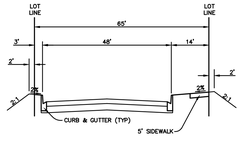
RESIDENTIAL COLLECTOR
WITH CLASS 1 NEV TRAVELWAY (R/W = 64')
PUBLIC STREET "B"



PRIVATE DRIVE (WIDTH = 60')
"H" STREET



PRIVATE DRIVE (WIDTH = 64')
"I"STREET



COMMERCIAL DRIVEWAY (WIDTH = 65')
PRIVATE

LEGEND:

- 99 — LOT NO.
- 1,000 SF — LOT AREA (SQUARE FEET)
- M.F.–CONDO — LAND USE
- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- 1000 — PROPOSED CONTOUR
- DAYLIGHT LINE
- CUT / FILL LINE
- WQ — WATER QUALITY
- SD — STORM DRAIN
- SS — SANITARY SEWER
- W — WATER
- R.W — RECYCLED WATER
- STORM DRAIN INLET
- CATCH BASIN
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- EXISTING POWER POLE
- SEA — SEA, RIVER CORRIDOR
- FEMA — FEMA
- 050 — EXISTING COUNTY FLOODPLAIN
- 404_1603 JURISDICTION
- LINE OF SIGHT EASEMENT
- STREAM RESTORATION AREA
- RIPRAP
- ASPHALT PAVING
- PCC CONCRETE
- ABANDONED OIL WELL
- OAK TREE (HERITAGE SIZE LABELED WITH "H")

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
M.F.	MULTI FAMILY
MIN	MINIMUM
N.A.P.	NOT A PART
O.S.	OPEN SPACE
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RW	RECYCLED WATER
R/W	RIGHT-OF-WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL

DISPOSITION:

- A — *ABANDON*
- P — *PROTECT IN PLACE*
- Q — *QUIT CLAIM*
- R — *REMOVE*
- RE — *RELOCATE*
- RM — *TO REMAIN*
- IN — *INDETERMINATE IN NATURE*
- L — *LEASE (OIL, GAS, MINERALS)*
- NA — *NOT APPLICABLE TO PROJECT*
- V — *VACATE*

UTILITY PROVIDERS:

SEWER: L.A. COUNTY SANITATION DIST. 32
WATER: SANTA CLARITA VALLEY WATER AGENCY
ELECTRICAL: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: AT&T
CABLE TV: TIME WARNER CABLE

PROJECT SUMMARY:

GROSS AREA	– 382.3 Acres
NET AREA	– 320.6 Acres
TOTAL LOTS	– 200
TOTAL D.U.	– 1,574
EXISTING ZONING	– R1 (328.4 AC), C-3 (52.4 AC) C-R (1.5 AC)
PROPOSED ZONING	– C-3 (57.9 AC), MXD (322.9 AC) C-R (1.5 AC)
EXISTING LAND USE	– H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
PROPOSED LAND USE	– H5 (328.4 AC), CM (52.4 AC), OS-PR (1.5 AC)
SCHOOL DISTRICT	– SAUGUS UNION SCHOOL DISTRICT – NEWHALL SCHOOL DISTRICT – WILLIAM S HART SCHOOL DISTRICT

PUBLIC STREETS

"A" STREET	"E" STREET
"B" STREET	"F" STREET
"C" STREET	"G" STREET
"D" STREET	MAGIC MOUNTAIN PARKWAY (EXISTING)

OFF-SITE IMPROVEMENTS:

1. FILL GRADING IN 61105 MISSION VILLAGE
2. UTILITY CONNECTIONS IN WESTRIDGE PARKWAY AT "A" STREET
3. UTILITY CONNECTIONS IN THE OLD ROAD
4. RECONSTRUCT S.D. OUTLET STRUCTURE 45433-01 WESTRIDGE

SPECIAL NOTES:

1. WATER QUALITY BASINS AND CATCH BASIN FILTERS WILL PROVIDE TREATMENT OF STORM WATER RUN OFF
2. THE WATER QUALITY BASINS SHALL BE DEDICATED TO THE COUNTY WHEN COMPLETED AND ACCEPTED.
3. ALL SEWER AND STORM DRAIN EASEMENTS SHOWN ON PRIVATE PROPERTY SHALL BE PUBLICLY MAINTAINED.

ASSESSOR'S PARCEL NUMBERS (APN)

2826-008-044
2826-008-039
2826-009-106

RELATED ENTITLEMENTS

PROJECT NO.	– 00-210
CONDITIONAL USE PERMIT NO.	– 00-210
OAK TREE PERMIT NO	– 200700018
ZONE CHANGE NO.	– 00-210
PARKING PERMIT NO.	– 200700013
ENVIRONMENTAL ASSESSMENT NO.	– RPPL 2021007114

EARTHWORK:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	6,500,000	6,116,500
OFFSITE (INCLUDED)	500	18,300
SHRINKAGE (5.9%)		383,500
TOTAL	6,500,000	6,500,000

REMEDIAL GRADING NOT INCLUDED

SURVEY NOTES:

VERTICAL DATUM:

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @6.25 NEWHALL QUAD
1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD1929).

AERIAL PLANIMETRY:

THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED SEPTEMBER 15, 2011. THE OUTLINE OF BUILDINGS AND OTHER ROOFED IMPROVEMENTS, MAY INCLUDE EAVES, CANOPIES AND BALCONIES, SINCE BUILDINGS BELOW THESE ITEMS ARE NOT VISIBLE TO THE CAMERA.

TOPOGRAPHY:

BY PHOTOGRAMMETRIC PROCESSES FROM LIDAR IMAGING DATED SEPTEMBER 15, 2011, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:

5 FOOT, UNLESS OTHERWISE NOTED.

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	VTTM & EASEMENTS
3	VTTM
4	VTTM
5	LARGE LOT PARCEL MAP AND PHASING MAP

DESIGNED:
DRAFTED:
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
11/20/24
JASON H. FUKUMITSU, DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

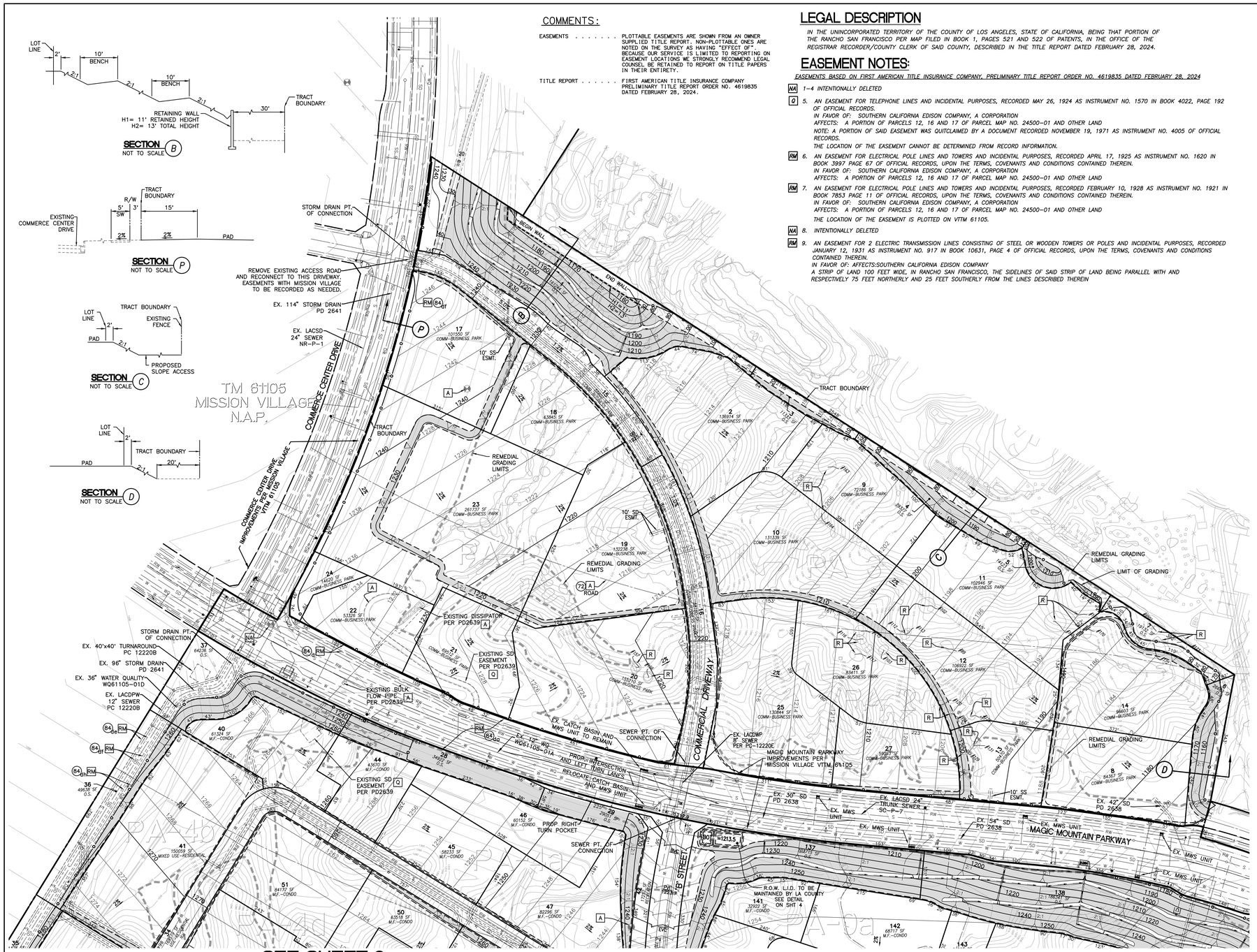
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
12/3/25
TENTATIVE MAP TR53295

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-035-037

SHEET 1 OF 5 SHEETS

O:\Newhall Ranch\53295 Entrada\Tentative\VES53295-01_VTTM Title.dwg Plotted on Oct 21, 2024-6:11pm by sdonne



COMMENTS:

EASEMENTS . . . . . PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT . . . . . FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 4619835 DATED FEBRUARY 28, 2024.

LEGAL DESCRIPTION

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THAT PORTION OF THE RANCHO SAN FRANCISCO PER MAP FILED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF SAID COUNTY, DESCRIBED IN THE TITLE REPORT DATED FEBRUARY 28, 2024.

EASEMENT NOTES:

EASEMENTS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, PRELIMINARY TITLE REPORT ORDER NO. 4619835 DATED FEBRUARY 28, 2024

NA 1–4 INTENTIONALLY DELETED

Q 5. AN EASEMENT FOR TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1924 AS INSTRUMENT NO. 1570 IN BOOK 4022, PAGE 192 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500–01 AND OTHER LAND
NOTE: A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY A DOCUMENT RECORDED NOVEMBER 19, 1971 AS INSTRUMENT NO. 4005 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

RM 6. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1620 IN BOOK 3997 PAGE 67 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500–01 AND OTHER LAND

RM 7. AN EASEMENT FOR ELECTRICAL POLE LINES AND TOWERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921 IN BOOK 7853 PAGE 11 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500–01 AND OTHER LAND
THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 61105.

NA 8. INTENTIONALLY DELETED

RM 9. AN EASEMENT FOR 2 ELECTRIC TRANSMISSION LINES CONSISTING OF STEEL OR WOODEN TOWERS OR POLES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1931 AS INSTRUMENT NO. 917 IN BOOK 10631, PAGE 4 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: AFFECTS:SOUTHERN CALIFORNIA EDISON COMPANY
A STRIP OF LAND 100 FEET WIDE, IN RANCHO SAN FRANCISCO, THE SIDELINES OF SAID STRIP OF LAND BEING PARALLEL WITH AND RESPECTIVELY 75 FEET NORTHERLY AND 25 FEET SOUTHERLY FROM THE LINES DESCRIBED THEREIN

NA 10–45 INTENTIONALY DELETED

RM 46. AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK D3363, PAGE 475 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: A PORTION OF PARCELS 12, 16 AND 17 OF PARCEL MAP NO. 24500–01 AND OTHER LAND

NA 47–48 INTENTIONALLY DELETED

A 49. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 6, 1971 AS INSTRUMENT NO. 3104 IN BOOK D5018, PAGE 704 OF OFFICIAL RECORDS. IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.

RM 50. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 13, 1971 AS INSTRUMENT NO. 2154 IN BOOK D5024, PAGE 891 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION SUCCESSOR BY MERGER TO PACIFIC LIGHTING SERVICE COMPANY
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295.
SAID EASEMENT WAS MODIFIED BY AN INSTRUMENT EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AND PACIFIC LIGHTING SERVICE COMPANY, A CORPORATION RECORDED DECEMBER 20, 1973 AS INSTRUMENT NO. 2623 IN BOOK M4548 PAGE 281 OFFICIAL RECORDS
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 7, 2019 AS INSTRUMENT NO. 20190015741 OF OFFICIAL RECORDS.

NA 51–52 INTENTIONALLY DELETED

RM 53. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT TO PROVIDE FINANCING FOR EDUCATIONAL FACILITIES RECORDED AUGUST 5, 1992 AS INSTRUMENT NO. 92–1439637 OF OFFICIAL RECORDS.

NA 54–57 INTENTIONALLY DELETED

RM 58. THE DEDICATION TO THE COUNTY OF LOS ANGELES OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN PARCEL 7 AS RECITED ON PARCEL MAP NO. 26010 IN BOOK 305, PAGES 79 TO 95 INCLUSIVE OF PARCEL MAPS (LOT LINE ADJUSTMENT AFFECTING ENTRADA SOUTH)

NA 59–64 INTENTIONALLY DELETED

Q 65. AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 2005 AS INSTRUMENT NO. 05–2021536 OF OFFICIAL RECORDS.
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN THE LOCATION OF THE EASEMENT IS PLOTTED ON VTTM 53295

A 66. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY SERVICES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 06–0307031 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF SANTA CLARITA, A MUNICIPAL CORPORATION
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 16, 2014 AS INSTRUMENT NO. 20141091813 OF OFFICIAL RECORDS.

RM 67. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED COVENANT AND AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, RECORDED FEBRUARY 15, 2006 AS INSTRUMENT NO. 06–0350219 OF OFFICIAL RECORDS.

NA 68 INTENTIONALLY DELETED

Q 69. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENTS ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE EASEMENT OF TR 61105"
RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NOS. 20081733498 AND 20081733499, BOTH OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

RM 70. THE TERMS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN NEWHALL SCHOOL DISTRICT, A PUBLIC SCHOOL DISTRICT AND NEWHALL LAND DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED FEBRUARY 4, 2010 AS INSTRUMENT NO. 20100164624 OF OFFICIAL RECORDS.

RM 71. THE EFFECT OF A LOT LINE ADJUSTMENT (RLLA 2010 00006) RECORDED JULY 19, 2010 AS INSTRUMENT NO. 201000984250 OF OFFICIAL RECORDS.

A 72. AN IRREVOCABLE OFFER TO DEDICATE AND GRANT OF EASEMENT FOR STREET AND HIGHWAY PURPOSES (MAGIC MOUNTAIN PARKWAY) RECORDED FEBRUARY 10, 2011 AS INSTRUMENT NO. 20110227355 OF OFFICIAL RECORDS.
IN FAVOR OF: THE COUNTY OF LOS ANGELES
AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN NOTE: SAID OFFER WAS NOT ACCEPTED AT THIS TIME.

Q 73. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61105, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505702 OF OFFICIAL RECORDS.

RM 74. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53295/61996, AND INDEMNIFICATION" RECORDED APRIL 6, 2011 AS INSTRUMENT NO. 20110505703 OF OFFICIAL RECORDS.

NA 75–76 INTENTIONALLY DELETED

R 77. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE

Q 78. AN EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SHOWN AND DEDICATED TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE VESTING TRACT MAP NO. 45433–04 FILED IN BOOK 1268, PAGES 45 THROUGH 65 OF MAPS.
FOR: COVERED STORM DRAIN, APPURTENANT STRUCTURES AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

RM 79. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF PERMANENT CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (ENTRADA SPINEFLOWER PRESERVE AREA)" RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 20141015456 OF OFFICIAL RECORDS.

RM 80. AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION SYSTEMS AND SURFACE DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 12, 2015 AS INSTRUMENT NO. 20150159072 OF OFFICIAL RECORDS.
IN FAVOR OF: LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4 ZONE NO. 79 (THE OLD ROAD LOCAL)
AFFECTS: AS DESCRIBED THEREIN

Q 81. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE, ACCEPTANCE FROM TR 061105, AND RELEASE OF LIABILITY" RECORDED JULY 9, 2015 AS INSTRUMENT NO. 20150826008 OF OFFICIAL RECORDS.

NA 82. INTENTIONALLY DELETED

RM 83. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 2019 AS INSTRUMENT NO. 20190089645 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

NA 84. INTENTIONALLY DELETED

RM 84a. AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 03, 2020 AS INSTRUMENT NO. 20201053779 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

NA 84b – 84c INTENTIONALLY DELETED

RM 84d. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2020 AS INSTRUMENT NO. 202011693391 OF OFFICIAL RECORDS
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

RM 84da. AN EASEMENT FOR STREET RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 2021 AS INSTRUMENT NO. 20211910483 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84db. AN EASEMENT FOR NON–EXCLUSIVE EASEMENT AND RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 14, 2022 AS INSTRUMENT NO. 20220726378 OF OFFICIAL RECORDS
IN FAVOR OF: SANTA CLARITA VALLEY WATER AGENCY
AFFECTS: AS DESCRIBED THEREIN

RM 84dc. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208918 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84dd. AN EASEMENT FOR CONSTRUCT DEBRIS BASIN AND APPURTENANT SLOPES AND INCIDENTAL PURPOSES, RECORDED APRIL 3, 2023 AS INSTRUMENT NO. 20230208919 OF OFFICIAL RECORDS
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN

RM 84de. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105–01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: SANITARY SEWER, INGRESS AND EGRESS AND INCIDENTAL PURPOSES

RM 84df. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105–01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS PURPOSES TOGETHER WITH THE RIGHT TO ASSIGN AND TRANSFER SUCH EASEMENTS TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AND INCIDENTAL PURPOSES

NA 84dg INTENTIONALLY DELETED

RM 84dh. AN EASEMENT SHOWN OR DEDICATED ON TRACT MAP NO 61105–01 FILED IN BOOK 1415 PAGES 72 THROUGH 99 OF TRACT MAPS
IN FAVOR OF: COUNTY OF LOS ANGELES
FOR: COVERED STORM DRAINAGE APPURTENANT STRUCTURES, INGRESS AND EGRESS FOR WATER QUALITY AND INCIDENTAL PURPOSES

NA 84e. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HERITAGE VIEW LANE SHARED AMENITY AGREEMENT" RECORDED APRIL 17, 2003 AS INSTRUMENT NO. 03–1087880

NA 84f. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), AS GRANTOR, TO TOURNAMENT PLAYERS CLUB AT VALENCIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED APRIL 29, 2003 AS INSTRUMENT NO. 03–201314 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

RM 84g. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF ACCEPTANCE" RECORDED NOVEMBER 4, 2020 AS INSTRUMENT NO. 20201398793 OF OFFICIAL RECORDS.

RM 84h. THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

RM 84i. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

RM 84j. RIGHTS OF PARTIES IN POSSESSION.

RM 85. WITH RESPECT TO NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), A LIMITED PARTNERSHIP:
A. THAT A CERTIFIED COPY OF THE APPLICATION FOR REGISTRATION, FOREIGN LIMITED PARTNERSHIP (FORM LP–5) AND ANY AMENDMENTS THERETO (FORM LP–6) BE RECORDED IN THE PUBLIC RECORDS;
B. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS;
C. SATISFACTORY EVIDENCE OF THE CONSENT OF A MAJORITY IN INTEREST OF THE LIMITED PARTNERS TO THE CONTEMPLATED TRANSACTION;
D. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

LEGEND:

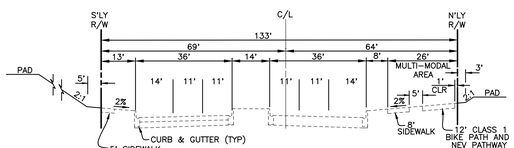
99	LOT NO.
1,000 SF	LOT AREA (SQUARE FEET)
M.F.–CONDO	LAND USE
	PROJECT BOUNDARY
	EXISTING RIGHT–OF–WAY
	PROPOSED RIGHT–OF–WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	CUT / FILL LINE
WQ	WATER QUALITY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
RW	RECYCLED WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	FEMA
050	EXISTING COUNTY FLOODPLAIN
404_1603	JURISDICTION
	ABANDONED OIL WELL
	OAK TREE HERITAGE SIZE LABELED WITH "H"
	LINE OF SIGHT EASEMENT
	RIPRAP
	ASPHALT PAVING
	PCC CONCRETE

DISPOSITION:

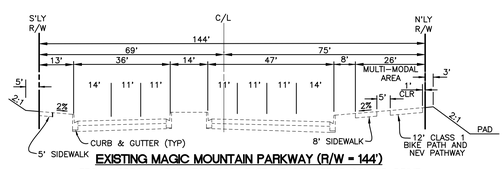
A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
V	VACATE

ABBREVIATIONS:

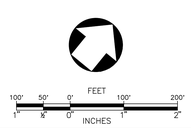
EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
M.F.	MULTI FAMILY
MIN	MINIMUM
N.A.P.	NOT A PART
O.S.	OPEN SPACE
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RW	RECYCLED WATER
R/W	RIGHT–OF–WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL



MAGIC MOUNTAIN PARKWAY (R/W = 133')
FROM APPROX. 600' TO 1200' EAST OF COMMERCE CENTER DRIVE
NOT TO SCALE



EXISTING MAGIC MOUNTAIN PARKWAY (R/W = 144')
FROM APPROX. 1700' TO 2000' EAST OF COMMERCE CENTER DRIVE
NOT TO SCALE



DESIGNED:					
DRAFTED:					
CHECKED: JFukumitsu	NO.	REVISIONS	DATE	BY	

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU, 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-035-037
SHEET 2 OF 5 SHEETS

S:\Newhall Ranch\53295 Entrada\Initial\HES53295-VSL-VTTM.dwg Posted on Nov 20, 2024–10:01am by sdenne

SEE SHEET 2

SEE SHEET 4

SEE BELOW LEFT

SEE RIGHT

TM 61105
MISSION VILLAGE
N.A.P.

TR 45433 N.A.P.

PA-4b · PA-4d · PA-4c · PA-4e · PA-4f · PA-4g · PA-10b · PA-10a · PA-10c · PA-8a · PA-8d · PA-8c · PA-8b · PA-5a · PA-5b · PA-5c · PA-7c · PA-9a · PA-9b · PA-7a · PA-7b · PA-6b · PA-6a · PA-2

WESTRIDGE PARKWAY · MAGIC MOUNTAIN PARKWAY · "A" STREET · "B" STREET · "C" STREET · "D" STREET · "E" STREET · "F" STREET · "G" STREET · "1" PRIVATE DRIVE

SECTION (A)
NOT TO SCALE

SECTION (E)
NOT TO SCALE

SECTION (F)
NOT TO SCALE

SECTION (G)
NOT TO SCALE

SECTION (H)
NOT TO SCALE

SECTION (L)
NOT TO SCALE

SECTION (M)
NOT TO SCALE

LEGEND:

99	LOT NO.
1,000 SF	LOT AREA (SQUARE FEET)
M.F.–CONDO	LAND USE
	PROJECT BOUNDARY
	EXISTING RIGHT–OF–WAY
	PROPOSED RIGHT–OF–WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	BENCH DRAIN
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	CUT / FILL LINE
WQ	WATER QUALITY
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
RW	RECYCLED WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	FEMA
050	EXISTING COUNTY FLOODPLAIN
404_1603	JURISDICTION
	LINE OF SIGHT EASEMENT
	RIPRAP
	ASPHALT PAVING
	PCC CONCRETE
	ABANDONED OIL WELL
	OAK TREE HERITAGE SIZE LABELED WITH "H"

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
M.F.	MULTI FAMILY
MIN	MINIMUM
N.A.P.	NOT A PART
O.S.	OPEN SPACE
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RW	RECYCLED WATER
R/W	RIGHT–OF–WAY
SCVWA	SANTA CLARITA VALLEY WATER AGENCY
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
STD	STANDARD
TYP	TYPICAL

DISPOSITION:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
V	VACATE

FEET
100' 50' 0' 100' 200'
INCHES
1" 1/2" 0" 1" 2"

DESIGNED:
DRAFTED:
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

RECORDED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

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26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU, DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO. 0015-035-037
SHEET 3 OF 5 SHEETS

D:\Newhall Ranch\53295 Entrada\Tentative\VES53295-03_VTM.dwg Plotted on Nov 20, 2024–10:04am by sdonne

SEE SHEET 2

SEE SHEET 3

MAGIC MOUNTAIN PARKWAY
MAGIC MOUNTAIN ENTRANCE
MEDIA CENTER LANE
"A" STREET
"C" STREET
"H" PRIVATE DRIVE
THE OLD ROAD
PM 18654
N.A.P.
TR 45433
N.A.P.
PA-9c
PA-12a
PA-12b
PA-13a
PA-13b
PA-13c
PA-14
EX. LACSD 24" SEWER SC-P-0006
EX. LACSD 24" SEWER SC-P-0007
EX. LACSD 24" SEWER SC-P-0004
EX. LACSD 24" SEWER SC-P-0001
EX. LACSD 8" SEWER PER PC-11839
EX. LACSD 15" SEWER PER PC-8536
EX. LACDWP 8" SEWER PER PC-12220
EX. LACDWP 12" SEWER PER PC-12220
EX. 42" SD PD 2637
EX. 54" SD PD 2637
EX. 24" RW-Z2
EX. LACSD 24" TRUNK SEWER SC-P-6
EX. 24"-Z2A WATER
EX. 42" WATER
EX. 20" RW-Z2
EX. 17"-Z2 WATER
EX. 24"-Z2A WATER
EX. 14" WATER (VWC)
EX. C/L 84" RCP SD
EX. C/L 54" SD PD 2638
EX. 24"-Z2 WATER
EX. 42" WATER
EX. R/W
EX. MWS UNIT
EX. DEBRIS BASIN #5 PER PD2638 R
EX. DEBRIS BASIN #5 PER PD2637 TO BE PARTIALLY REMOVED
EX. DEBRIS BASIN #6 PER PD2638 R
EX. DEBRIS BASIN #7 PER PD2638 R
EX. DEBRIS BASIN #8 ESMT PER PD2637 Q
EX. BASIN #5 ESMT PER PD2637 Q
EX. BASIN #6 ESMT PER PD2638 Q
EX. BASIN #7 ESMT PER PD2637 Q
EXISTING BASIN #5 ACCESS RD. AND BERM PER PD2637 R
DEBRIS BASIN TO BE MAINTAINED BY LACFCD
REMEDIAL GRADING LIMIT
OVERFLOW SPILLWAY
STORM DRAIN POINT OF CONNECTION
SEWER POINT OF CONNECTION
R.O.W. L.I.D. TO BE MAINTAINED BY LA COUNTY SEE DETAIL ABOVE RIGHT
SIGHT DISTANCE L=725.00'
TO BE MAINTAINED BY LA COUNTY
1172 FG
TO BE MAINTAINED BY LA COUNTY
STREAM RESTORATION AREA
STREAM RESTORATION AREA, A.C. ACCESS ROADS AND SD EASEMENT TO BE MAINTAINED BY LACFCD
STREAM RESTORATION AREA TO BE MAINTAINED BY LACFCD
A.C. ACCESS ROAD AND SD EASEMENT TO BE MAINTAINED BY LACFCD
GRADE CONTROL STRUCTURES (TYP.) LOCATIONS AND NUMBERS TO BE DETERMINED IN FINAL ENGINEERING
GRADE CONTROL STRUCTURE LOCATIONS AND NUMBERS TO BE DETERMINED IN FINAL ENGINEERING
LIMIT OF GRADING
SPINEFLOWER PRESERVE LIMITS (27.1 AC)
SUBMAR MAT OVER 34" GAS MAIN, TO BE RELOCATED BY SOUTHERN CALIFORNIA GAS CO.
EXISTING DRAINAGE CONSTRUCTION EASEMENT
TRACT BOUNDARY
DEBRIS BASIN TO BE MAINTAINED BY LACFCD
ESMT 29881-252 UNKNOWN DISPOSITION
OIL LEASE INST. 27- UNKNOWN DISPOSITION
EX. R/W
EX. 24'-22A WATER
EX. ROAD EASEMENT
SD INLET AND PIPE
SEWER POINT OF CONNECTION
STORM DRAIN POINT OF CONNECTION
EX. BASIN #8 ESMT PER PD2637 Q
EX. DEBRIS BASIN #7 PER PD2638 R
EX. MWS UNIT
EX. 24" SD PD 2638
EX. 42" SD PD 2638
EX. 42" SD PD 2635
EX. 24" RW-Z2 84357 SF COMM-BUSINESS
EX. 24" WATER 68717 SF M.F.-CONDO
EX. 42" WATER 24000 SF M.F.-CONDO
EX. 24" RW-Z2
EX. 24"-Z2A WATER
EX. 42" WATER
EX. 12"-Z2 WATER
EX. 20" RW-Z2
EX. 42" WATER
EX. 24"-Z2A WATER
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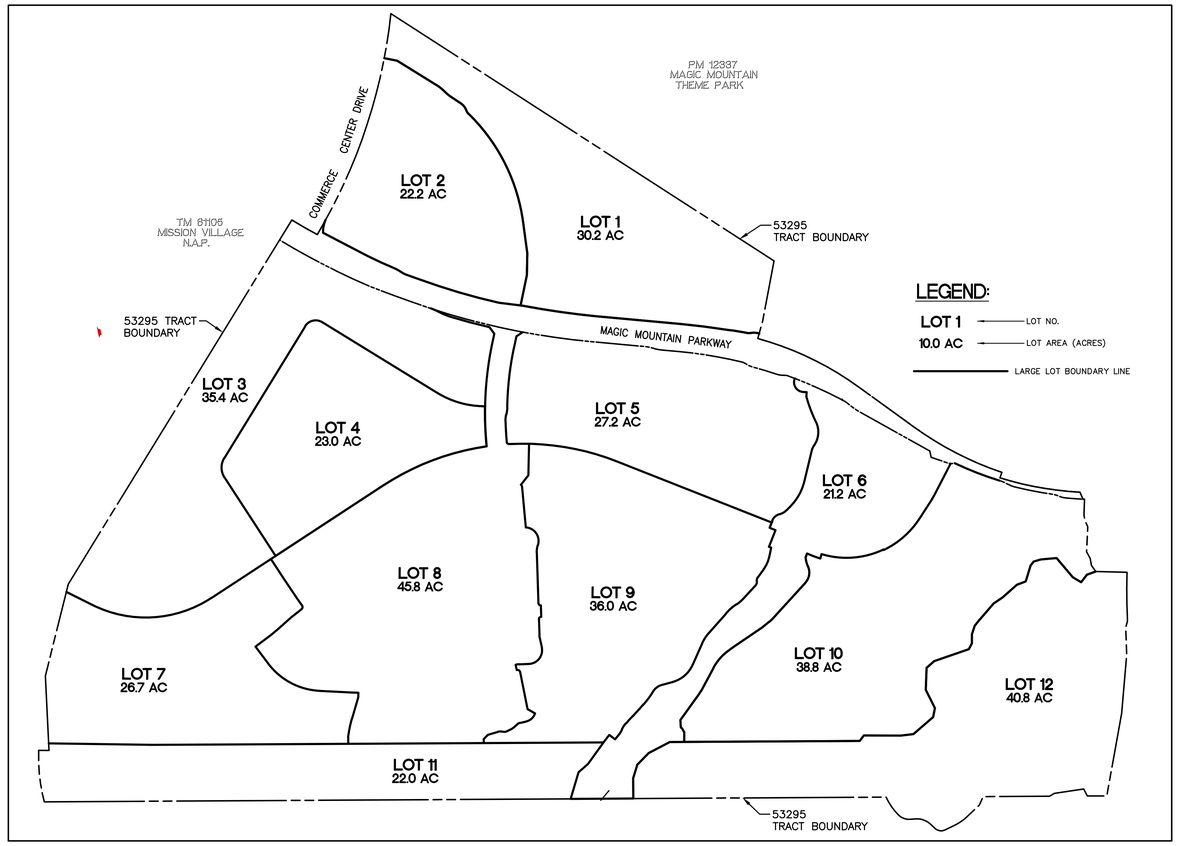
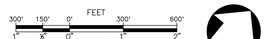
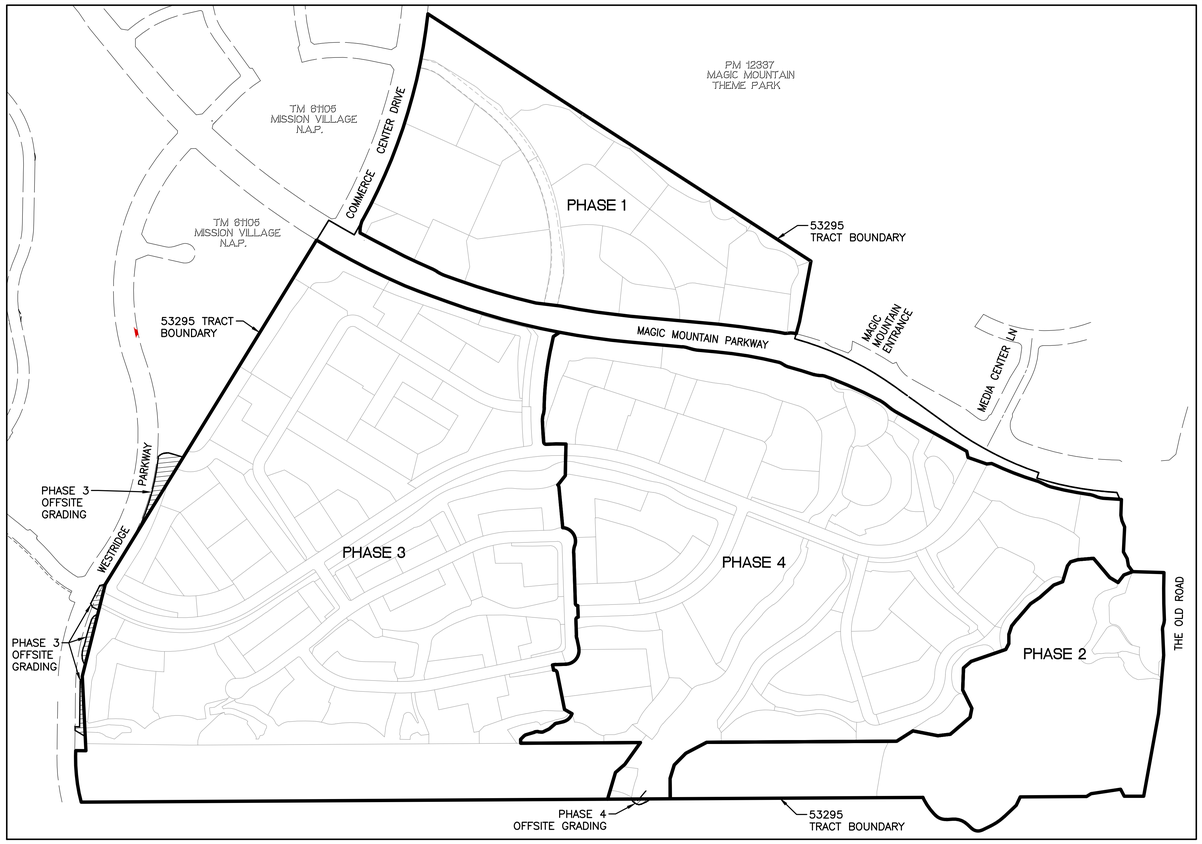
SD INLET AND PIPE
SEWER POINT OF CONNECTION
STORM DRAIN POINT OF CONNECTION
EX. BASIN #8 ESMT PER PD2637 Q
EX. DEBRIS BASIN #7 PER PD2638 R
EX. MWS UNIT
EX. 24



LARGE LOT PARCEL MAP





PHASING MAP

PHASE 1	
Total Ac	52.4 AC
Total On-Site AC	52.4 AC
Total Off-Site AC	0.0 AC
Total DU (Condo)	0 DU
Total Commercial SF	673,825 SF
Total Open Space	6.0 AC

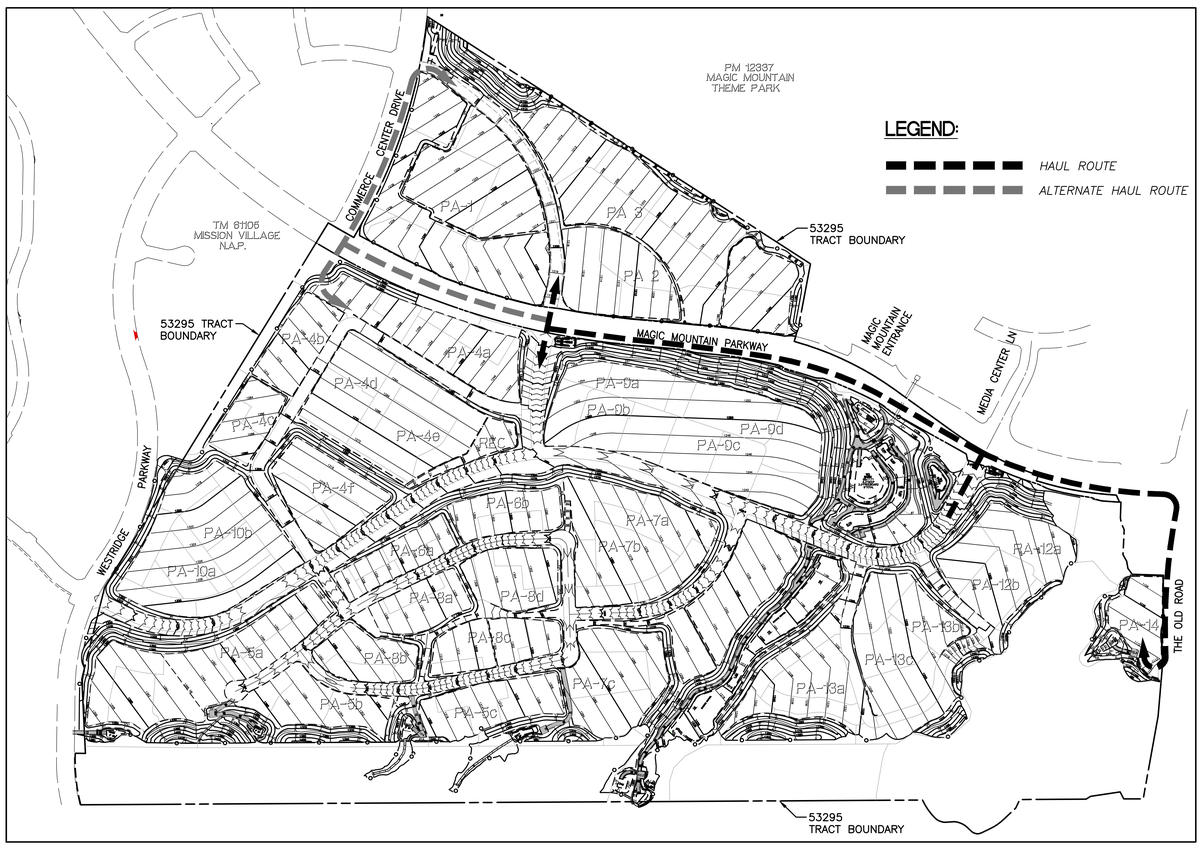
PHASE 2	
Total AC	40.8 AC
Total On-Site AC	40.8 AC
Total Off-Site AC	0.0 AC
Total DU (Condo)	0 DU
Total Commercial SF	39,150 SF
Total Open Space	37.6 AC

PHASE 3	
Total AC	154.2 AC
Total On-Site AC	152.9 AC
Total Off-Site AC	1.3 AC
Total DU (Condo)	954 DU
Total Commercial SF	17,025 SF
Total Open Space	42.0 AC

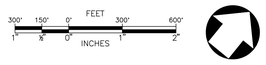
PHASE 4	
Total Ac	123.3 AC
Total On-Site AC	123.2 AC
Total Off-Site AC	0.1 AC
Total DU (Condo)	620 DU
Total Commercial SF	0 SF
Total Open Space	33.3 AC

NOTE: SPINEFLOWER PRESERVE AND PARKS ARE INCLUDED IN TOTAL OPEN SPACE CALCULATION 13.0 ACRES OF DEDICATED MAGIC MOUNTAIN PARKWAY NOT INCLUDED HERE

THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT WE HEREBY REQUEST TO CHANGE THE ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.



HAUL ROUTE MAP



DESIGNED:
DRAFTED:
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9890
Jason H Fukumitsu 11/20/24
JASON H. FUKUMITSU, DATE

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 53295
LARGE LOT PARCEL MAP AND PHASING MAP

DATE	11/20/24
SCALE	AS SHOWN
PROJECT NO.	0015-035-037
SHEET	5 OF 5 SHEETS

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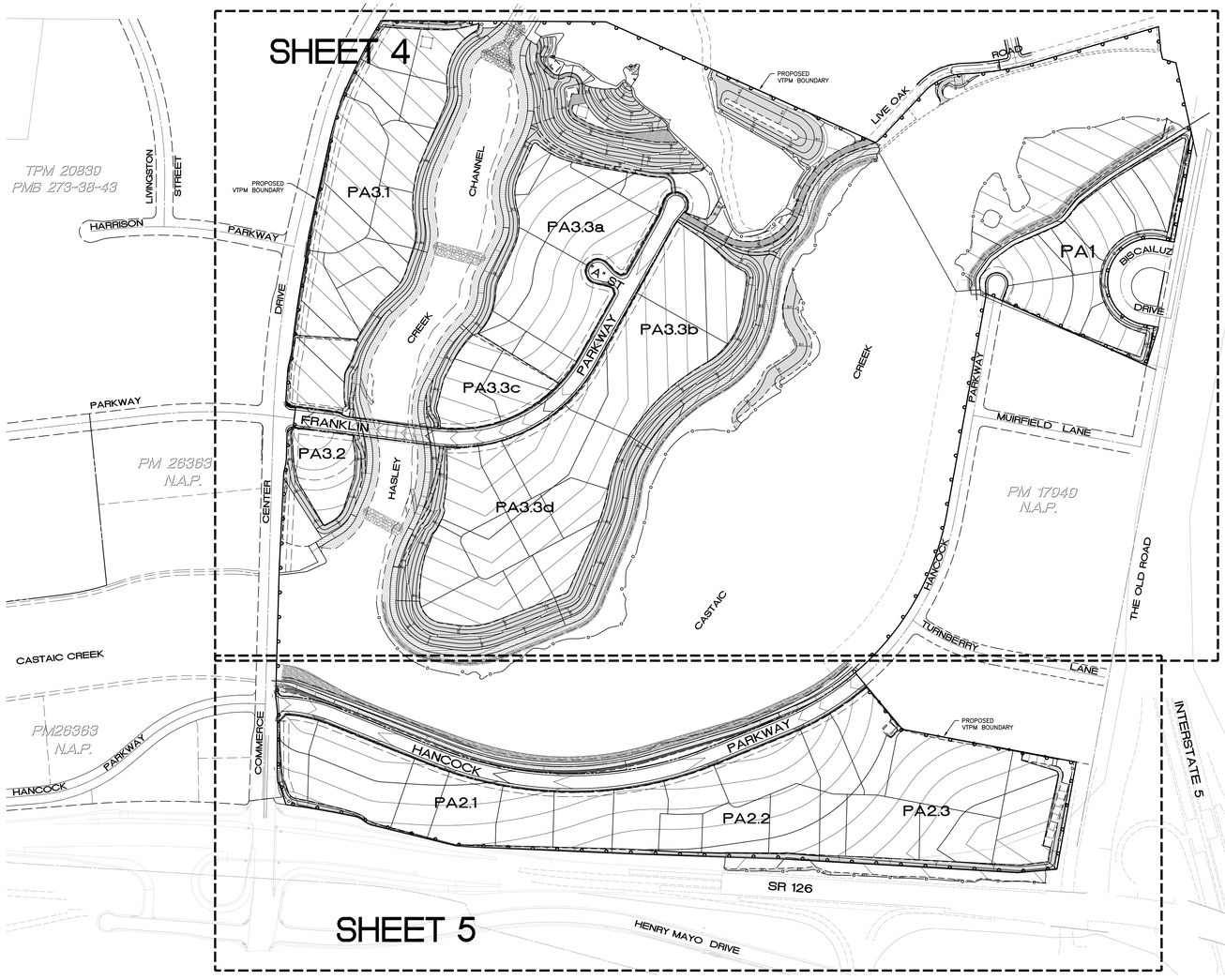


GENERAL NOTES:

1. GRADE ELEVATIONS SHOWN ON THE VTPM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY NO MORE THAN 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL DEVELOPABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT, TO THE SATISFACTION OF REGIONAL PLANNING.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE EXHIBIT A OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE REVIEWED DURING PLOT PLAN APPROVAL AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT OF FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL NON-DEVELOPABLE LOTS FOR PRIVATE DRIVEWAY PURPOSES.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DPW.
11. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
12. PROPOSED RETAIL, INDUSTRIAL, AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
13. PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) FOR LOTS AS REQUESTED.
14. REQUEST PERMISSION TO MASS/BULK GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. PROVIDE STANDARD RIGHT-OF-WAY RETURN RADII OF 13 FEET AT ALL LOCAL STREET INTERSECTIONS, AND 27 FEET AT THE INTERSECTION OF LOCAL STREETS WITH GENERAL PLAN HIGHWAYS AND WHERE ALL GENERAL PLAN HIGHWAYS INTERSECT, PLUS ADDITIONAL RIGHT OF WAY FOR CORNER CUT OFF TO MEET CURRENT GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) TO THE SATISFACTION OF PUBLIC WORKS.
17. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
18. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
19. TOPO COMPILED 12/2013 FROM DATA FLOWN 12/2013.
20. PERMISSION IS REQUESTED TO VACATE EXCESS RIGHT OF WAY ON LIVE OAK ROAD WITHIN LOTS 24, 25, 27, 42 AND 104.
21. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 DISPOSAL OF SOIL" OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VESTING TENTATIVE TRACT MAP OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN. THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
   ALL FLAT PADS WILL DRAIN TO AN APPROVED DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
22. THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES. PERMISSION IS REQUESTED TO CHANGE THE ORDER OF PHASES AS LONG AS SUFFICIENT INFGRADING OF VTM 53295 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE VTM. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW/RASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.
23. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
24. THE CUMULATIVE EARTHWORK VOLUME FOR ALL PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLAN SUBMITTED.
25. THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
26. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 3, 5, 7, 8, 9, 10, 30, 31, 34, 50, 51, 52, 53, 54, 55, 59, 78, 80, 82, 83, 86, 87, 88, 89, 93, 95, 96, AND 97.
27. ALL SLOPES AND LANDSCAPING TO BE MAINTAINED BY VALENCIA COMMERCE CENTER ASSOCIATION.
28. ALL SEWER AND STORM DRAIN SHOWN IN EASEMENTS ON PRIVATE PROPERTY SHALL BE PUBLICLY MAINTAINED.
29. ALL ABANDONMENTS AND QUITCLAIMS SHALL BE COMPLETED PRIOR TO FINAL MAP.
30. THE DEVELOPER/ENGINEER ACKNOWLEDGES THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE IN THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.
31. THE LID PROJECT DESIGN FEATURES PROPOSED AS PART OF THE PROJECT ARE SELECTED IN ACCORDANCE WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND PROVIDE PRETREATMENT, RETENTION, AND BIOFILTRATION VOLUME CONSISTENT WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND THE LA COUNTY LID DEVELOPMENT DESIGN MANUAL.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN CURVE ON THE CENTER LINE OF A 160 FOOT STRIP OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 29881, PAGE 252 OF OFFICIAL RECORDS AS HAVING A RADIUS OF 2000.00 FEET AND AN ARC LENGTH OF 1559.60 FEET; THENCE ALONG LAST SAID MENTIONED CENTER LINE AT RIGHT ANGLES TO SAID CENTER LINE SOUTH 57° 28' 12" WEST, 80.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 160 FOOT STRIP OF LAND, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 57° 28' 12" WEST, 603.26 FEET TO A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 287.00 FEET; THENCE ALONG LAST SAID CURVE, SOUTHWESTERLY, SOUTHERLY AND EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 186° 50' 04", AN ARC DISTANCE OF 838.05 FEET; THENCE TANGENT TO SAID CURVE NORTH 50° 38' 08" EAST, 391.77 FEET; THENCE NORTH 41° 49' 23" EAST, 194.94 FEET TO A POINT ON THAT CERTAIN CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2080.00 FEET ON THE SOUTHWESTERLY LINE OF SAID 160 FOOT STRIP OF LAND HEREINABOVE MENTIONED; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 33' 56" AN ARC DISTANCE OF 129.44 FEET TO THE NORTHWESTERLY TERMINUS THEREOF; THENCE TANGENT TO SAID CURVE NORTH 32° 31' 48" WEST; 283.62 FEET TO THE POINT OF BEGINNING.

PROJECT SUMMARY:

GROSS AREA	328.8 Acres
TOTAL LOTS	104
EXISTING ZONING	M-1.5-DP, M-1.5
PROPOSED ZONING	M-1.5-DP, M-1.5
EXISTING COUNTYWIDE GENERAL PLAN DESIGNATION:	I O
PROPOSED COUNTYWIDE GENERAL PLAN DESIGNATIONS:	I O

APPROXIMATE EARTHWORK QUANTITIES:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	3,500,000	3,090,000
SHRINKAGE		410,000
TOTAL	3,500,000	3,500,000

REMEDIAL GRADING NOT INCLUDED
EARTHWORK TO BE BALANCED ONSITE

PROJECT RELATED ENTITLEMENTS:

PROJECT NUMBER – 87-350
CONDITIONAL USE PERMIT – 87-360
OAK TREE PERMIT – 200700022
PARKING PERMIT – RPPL2022007239
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

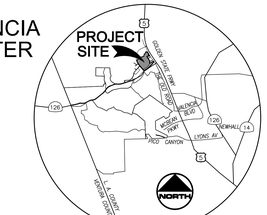
PUBLIC STREETS

"A" STREET
FRANKLIN PARKWAY
HANCOCK PARKWAY

OFF-SITE IMPROVEMENTS:

1. CONNECTION TO ZONE 1A POTABLE WATER TANK ON FRANKLIN PKWY
2. CONNECTION TO AND EXPANSION OF SEWER LIFT STATION ON HANCOCK PKWY IN PM 26363

EXHIBIT A - VALENCIA COMMERCE CENTER



VICINITY MAP
NOT TO SCALE

LEGEND:

1	PARCEL NO.
13,637 S.F.	PARCEL AREA (SQUARE FEET)
PA3.1	PLANNING AREA
	PROJECT BOUNDARY
	DEVELOPMENT AREA BOUNDARY
	EXISTING PARCEL BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
SD	STORM DRAIN
	STORM DRAIN CULVERT
S	SANITARY SEWER
FM	SANITARY SEWER FORCE MAIN
W-Z1	WATER LINE, ZONE 1
W-Z1A	WATER LINE, ZONE 1A
RW	WATER LINE, RECLAIMED
RW-Z1	WATER LINE, RECLAIMED, ZONE 1A
WCL	WATER COLLECTION LINE
AG	WATER LINE, AGRICULTURAL IRRIGATION
G	GAS LINE
E	ELECTRICAL LINE
T	TELEPHONE LINE
JT	JOINT TRENCH
SD	EXISTING STORM DRAIN
SST	EXISTING SANITARY SEWER TRUNK
	EXISTING CMP INLET
S	EXISTING SANITARY SEWER
W-Z1	EXISTING WATER LINE, ZONE 1
W-Z1A	EXISTING WATER LINE, ZONE 1A
E	EXISTING ELECTRICAL LINE
T	EXISTING TELEPHONE LINE
FM	EXISTING SANITARY SEWER FORCE MAIN
FEMA	FEMA LINE
X-CAP	UPDATED EXISTING 0CAP FLOODPLAIN PER FACE (2019)
FW	EX. LACDFW 0yar FLOODWAY BOUNDARY PER 335-ML 1 & 2 (8/28/1984)
X-FP	EX. LACDFW 0yar FLOODPLAIN BOUNDARY PER 335-ML 1 & 2 (8/28/1984)
FP	PROP. 0yar FLOODPLAIN BOUNDARY PER FACE (2019)
CDFG	EXISTING CDFG JURISDICTION LINE (PER FACE-2014)
ACOE	EXISTING ACOE JURISDICTION LINE (PER FACE-2014)
66KV	PROPOSED SCE 66KV LINE
500KV	FUTURE SCE 500KV LINE
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
(WELL-ET4)	ABANDONED OIL WELL
	EXISTING WATER WELL LOCATION
	PROPOSED SCE 66KV TOWER LOCATION
	EXISTING POWER POLE
	OAK TREE HERITAGE SIZE LABELED WITH "H"
	SIGHT DISTANCE LINE
	TRAIL AND LACFCD ACCESS ROAD AT CREEK BANKS
	AC ACCESS ROAD
	PCC ACCESS ROAD
	TRAIL CONC. OR DG PER PLAN
	SLOPE SHADING
	BURIED BANK STABILIZATION

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	EASEMENTS REMOVAL NOTES
3	STREET CROSS SECTIONS AND DETAILS
4	TENTATIVE PARCEL MAP – PA 1 AND PA 3
5	TENTATIVE PARCEL MAP – PA 2
6	PHASING / LARGE LOT PARCEL MAP
7	OFFSITE IMPROVEMENT PLAN

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
K	KILOVOLT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
MIN	MINIMUM
N.A.P.	NOT A PART
OHL	OVERHEAD LINE
O.S.	OPEN SPACE
O.S.-NAT	NATURAL OPEN SPACE
PA	PLANNING AREA
PE	PAD ELEVATION
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RUA	RESTRICTED USE AREA
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
TYP	TYPICAL
W.S	WATER SURFACE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

DISPOSITION LEGEND:

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RM	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
V	VACATE

FEET
200' 100' 0' 200' 400'
INCHES
1" 0" 2"

PLANNING AREA 1					
PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
1	92–97	6	COMMERCIAL–BUSINESS PARK	174300	9.5
	98–102	5	OPEN SPACE		2.1
	103	1	OPEN SPACE – NATURAL		24.5
			PUBLIC ROAD		0.3
1	SUB TOTAL (PLANNING AREA)	12		174300	36.4

PLANNING AREA 2					
PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
2.1	68–73	6	COMMERCIAL–BUSINESS PARK	302600	13.0
2.2	77–82	6	COMMERCIAL–BUSINESS PARK	368400	10.4
2.3	83–90	8	COMMERCIAL–BUSINESS PARK	649800	18.6
	63–67, 74–76, 91	9	OPEN SPACE		4.8
			PUBLIC ROAD		6.3
2	SUB TOTAL (PLANNING AREA)	29		1320800	53.1

PLANNING AREA 3					
PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
3.1	2–12	11	COMMERCIAL–BUSINESS PARK	581200	19.0
3.2	17,20	2	COMMERCIAL–BUSINESS PARK	118000	3.9
3.3a	29–35	7	COMMERCIAL–BUSINESS PARK	247800	13.7
3.3b	28, 38–39	3	COMMERCIAL–BUSINESS PARK	224500	11.2
3.3c	43–44	2	COMMERCIAL–BUSINESS PARK	66300	4.1
3.3d	47–55, 59	10	COMMERCIAL–BUSINESS PARK	767100	16.8
	1, 13–16, 18–19, 21–22, 26–27, 36–37, 40–42, 45–46, 56–58, 60–62	24	OPEN SPACE		32.0
	23–25, 104	4	OPEN SPACE – NATURAL		132.5
			PUBLIC ROAD		5.8
3	SUB TOTAL (PLANNING AREA)	63		1904900	239.0

SUMMARY TABLE			
PLANNING AREA	NO. OF LOTS	BUILDING (SQ. FT.)	TOTAL ACRES
1	12	174300	36.4
2	29	1320800	53.1
3	63	1904900	239.0
TOTAL	104	3400000	328.5

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDFW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W RDWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR @5.25 NEWHALL QUAD, 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951 TO ACQUIRE 2018 ADJUSTMENT ELEV. SUBTRACT 0.127 FT FROM ALL ELEVATIONS DEPICTED ON THIS MAP.

THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

AERIAL PLANIMETRY:
THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRIC PROCESSES, UTILIZING AERIAL PHOTOGRAPHY DATED 12/2013.

TOPOGRAPHY:
BY PHOTOGRAMMETRIC PROCESSES FROM AERIAL IMAGING DATED 12/2013, AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONTOUR INTERVAL:
TO FOOT, UNLESS OTHERWISE NOTED.

UTILITY PROVIDERS

PHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
SEWER TREATMENT: LA COUNTY SANITATION
DISTRICT SCHOOLS: CASTAIC UNION SCHOOL DISTRICT
WM S HART SCHOOL DISTRICT
WATER: SANTA CLARITA VALLEY WATER AGENCY
POLICE PROTECTION: LA COUNTY SHERIFF
FIRE PROTECTION: LA COUNTY FIRE

ASSESSOR'S PARCEL NUMBERS (APN)

2866-001-021	2866-002-061
2866-002-045	2866-002-063
2866-002-052	3271-001-038 (PORTION)

DESIGNED: AW
DRAFTED: SC
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. ALEX HERRELL

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 FX: (661) 294-9959
JASON H. FUKUMITSU 11/20/24
DATE

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
1/15/25
TENTATIVE MAP PM18108

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
TITLE

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO 0015-043-024
SHEET 1 OF 7 SHEETS

C:\Users\JFukumitsu\Documents\ACCDocs\Valencia Commerce Center\PM 18108\Project Files\Exhibit A\PM 18108 Exhibit A.dwg, 11/20/2024 11:13:23pm, by JFukumitsu

EASEMENTS DISPOSITION NOTES:

ALL COUNTY EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE WITH FINAL MAP RECORDATION.
ALL OTHER EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE PRIOR TO FINAL MAP RECORDATION.

DATED AS OF JAN 17, 2023

MA 1. *INTENTIONALLY DELETED*

MA 1A. *TAXES AND ASSESSMENTS. REPORT TO FOLLOW. PLEASE VERIFY BEFORE CLOSING.*

MA 1B. *THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.*

MA 1C. *WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.*

MA 2. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 3, 1907 IN BOOK 3210 OF DEEDS, PAGE 74.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE PROVIDED BETTER COPY IS STILL ILLEGIBLE.

Q R 3. *AN EASEMENT FOR ELECTRIC LIGHT AND POWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1907 IN BOOK 3251 OF DEEDS, PAGE 51.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: STARTS ON THE VENTURA COUNTY SIDE. NOT PLOTTED. MIGHT BE PLOTTABLE WITH ADDITIONAL SURVEY.

Q R 4. *AN EASEMENT FOR POLES, GUYS, ANCHORS, CROSS-ARMS AND WIRES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1920, AS DOCUMENT NO. 426 IN BOOK 7068 OF DEEDS, PAGE 323.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
SURVEYORS NOTE: THE LEGAL DESCRIPTION MAKE CALLS TO 'STAKES' THAT EXISTED IN 1915 AT THE TIME THE EASEMENTS ORIGINATED. THE DOCUMENT DOES NOT DEFINE A WIDTH. THE PORTION OF THE EASEMENT IS PLOTTED APPROXIMATELY BASED ON AN EXISTING POLE LINE WESTERLY OF THE LAND FILL TO THE LOS ANGELES COUNTY LINE THAT STILL EXIST. THE PORTION EASTERLY OF THE LANDFILL IS PLOTTED BASED ON THE SURVEYED LOCATION PER RS 112/39-42 TO THE MOST NORTHERLY ANGLE POINT. THE REMAINING PORTION EASTERLY IS PLOTTED BASED ON RECORD ANGLES AND DISTANCES FROM SAID MOST NORTHERLY ANGLE POINT. THE QUITCLAIM DEED WAS PLOTTED BASED ON EXISTING POLES FROM THE AERIAL TOPOGRAPHY.

MA 5. *INTENTIONALLY DELETED.*

MA 6. *THE PERMISSIVE LICENSE TO EMPTY OR SPILL WATER FROM THE LOS ANGELES AQUEDUCT INTO THE STREAMS OR WATER CHANNELS RUNNING THROUGH CERTAIN PORTIONS OF THE PREMISES HEREIN DESCRIBED UPON CERTAIN CONDITIONS, AS CONTAINED IN THE AGREEMENT BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE CITY OF LOS ANGELES, RECORDED DECEMBER 14, 1920, AS DOCUMENT NO. 825 IN BOOK 308, PAGE 82 OF MISCELLANEOUS RECORDS.*
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 7-14 *INTENTIONALLY DELETED.*

MA 14A. *AN EASEMENT FOR POLE LINES, ANCHORS, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16456, PAGE 204 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DESCRIBES APPROXIMATE AND GENERAL LOCATIONS FOR THE EASEMENT.

Q RE 14B. *AN EASEMENT FOR 2 PIPE LINES AND A POLE LINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 13835, PAGES 350 OF OFFICIAL RECORDS.*
IN FAVOR OF: GENERAL PIPE LINE COMPANY OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT BASED ON TIED TO THE OLD ROAD AND SPRR.

MA 15-17A *INTENTIONALLY DELETED*

MA 17B. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AS BOOK 29881, PAGE 252 OF OFFICIAL RECORDS. AFFECTS: PARCEL 2 SURVEYORS NOTE: THE STATE HIGHWAY WAS RELINQUISHED TO THE COUNTY OF LOS ANGELES SHOWN ON STATE HIGHWAY MAP BOOK 13, PAGES 13-17. IT IS UNCLEAR IF THE ABUTTER'S RIGHTS OF INGRESS AND EGRESS REMAIN.*

MA 17C-24 *INTENTIONALLY DELETED*

MA 25. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2549, IN BOOK 36011, PAGE 33 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE.

MA 26-32 *INTENTIONALLY DELETED*

RM Q MA 33. *AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, POLES, TOWERS, AND ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 1, 1958 AS INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS AND FEBRUARY 8, 1960, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS. INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS IS THE JUDGEMENT THAT REFERENCES THE FINAL ORDER OF CONDEMNATION RECORDED AS INSTRUMENT NO. 4125.

Q MA 34. *AN EASEMENT FOR ACCESS ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1958 AS INSTRUMENT NO. 3331, IN BOOK D 177, PAGE 503 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 35. *INTENTIONALLY DELETED*

Q RM 36. *AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1960 AS INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 37&38 *INTENTIONALLY DELETED*

Q RE 38A. *AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1962 AS INSTRUMENT NO. 3559 OF OFFICIAL RECORDS.*
IN FAVOR OF: THE PACIFIC TELEPHONE, TELEGRAPH COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 39&40 *INTENTIONALLY DELETED*

RM 41. *AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO.2218, RECORDED IN BOOK D3363, PAGE 502 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL QUITCLAIM DEED" RECORDED JULY 5, 2019 AS INSTRUMENT NO. 20190648481 OF OFFICIAL RECORDS.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. QUITCLAIM PLOTTED PER DOCUMENT.

MA 42. *INTENTIONALLY DELETED*

MA 43. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AN AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY, A CALIFORNIA CORPORATION AND LARWIN-SOUTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION FOR THE BENEFIT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 26, 1969, AS INSTRUMENT NO. INSTRUMENT NO. 3142, IN BOOK M-3354, PAGE 739 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 44-50 *INTENTIONALLY DELETED*

MA 51. *AN INSTRUMENT ENTITLED "NOTIFICATION OF FLOODWAY AND FLOOD HAZARD AREA" DATED JUNE 11, 1982, WHEREAS ORDINANCE NO. 12,114 ADOPTED MARCH 12, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND THEREAFTER PERIODICALLY AMENDED, CREATED AND ESTABLISHED FLOODWAY AND WATER SURFACE ELEVATIONS.*
SAID ORDINANCE PROVIDES THAT SUCH FLOODWAYS AND WATER SURFACE ELEVATIONS WERE ESTABLISHED OVER THOSE LANDS SUBJECT TO SEVERE FLOOD HAZARD B REASON OF INUNDATION, OVERFLOW, EROSION OR DEPOSITION OF DEBRIS AND WHEREAS ORDINANCE NO. 12,115 AMENDING THE BUILDING CODE TO REGULATE CONSTRUCTION WITHIN ESTABLISHED FLOODWAYS WAS ADOPTED MARCH 25, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND CONTAINS PROVISIONS RELATIVE TO THE PROHIBITION OF THE PLACEMENT OF BUILDINGS OR OTHER STRUCTURES IN AN AREA TO BE SUBJECT TO FLOOD HAZARD BY REASON OF INUNDATION, OVERFLOW OR EROSION, RECORDED JUNE 14, 1982, AS INSTRUMENT NO. 82-599334, OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE DOCUMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DEPICTS GRAPHICAL INFORMATION.

MA 52-54 *INTENTIONALLY DELETED*

MA 55. *AN EASEMENT FOR DRAINAGE AND SLOPES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 56. *A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: SEE ITEM 55 FOR LOCATION.

RM 56A. *AN EASEMENT FOR WATER PIPELINES, WATER TANK, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1993 AS INSTRUMENT NO. 93-159145 OF OFFICIAL RECORDS. IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION*
AFFECTS: AS DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735841 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 57. *INTENTIONALLY DELETED*

MA 57A. *AN EASEMENT FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 02, 1996 AS INSTRUMENT NO. 96-1615020 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 58. *AN EASEMENT FOR ELECTRIC LINES FOR CONVEYING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 3, 1997 AS INSTRUMENT NO. 97-178589 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 59. *INTENTIONALLY DELETED*

MA 60. *AN EASEMENT FOR TRAFFIC CONTROL DEVICES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1997 AS INSTRUMENT NO. 97-434775 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 61. *INTENTIONALLY DELETED*

MA 62. *EASEMENT FOR ROADWAY, ACCESS, INGRESS, EGRESS, SLOPE, STORM DRAIN, SEWER AND FLOOD CONTROL PURPOSES, AS SHOWN OR DEDICATED ON THE FOLLOWING PARCEL MAPS:*
MA *AS MAP NO. 15173, IN BOOK 161, PAGE 80-87, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
Q *AS MAP NO. 22261, IN BOOK 273, PAGE 27-37, PARCEL MAPS; SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
MA *AS MAP NO. 20839, IN BOOK 273, PAGES 38-43, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
MA *AS MAP NO. 17949-01, IN BOOK 282, PAGES 94-98, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
RM *AS MAP NO. 17949, IN BOOK 283, PAGES 1-5, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
MA *AS MAP NO. 19784-0, IN BOOK 279 PAGES 34-44, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.*
MA *AS MAP NO. 26363, IN BOOK 353 PAGES 44-56, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.*
Q *AS MAP NO. 18229, IN BOOK 232, PAGES 1-11, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
63-67 INTENTIONALLY DELETED

MA 68. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445419 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 69-90 *INTENTIONALLY DELETED*

Q 91. *AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513085 OF OFFICIAL RECORDS.*
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 92&93 *INTENTIONALLY DELETED*

RM 94. *AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513084 OF OFFICIAL RECORDS.*
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

Q 95. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 05-3215252 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PARCEL 1-3 ARE NOT LOCATABLE DUE TO ERRORS IN THE LEGAL DESCRIPTION. THE REST OF THE PARCELS ARE PLOTTED PER DOCUMENT.

P RM 96. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 06-0079742 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

P RM 97. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 2006 AS INSTRUMENT NO. 06-0415610 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 98-100 *INTENTIONALLY DELETED*

RM 101. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR CONSTRUCTION OF A PARKING FACILITY FOR THE STORAGE OF TRAILERS AND RECREATIONAL VEHICLES WITHIN FLOOD HAZARD AREA" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637210 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 102. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) FEATURES" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637211 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 103. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637212 OF OFFICIAL RECORDS.*
AFFECTS:
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 104. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BUILDOVER AGREEMENT" RECORDED JUNE 29, 2011 AS INSTRUMENT NO. 20110880140 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

Q 105. *AN EASEMENT FOR WATER PIPELINE, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 08, 2011 AS INSTRUMENT NO. 20111058697 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 106. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 09, 2011 AS INSTRUMENT NO. 20111221427 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

MA 107-114 *INTENTIONALLY DELETED*

RM 115. *AN EASEMENT FOR WATER WELLS, STORM DRAINS, WATER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735839 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

RM 116. *AN EASEMENT FOR WATER WELLS, STORM DRAINS, WARTER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735840 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 117. *RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.*

MA 118. *INTENTIONALLY DELETED*

MA 119. *RIGHTS OF PARTIES IN POSSESSION.*

MA 120. *INTENTIONALLY DELETED*

RM 121. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16643 PAGE 243 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PORTIONS OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 122. *AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES OVER THOSE PORTIONS OF SAID LAND, WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 WEST, IN THE RANCHO SAN FRANCISCO, LOS ANGELES COUNTY, CALIFORNIA, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 1 PAGE 514 OF PATENTS. ALL POLES TO BE ERECTED AND MAINTAINED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE:*
BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE #710893-E, LOCATED IN THE EASTERLY LINE OF HASLEY CANYON ROAD, 3710 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID SECTION 12 AND 420 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SECTION, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTHEASTERLY 1435 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B";
THENCE EASTERLY, FORMING AN ANGLE OF 119 DEGREES 10' 480 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C".
ALSO, FOUR STRIPS OF LAND THE CENTER LINES OF WHICH ARE DESCRIBED AS FOLLOWS:
STRIP 1: BEGINNING AT SAID POINT "A"; THENCE SOUTHWESTERLY 100 FEET;
STRIP 2: BEGINNING AT SAID POINT "B"; THENCE WESTERLY 40 FEET;
STRIP 3: BEGINNING AT SAID POINT "B"; THENCE NORTHEASTERLY 40 FEET;
STRIP 4: BEGINNING AT SAID POINT "C"; THENCE EASTERLY 40 FEET;
EXCEPT THEREFROM ANY PORTION THEREOF, LYING WITHIN HASLEY CANYON ROAD, 40 FEET WIDE, AS NOW ESTABLISHED.
AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 4, 1953 IN BOOK 42632 PAGE 203, OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE EASEMENT BEGINS AT AN EXISTING POLE.

MA 123. *INTENTIONALLY DELETED*

MA 124. *AN EASEMENT FOR WATER SYSTEM MAINS, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING PIPELINES, WATER WELLS, PUMPING STATIONS, RESERVOIRS, BLENDING PLANTS, TREATMENT PLANTS AND CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS INSTRUMENT NO. 3780 IN BOOK D4248 PAGE 313 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

MA 125. *AN EASEMENT FOR CABLE TELEVISION LINES, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING CONDUITS, CABLES, TRANSFORMERS, TRANSMISSION RELAYS, HOOKUP FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS BOOK D4248, PAGE 315 OF OFFICIAL RECORDS.*
IN FAVOR OF: RANCHERS SUPPLY COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

RM 126. *A RIGHT OF WAY FOR A STATE HIGHWAY OVER THOSE PORTIONS OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 60 FEET WIDE, BEING 30 FEET ON EACH SIDE OF THE CENTER LINE AS MORE PARTICULARLY DESCRIBED THEREIN, AS GRANTED UPON CERTAIN CONDITIONS BY THE NEWHALL LAND AND FARMING COMPANY TO STATE OF CALIFORNIA, BY DEED RECORDED JULY 7, 1915 IN BOOK 6056 PAGE 284, OF DEEDS.*
EASEMENT LOCATION CANNOT BE DETERMINED
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 127-130 *INTENTIONALLY DELETED*

R 131. *AN EASEMENT FOR UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 34891 PAGE 223 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. THE DOCUMENT DOES NOT DEFINE A WIDTH. ALIGNMENT BASED ON EXISTING POLE LOCATION.

RM 132. *AN EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1969 AS INSTRUMENT NO. 614 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT. ADDITIONAL FIELD WORK WOULD BE REQUIRED TO EXACTLY LOCATE. THE CURRENT PLOTTING SHOULD BE WITHIN 0.15' OF THE CORRECT LOCATION.
THE EASEMENT ADJOINS PARCEL 4 OF THE DOCUMENT RECORDED APRIL 18, 1966 AS INST. NO. 2223 IN BOOK D3274, PAGE 517 OF OFFICIAL RECORDS WHICH IS NOT IN THE REPORT. BOTH PARCELS WERE RELINQUISHED TO THE COUNTY OF LOS ANGELES APRIL 29, 1977 PER INST. NO. 77-443686 WHICH REFERENCES STATE HIGHWAY MAP BOOK 13, PAGES 16-20.

RM 133. *AN EASEMENT FOR SEWER PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1970 AS INSTRUMENT NO. 1595 OF OFFICIAL RECORDS.*
IN FAVOR OF: COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY, A BODY CORPORATE AND POLITIC
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 134. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE" RECORDED FEBRUARY 26, 1981 AS INSTRUMENT NO. 81-209884 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: AFFECTS PORTION OF THE SUBJECT PROPERTY.

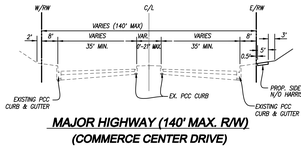
MA 135. *INTENTIONALLY DELETED*

Q RE 136. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399620 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: DOES NOT CONTAIN SURVEY MATTERS.

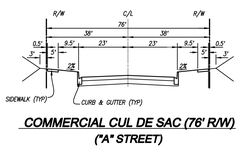
Q 136A. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399625 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

MA 137. *THE FOLLOWING MATTERS SHOWN OR DISCLOSED B

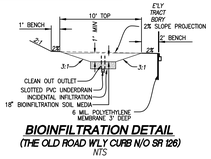
TYPICAL STREET SECTIONS



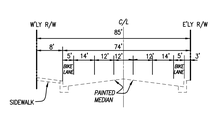
MAJOR HIGHWAY (140' MAX. R/W)
(COMMERCE CENTER DRIVE)
NOT TO SCALE



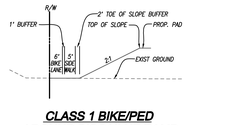
COMMERCIAL CUL DE SAC (76' R/W)
("A" STREET)
NOT TO SCALE



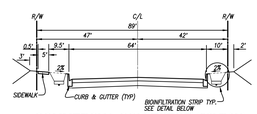
BIOINFILTRATION DETAIL
(THE OLD ROAD W'LY CURB N/O SR 126)
NTS



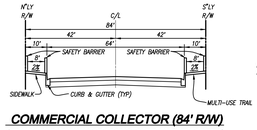
THE OLD ROAD EXIST. ROAD SECTION
(FROM LIVE OAK ROAD TO N'LY BOUNDARY OF PM 17949-01)
NOT TO SCALE



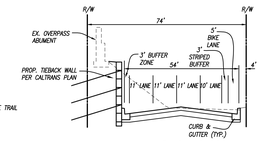
CLASS 1 BIKE/PED AROUND BISCAILUZ RAMP
NOT TO SCALE



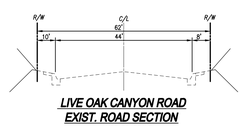
COMMERCIAL COLLECTOR (89' R/W)
(FRANKLIN PARKWAY, HANCOCK PARKWAY)
NOT TO SCALE



COMMERCIAL COLLECTOR (84' R/W)
(FRANKLIN PARKWAY CROSSING OVER HASLEY CREEK)
NOT TO SCALE

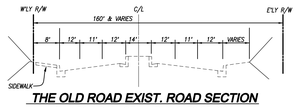


THE OLD ROAD
(BENEATH BISCAILUZ DRIVE)
NOT TO SCALE

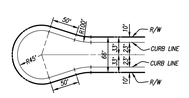


LIVE OAK CANYON ROAD EXIST. ROAD SECTION
NOT TO SCALE

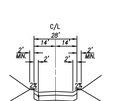
HANCOCK PARKWAY EXIST. ROAD SECTION
NOT TO SCALE



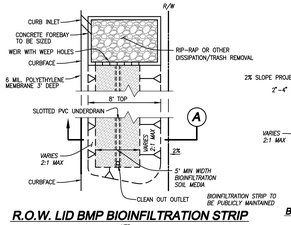
THE OLD ROAD EXIST. ROAD SECTION
(S'LY BOUNDARY OF PM 17949-01 TO SR-126)
NOT TO SCALE



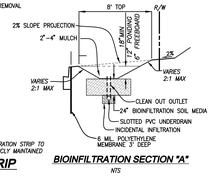
COMMERCIAL CUL DE SAC
(66' R/W)
NOT TO SCALE



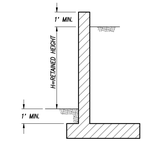
UTILITY EASEMENT AND
28' TEMPORARY FIRE ACCESS ROAD
AT THE END OF FRANKLIN PARKWAY



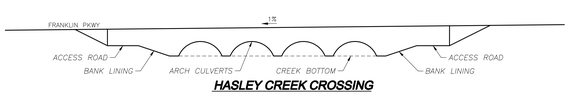
R.O.W. LID BMP BIOINFILTRATION STRIP
NTS



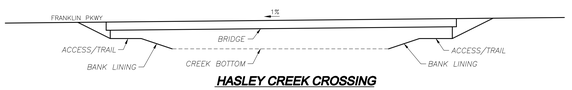
BIOINFILTRATION SECTION "A"
NTS



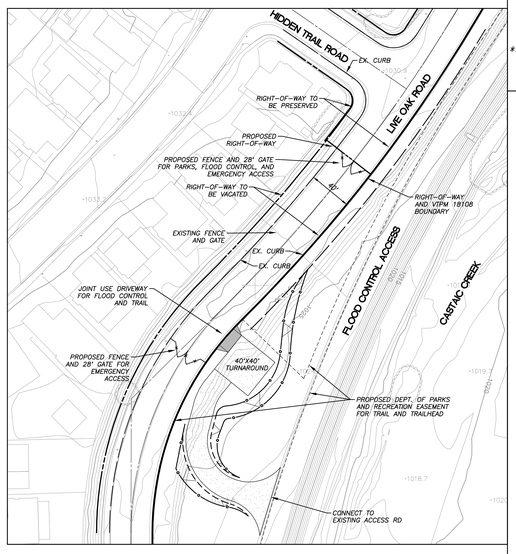
TYPICAL RETAINING WALL
NOT TO SCALE



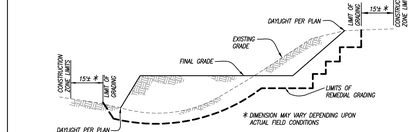
HASLEY CREEK CROSSING



HASLEY CREEK CROSSING
BRIDGE ALTERNATE



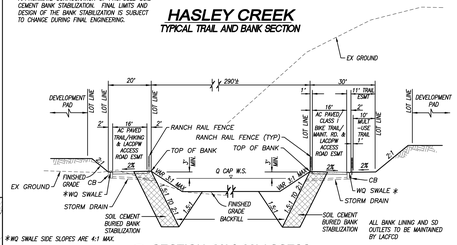
ACCESS AT LIVE OAK ROAD
NOT TO SCALE



TYPICAL GRADING IMPACTS
NOT TO SCALE

APPROXIMATE CONFIGURATION OF PROPOSED SOIL CEMENT BANK STABILIZATION. FINAL LIMITS AND DESIGN OF THE BANK STABILIZATION IS SUBJECT TO CHANGE DURING FINAL ENGINEERING.

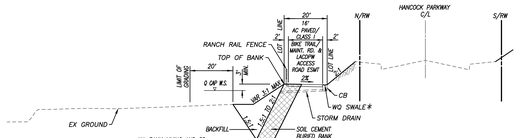
HASLEY CREEK
TYPICAL TRAIL AND BANK SECTION



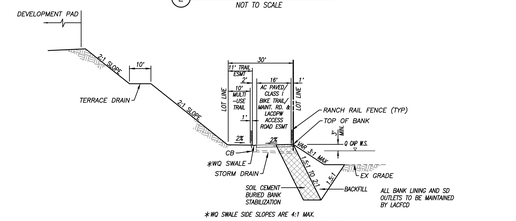
J **SECTION 20' & 30' ACCESS**
NOT TO SCALE

APPROXIMATE CONFIGURATION OF PROPOSED SOIL CEMENT BANK STABILIZATION. FINAL LIMITS AND DESIGN OF THE BANK STABILIZATION IS SUBJECT TO CHANGE DURING FINAL ENGINEERING.

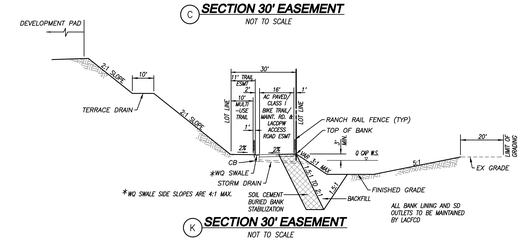
CASTAIC CREEK
TYPICAL TRAIL AND BANK SECTIONS



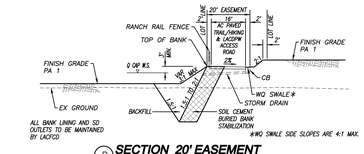
E **SECTION 20' EASEMENT**
NOT TO SCALE



C **SECTION 30' EASEMENT**
NOT TO SCALE

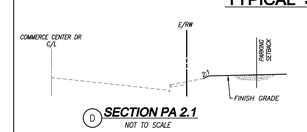


K **SECTION 30' EASEMENT**
NOT TO SCALE

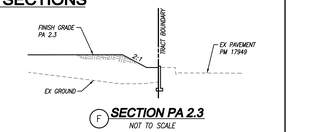


P **SECTION 20' EASEMENT**
NOT TO SCALE

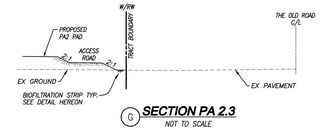
TYPICAL SECTIONS



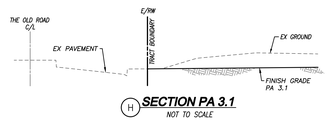
D **SECTION PA 2.1**
NOT TO SCALE



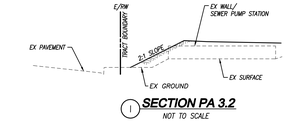
F **SECTION PA 2.3**
NOT TO SCALE



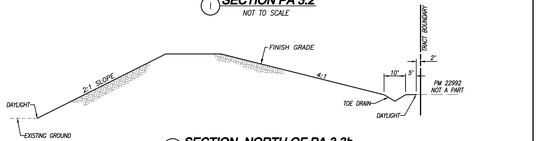
G **SECTION PA 2.3**
NOT TO SCALE



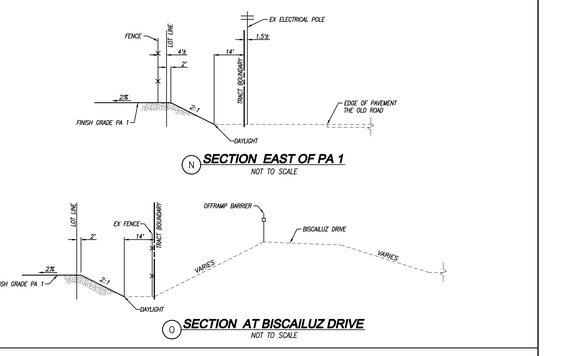
H **SECTION PA 3.1**
NOT TO SCALE



I **SECTION PA 3.2**
NOT TO SCALE

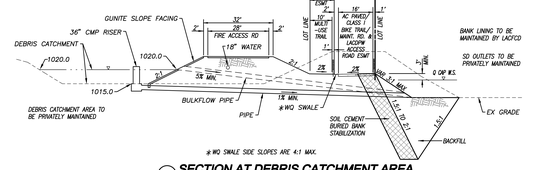


M **SECTION NORTH OF PA 3.3b**
NOT TO SCALE



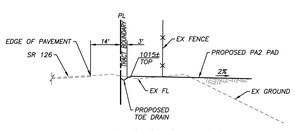
N **SECTION EAST OF PA 1**
NOT TO SCALE

O **SECTION AT BISCAILUZ DRIVE**
NOT TO SCALE



R **SECTION AT DEBRIS CATCHMENT AREA**
NOT TO SCALE

SR 126 TYPICAL SECTIONS



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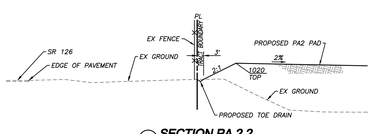

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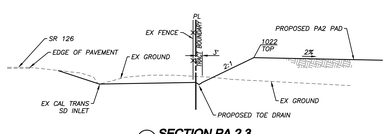

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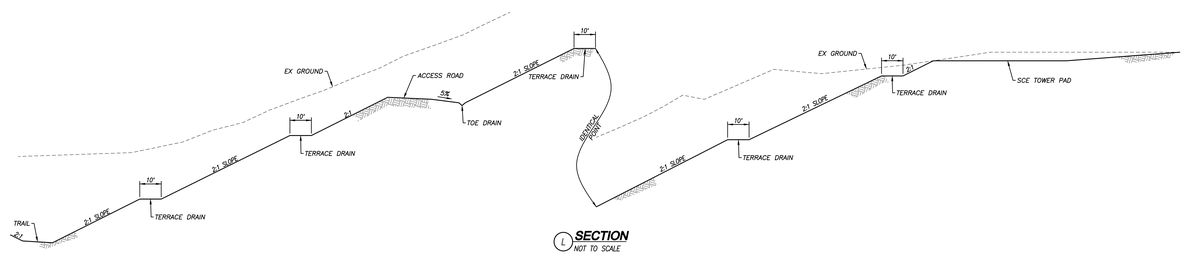


L **SECTION**
NOT TO SCALE

DESIGNED: AW					
DRAFTED: SC					
CHECKED: JFukumitsu					
	NO.	REVISIONS	DATE	BY	

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40935 CIVIL STATE OF CALIFORNIA

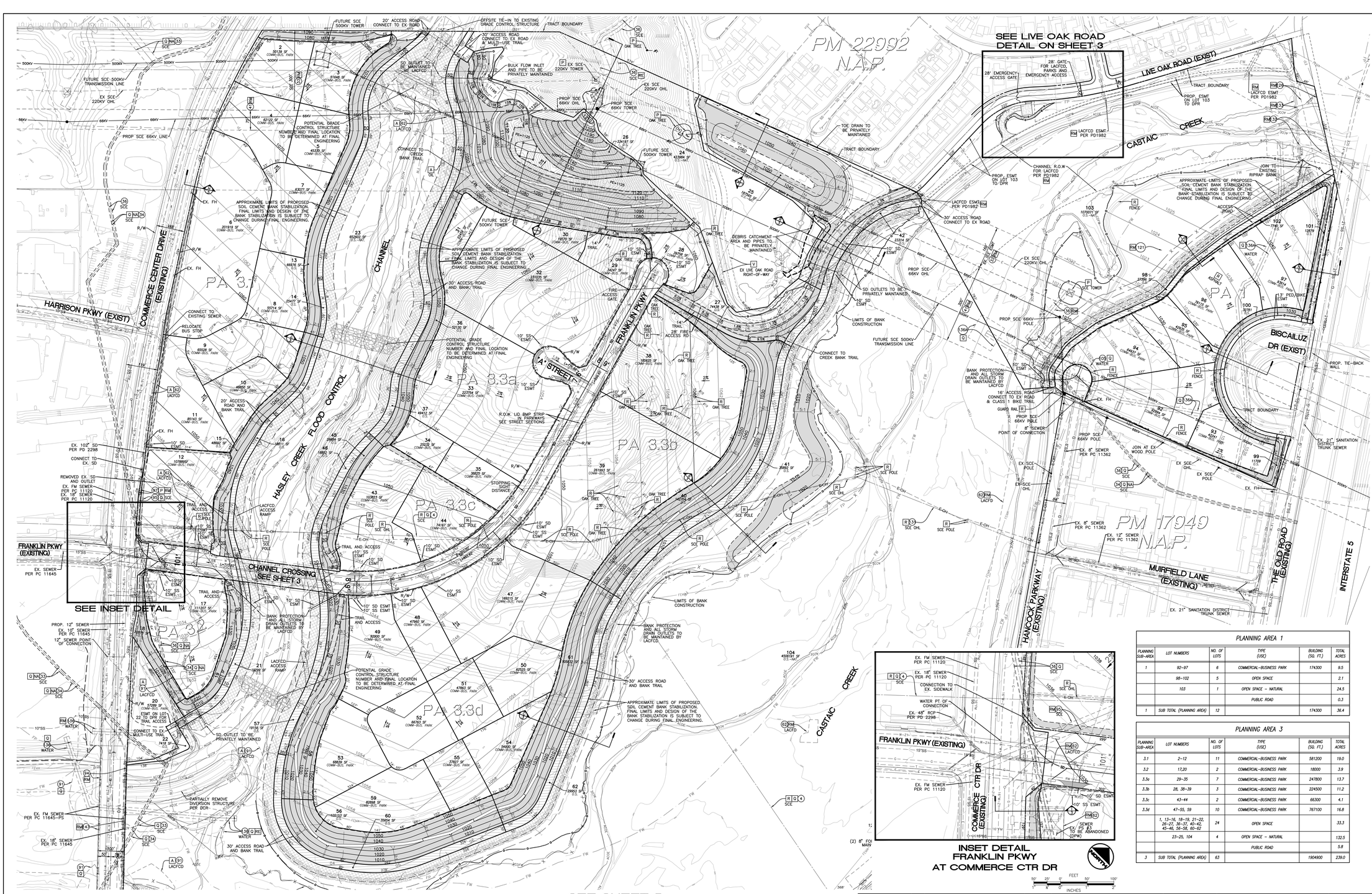
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH (661) 294-2211 • FX (661) 294-9890

Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
STREET CROSS SECTIONS AND DETAILS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	11/20/24
SCALE	AS SHOWN
PROJECT NO.	0015-043-024
SHEET	3 OF 7 SHEETS

Drawn By: JFUKUMITSU | DGN: C:\Projects\0015-043-024\TTM\Exhibits\TTM_Exhibits.dgn | Plotted on: Nov 06, 2024 - 4:09pm by: fukumitsu



LEGEND:

- 1 — PARCEL NO.
- 13,637 S.F. — PARCEL AREA (SQUARE FEET)
- PA3.1 — PLANNING AREA
- PROJECT BOUNDARY
- DEVELOPMENT AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- FUTURE RIGHT-OF-WAY
- 1000 — PROPOSED CONTOUR
- DAYLIGHT LINE
- SD — STORM DRAIN
- STORM CMP INLET
- S — SANITARY SEWER
- FM — SANITARY SEWER FORCE MAIN
- W-Z1 — WATER LINE, ZONE 1
- W-Z1A — WATER LINE, ZONE 1A
- RW — WATER LINE, RECLAIMED
- RW-Z1 — WATER LINE, RECLAIMED, ZONE 1A
- WCL — WATER LINE, COLLECTED
- AG — WATER LINE, AGRICULTURAL IRRIGATION
- G — GAS LINE
- E — ELECTRICAL LINE
- T — TELEPHONE LINE
- JT — JOINT TRENCH
- SD — EXISTING STORM DRAIN
- SST — EXISTING SANITARY SEWER TRUNK
- EXISTING CMP INLET
- S — EXISTING SANITARY SEWER
- W-Z1 — EXISTING WATER LINE, ZONE 1
- W-Z1A — EXISTING WATER LINE, ZONE 1A
- E — EXISTING ELECTRICAL LINE
- T — EXISTING TELEPHONE LINE
- FM — EXISTING SANITARY SEWER FORCE MAIN
- FEMA — FEMA LINE
- X-CAP — UPDATED EXISTING QCAP FLOODPLAIN PER PACE (09/2005)
- FW — EX. LACDPW Q_{CAP} FLOODWAY BOUNDARY PER 335-ML 1 & 2 (8/28/1984)
- X-FP — EX. LACDPW Q_{CAP} FLOODPLAIN BOUNDARY PER 335-ML 1 & 2 (8/28/1984)
- FP — PROP. Q_{CAP} FLOODPLAIN BOUNDARY NOT CURRENTLY APPROVED PER PACE
- CDFG — EXISTING CDFG JURISDICTION LINE (PER PACE-2006)
- ACOE — EXISTING ACOE JURISDICTION LINE (PER PACE-2006)
- 66KV — PROPOSED SCE 66KV LINE
- 500KV — FUTURE SCE 500KV LINE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- ABANDONED OIL WELL
- (WELL-E1A) — EXISTING WATER WELL LOCATION
- PROPOSED SCE 66KV TOWER LOCATION
- EXISTING POWER POLE
- OAK TREE HERITAGE SIZE LABELED WITH "H"
- SIGHT DISTANCE LINE
- TRAIL AND LACFCD ACCESS ROAD AT CREEK BANKS
- AC ACCESS ROAD
- PCC ACCESS ROAD
- TRAIL CONC. OR DG PER PLAN
- SLOPE SHADING
- BURIED BANK STABILIZATION

PLANNING AREA 1

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
1	92–97	6	COMMERCIAL–BUSINESS PARK	174300	9.5
	98–102	5	OPEN SPACE		2.1
	103	1	OPEN SPACE – NATURAL		24.5
			PUBLIC ROAD		0.3
1	SUB TOTAL (PLANNING AREA)	12		174300	36.4

PLANNING AREA 3

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
3.1	2–12	11	COMMERCIAL–BUSINESS PARK	581200	19.0
3.2	17,20	2	COMMERCIAL–BUSINESS PARK	18000	3.9
3.3a	29–35	7	COMMERCIAL–BUSINESS PARK	247800	13.7
3.3b	28, 38–39	3	COMMERCIAL–BUSINESS PARK	224500	11.2
3.3c	43–44	2	COMMERCIAL–BUSINESS PARK	66300	4.1
3.3d	47–55, 59	10	COMMERCIAL–BUSINESS PARK	767100	16.8
	1, 13–16, 18–19, 21–22, 26–27, 36–37, 40–42, 45–46, 56–58, 60–62	24	OPEN SPACE		33.3
	23–25, 104	4	OPEN SPACE – NATURAL		132.5
			PUBLIC ROAD		5.8
3	SUB TOTAL (PLANNING AREA)	63		1904900	239.0

ABBREVIATIONS:

EX	EXISTING
GB	GRADE BREAK
K	KILOVOLT
L	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
MIN	MINIMUM
N.A.P.	NOT A PART
OHL	OVERHEAD LINE
O.S.	OPEN SPACE
O.S.–NAT	NATURAL OPEN SPACE
PA	PLANNING AREA
PE	PAD ELEVATION
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RUA	RESTRICTED USE AREA
R/W	RIGHT–OF–WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SF	SQUARE FOOT
SS	SANITARY SEWER
TYP	TYPICAL
W.S	WATER SURFACE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.

DISPOSITION:

A	ABANDON	RM	TO REMAIN
P	PROTECT IN PLACE	IN	INDETERMINATE IN NATURE
Q	QUIT CLAIM	L	LEASE (OIL, GAS, MINERALS)
R	REMOVE	NA	NOT APPLICABLE TO PROJECT
RE	RELOCATE	V	VACATE

DESIGNED: AW
DRAFTED: SC
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER — No. 40835 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
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PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2171 FX: (661) 294-9990
JASON H. FUKUMITSU — 11/20/24 — DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
PA1 AND PA3
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: 11/20/24
SCALE: AS SHOWN
PROJECT NO: 0015-043-024
SHEET 4 OF 7 SHEETS

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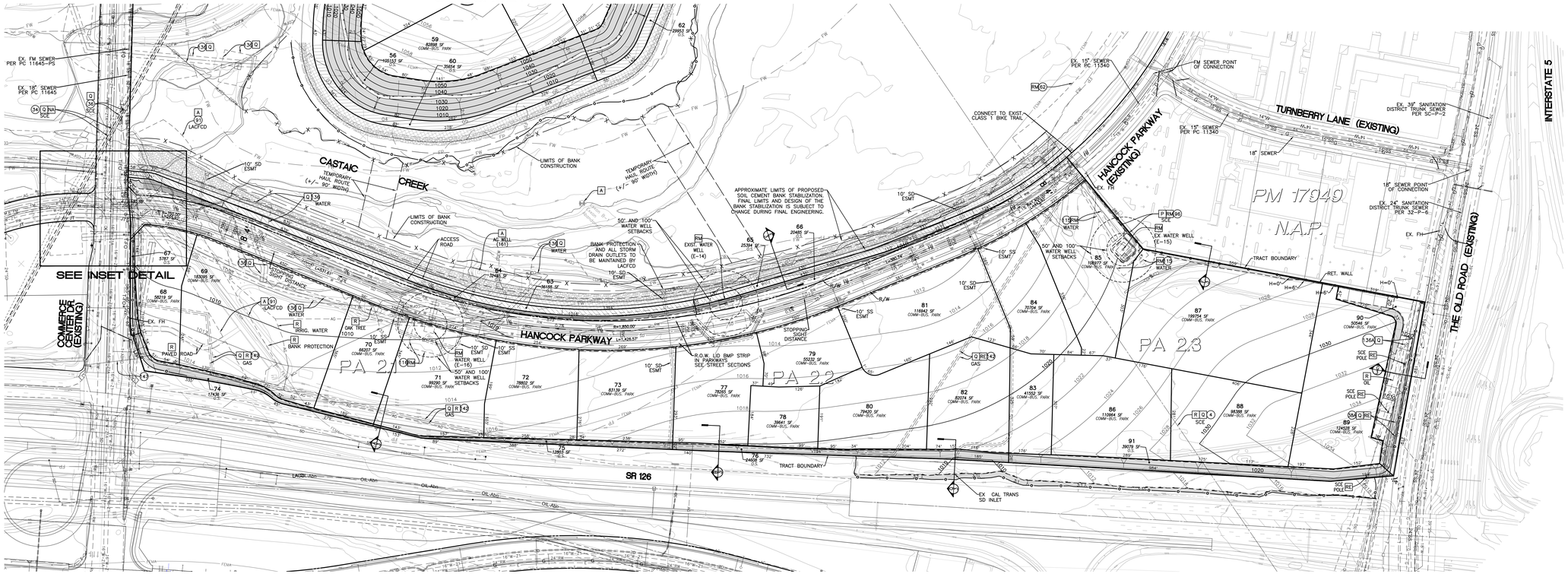

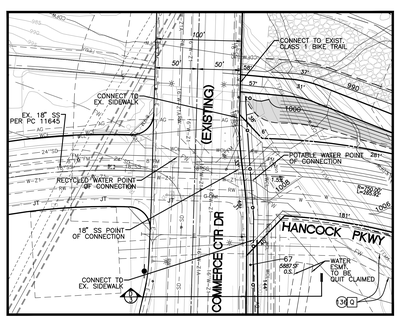

INSET DETAIL
HANCOCK PKWY AT COMMERCE CTR DR

PLANNING AREA 2

PLANNING SUB-AREA	LOT NUMBERS	NO. OF LOTS	TYPE (USE)	BUILDING (SQ. FT.)	TOTAL ACRES
2.1	68–73	6	COMMERCIAL–BUSINESS PARK	302600	13.0
2.2	77–82	6	COMMERCIAL–BUSINESS PARK	368400	10.4
2.3	83–90	8	COMMERCIAL–BUSINESS PARK	649800	18.6
	63–67, 74–76, 91	9	OPEN SPACE		4.8
			PUBLIC ROAD		6.3
2	SUB TOTAL (PLANNING AREA)	29		1320800	53.1

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- DEVELOPMENT AREA BOUNDARY
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ABBREVIATIONS:

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N.A.P.	NOT A PART
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O.S.	OPEN SPACE
O.S.–NAT	NATURAL OPEN SPACE
PA	PLANNING AREA
PE	PAD ELEVATION
P.F.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
REC	RECREATION
RUA	RESTRICTED USE AREA
R/W	RIGHT OF WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
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SS	SANITARY SEWER
TYP	TYPICAL
W.S	WATER SURFACE

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP

DISPOSITION:

A	ABANDON	RM	TO REMAIN
P	PROTECT IN PLACE	IN	INDETERMINATE IN NATURE
Q	QUIT CLAIM	L	LEASE (OIL, GAS, MINERALS)
R	REMOVE	NA	NOT APPLICABLE TO PROJECT
RE	RELOCATE	V	VACATE

DESIGNED: AW
DRAFTED: SC
CHECKED: JFukumitsu

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
24124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. ALEX HERRELL

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9990

Jason H. Fukumitsu 11/20/24
JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
PA2
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: 11/20/24
SCALE: AS SHOWN
PROJECT NO: 0015-043-024
SHEET 5 OF 7 SHEETS

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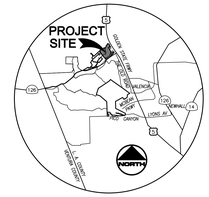
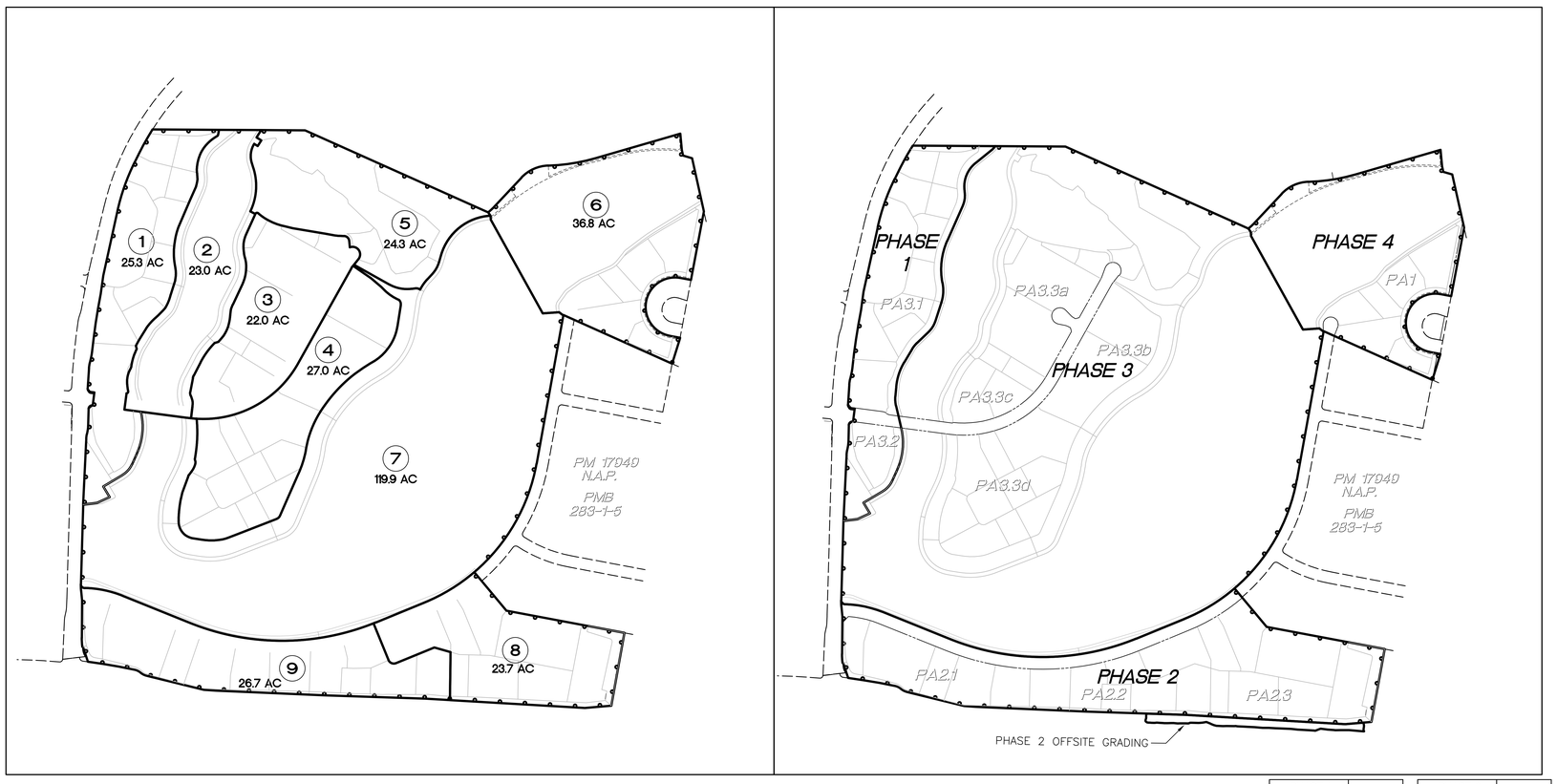
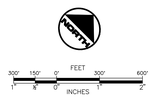


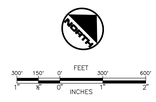
VICINITY MAP
NOT TO SCALE



LARGE LOT PARCEL MAP



PHASE MAP



PHASE 1	
Total AC	25.3 AC
Total On-Site AC	25.3 AC
Total Commercial SF	648,628 SF
Total Open Space	4.0 AC

PHASE 2	
Total AC	52.5 AC
Total On-Site AC	50.4 AC
Total Commercial SF	1,320,800 SF
Total Open Space	3.2 AC

PHASE 3	
Total AC	216.3 AC
Total On-Site AC	216.3 AC
Total Commercial SF	1,312,900 SF
Total Open Space	16.16 AC

PHASE 4	
Total AC	36.8 AC
Total On-Site AC	36.8 AC
Total Commercial SF	174,300 SF
Total Open Space	26.8 AC

THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT WE HEREBY REQUEST TO CHANGE THE ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.

LEGEND:

- PROPOSED TRACT BOUNDARY
- PROPOSED PARCEL BOUNDARY FOR LARGE LOT PARCEL MAP
- PROPOSED PARCEL LINE
- PROPOSED PHASE BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING PARCEL BOUNDARY / EXISTING RIGHT OF WAY
- (XX) PARCEL NUMBER
- 23.2 Ac. PARCEL ACREAGE

ABBREVIATIONS:

AC	ACRES
PM	PARCEL MAP
N.A.P.	NOT A PART
VTPM	VESTING TENTATIVE PARCEL MAP
PA	PLANNING AREA

DESIGNED:				
AW				
DRAFTED:				
SC				
CHECKED:				
JFukumitsu	NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
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PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. TOKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
PHASING/LARGE PARCEL LOT MAP
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	11/20/24
SCALE	AS SHOWN
PROJECT NO	0015-043-024
SHEET	6
OF	7 SHEETS

Drawn: Sep 05, 2024 - 10:40am By: Adrian
C:\Users\adrian\Documents\ACCORD\Valencia Commerce Center\Planning and Large Lot Map\Phase 1 - Sheet 6.dwg

LEGEND:

- 1 — PARCEL NO.
- 13,637 S.F. — PARCEL AREA (SQUARE FEET)
- PA3.1 — PLANNING AREA
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- DEVELOPMENT AREA BOUNDARY
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
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- PROPOSED SCE 66KV TOWER LOCATION
- EXISTING POWER POLE

ABBREVIATIONS:

RUA	– RESTRICTED USE AREA	NA	– NOT APPLICABLE
W.S	– WATER SURFACE	MIN	– MINIMUM
P.F.	– PUBLIC FACILITY	GB	– GRADE BREAK
O.S.	– OPEN SPACE	PROP	– PROPOSED
O.S.–NAT.	– NATURAL OPEN SPACE	R	– RADIUS
EX	– EXISTING	SF	– SQUARE FOOT
HP	– HIGH POINT	SD	– STORM DRAIN
L	– LENGTH	SS	– SANITARY SEWER
PA	– PLANNING AREA	R/W	– RIGHT–OF–WAY
OHL	– OVERHEAD LINE	TYP	– TYPICAL
KV	– KILOVOLT	PE	– PAD ELEVATION
PVT	– PRIVATE DRIVE		
SCE	– SOUTHERN CALIFORNIA EDISON		

NOTE:
EASEMENTS FOR INGRESS/EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP

OFFSITE IMPROVEMENTS

NORTH

FEET: 200' 100' 0 200' 400'
INCHES: 1" = 200'

DESIGNED:	NO.	REVISIONS	DATE	BY
AW				
DRAFTED: SC				
CHECKED: JFukumitsu				

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
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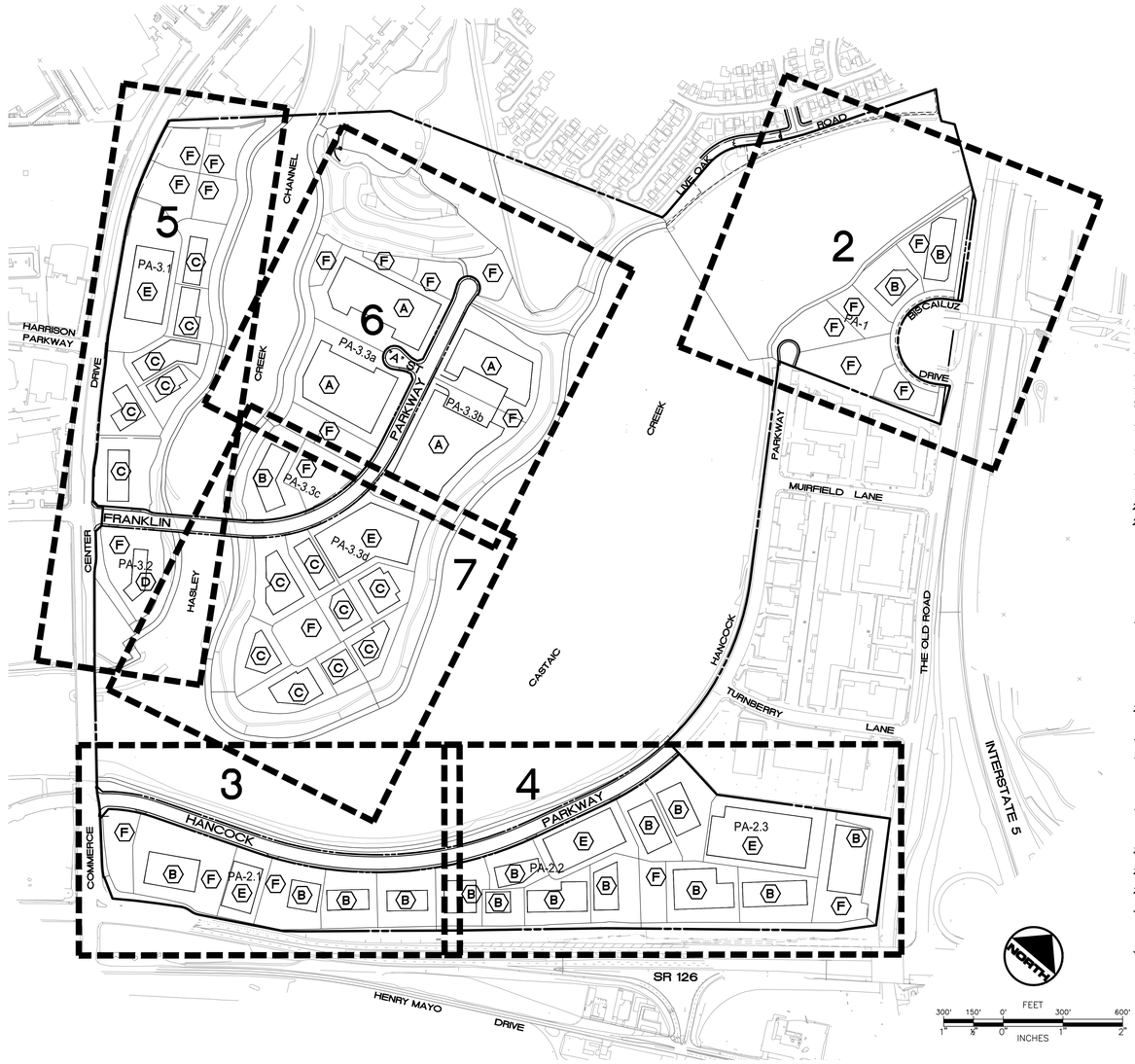
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
VALENCIA COMMERCE CENTER
OFFSITE IMPROVEMENTS
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE 11/20/24
SCALE AS SHOWN
PROJECT NO 0015-043-024
SHEET 7 OF 7 SHEETS

S:\Design\18108\Exhibits\Offsite Improvements\Key Plotted on Oct 21, 2024 - 2:23pm by aaron



INDEX MAP

GENERAL NOTES:

1. GRADE ELEVATIONS SHOWN ON THE VTPM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY DPW AND DRP THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL DEVELOPABLE LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL, THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND DRP DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. BUILDING FOOTPRINTS THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE REVIEWED DURING PLOT PLAN APPROVAL AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
5. PERMISSION IS REQUESTED TO FILE "LARGE LOT" PARCEL MAPS OF 20 ACRES OR MORE (WITHOUT IMPROVEMENTS) OR 5 ACRES OR MORE (WITH IMPROVEMENTS) AS THE FIRST UNIT FINAL MAP. RECORDATION OF A LARGE LOT PARCEL MAP SHALL BE CONSIDERED THE FILING OF THE FIRST UNIT MAP FOR THE PURPOSES OF TIME EXTENSIONS PURSUANT TO THE SUBDIVISION MAP ACT BUT SHALL NOT REQUIRE THE OBLIGATION OF FEES, DEDICATIONS (E.G. RIGHTS OF WAY OR PARKS) EXACTIONS OR INFRASTRUCTURE EXCEPT AS MAY BE REQUIRED BY CHAPTER 21.32 OF THE SUBDIVISION MAP ACT.
6. PERMISSION IS REQUESTED FOR UNIT PHASING.
7. PERMISSION IS REQUESTED TO COMBINE LOTS.
8. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
9. PERMISSION IS REQUESTED TO RECORD ADDITIONAL NON DEVELOPABLE LOTS FOR PRIVATE DRIVEWAY PURPOSES.
10. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS PROVIDED MAINTENANCE EASEMENTS ARE GRANTED TO THE SATISFACTION OF DPW.
11. THE LOCATIONS OF APPURTENANT STRUCTURES (E.G., PASEOS, PEDESTRIAN BRIDGES, TRANSIT SHELTERS, WATER QUALITY BASINS, WATER TANKS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF DPW AND DRP.
12. PROPOSED RETAIL, INDUSTRIAL, AND OFFICE FLOOR AREA ARE INTERCHANGEABLE IF THE REQUIRED PARKING IS PROVIDED.
13. PERMISSION TO RECORD JOINT ACCESS EASEMENTS (20' WIDE) AS LOTS REQUESTED.
14. REQUEST PERMISSION TO MASS/BULK GRADE.
15. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
16. PROVIDE STANDARD RIGHT OF WAY RETURN RADII OF 13 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
17. MODIFIED STREET CROSS-SECTIONS AS SHOWN ON VESTING TENTATIVE TRACT MAP ARE REQUESTED. HOWEVER, PERMISSION IS SOUGHT TO CONSTRUCT STANDARD AND ALTERNATE STREET CROSS-SECTIONS AT THE DISCRETION OF THE SUBDIVIDER.
18. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
19. TOPO COMPILED 12/2013 FROM AERIAL DATA FLOWN 12/2013.
20. PERMISSION IS REQUESTED TO VACATE EXCESS RIGHT OF WAY ON LIVE OAK ROAD WITHIN LOTS 24, 25, 27, 42 AND 104.
21. GRADING OF FINAL FLAT BUILDING PADS SHALL BE ALLOWED ON THE PROJECT ROUGH GRADING PLANS CONSISTENT WITH "SECTION J109.5 DISPOSAL" OF APPENDIX J OF THE LOS ANGELES COUNTY BUILDING CODE. THE LOCATION AND ELEVATION OF THE BUILDING PADS WILL BE CONSISTENT WITH THE APPROVED VESTING TENTATIVE TRACT MAP OR THE MOST CURRENT APPROVED EXHIBIT "A" SITE PLAN.
THE FOLLOWING REQUIREMENTS SHALL APPLY TO THE ROUGH GRADING PLAN:
ALL FLAT PADS WILL DRAIN TO AN APPROVED DRAINAGE FACILITY OR PUBLIC STREET IN A CONTROLLED MANNER AND CONSISTENT WITH THE APPROVED PROJECT HYDROLOGY OR EROSION CONTROL PLAN AS DETERMINED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE OF SWALES, BERMS, OR OTHER DRAINAGE FACILITIES SHALL BE UTILIZED AS NECESSARY TO PREVENT DRAINAGE ACROSS PROPERTY LINES.
22. GRADING OF VTPM 18108 MAY BE DONE IN SUB-PHASES OVER TIME BUT SUCH GRADING WILL STILL BE BALANCED WITHIN THE GRADING LIMITS IDENTIFIED ON THE VTTM. ALL GRADING OF SLOPES WILL BE PERFORMED AS ENGINEERED GRADING. THE LIMIT OF A GRADING SUB-PHASE WILL BE ESTABLISHED TO ACHIEVE A BALANCED EARTHWORK FOR THAT SUB-PHASE AND MAY EXTEND BEYOND THE LIMITS OF A PARTICULAR FINAL UNIT MAP BOUNDARY IN ORDER TO ACHIEVE A BALANCED GRADING PHASE. AN INTERIM HYDROLOGY REPORT WILL BE PROVIDED TO SUPPORT THE PHASED GRADING. DRAINAGE AND EROSION CONTROL FACILITIES WILL BE PROVIDED TO THE SATISFACTION OF DPW.RASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT.
23. THE BREAKDOWN OF EARTHWORK VOLUMES OF EACH PHASE SHOULD BE CONSIDERED A FRACTION OF THE OVERALL PROPOSED EARTHWORK QUANTITY FOR THE ENTIRE PROJECT.
24. THE CUMULATIVE EARTHWORK VOLUME FOR ALL PHASES WILL BE REQUIRED ON EACH SET OF GRADING PLAN SUBMITTED.
25. THE PROJECT IS PROPOSED TO BE DEVELOPED IN FOUR PHASES, BUT PERMISSION IS REQUESTED TO CHANGE THE NUMBER AND ORDER OF PHASES AS LONG AS SUFFICIENT INFRASTRUCTURE IS IN PLACE TO BUILD EACH PHASE TO THE SATISFACTION OF REGIONAL PLANNING, PUBLIC WORKS, AND THE FIRE DEPARTMENT, AND A MODIFIED PHASING MAP IS PROVIDED TO DRP.
26. PERMISSION IS REQUESTED TO WAIVE PUBLIC STREET FRONTAGE REQUIREMENTS, TO THE SATISFACTION OF DRP AND DPW, FOR THE FOLLOWING LOTS: 3, 5, 7, 8, 9, 10, 30, 31, 34, 50, 51, 52, 53, 54, 55, 59, 78, 80, 82, 83, 86, 87, 88, 89, 93, 95, 96, AND 97.
27. ALL SLOPES AND LANDSCAPING TO BE MAINTAINED BY VALENCIA COMMERCE CENTER ASSOCIATION.
28. ALL SEWER AND STORM DRAIN SHOWN IN EASEMENTS ON PRIVATE PROPERTY SHALL BE PUBLICLY MAINTAINED.
29. ALL ABANDONMENTS AND QUITCLAIMS SHALL BE COMPLETED PRIOR TO FINAL MAP.
30. THE DEVELOPER/ENGINEER ACKNOWLEDGES THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE IN THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.
31. THE LID PROJECT DESIGN FEATURES PROPOSED AS PART OF THE PROJECT ARE SELECTED IN ACCORDANCE WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND PROVIDE PRETREATMENT, RETENTION, AND BIOFILTRATION VOLUME CONSISTENT WITH THE 2021 LOS ANGELES COUNTY MS4 PERMIT AND THE LA COUNTY LID DEVELOPMENT DESIGN MANUAL.

SURVEY NOTES:

VERTICAL DATUM:
LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS BENCHMARK DESCRIBED AS FOLLOWS: LACDPW L5402 RND HD SPK IN LOWER CONC HDWL @ N END 24 FT W/O C/L THE OLD RD (W ROWY) AND 0.6 MI S/O HENRY MAYO DR @ MI MKR #6.25 NEWHALL QUAD, 1995 ADJUSTMENT (NAVD 1988) ELEVATION = 1031.951

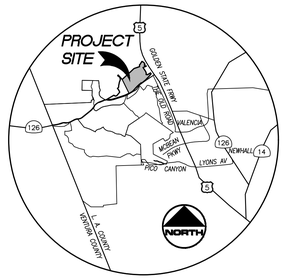
THERE IS APPROXIMATELY 2.3 FEET DIFFERENCE BETWEEN PREVIOUS COUNTY OF LOS ANGELES DATUMS BASED UPON NAVD 1929 AND NAVD 1988 (NAVD 1988 IS 2.3 FEET HIGHER THAN NAVD 1929).

SPECIAL NOTE:

1. PROPOSED RECLAIMED WATER LINES WILL BE LOCATED IN PUBLIC STREETS AND TRAILS.

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO THE SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICULAR ACCESS).
2. ALL DRIVE AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRELANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.



VICINITY MAP
NOT TO SCALE

PROJECT RELATED ENTITLEMENTS:

PROJECT NUMBER – 87-350
CONDITIONAL USE PERMIT – 87-360
OAK TREE PERMIT – 200700022
PARKING PERMIT – RPPL2022007239
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

UTILITY PROVIDERS

PHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
SEWER TREATMENT: LA COUNTY SANITATION
DISTRICT SCHOOLS: CASTAIC UNION SCHOOL DISTRICT
WM S HART SCHOOL DISTRICT
WATER: SANTA CLARITA VALLEY WATER AGENCY
POLICE PROTECTION: LA COUNTY SHERIFF
FIRE PROTECTION: LA COUNTY FIRE

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, STATISTICS
1A	EASEMENTS
2	PLANNING AREA 1
3	PLANNING AREA 2.1
4	PLANNING AREA 2.2 AND 2.3
5	PLANNING AREA 3.1 AND 3.2
6	PLANNING AREA 3.3a AND 3.3b
7	PLANNING AREA 3.3c AND 3.3d

APPROXIMATE EARTHWORK QUANTITIES:

	Cut Volume (CY)	Fill Volume (CY)
RAW (MASS EX.)	3,500,000	3,090,000
SHRINKAGE		410,000
TOTAL	3,500,000	3,500,000

REMEDIAL GRADING NOT INCLUDED
EARTHWORK TO BE BALANCED ONSITE

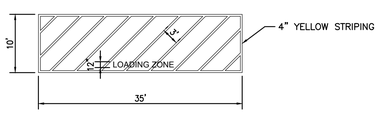
PROJECT SUMMARY:

GROSS AREA	328.8 Acres
TOTAL LOTS	104
EXISTING ZONING	M-1.5-DP, M-1.5
PROPOSED ZONING	M-1.5-DP, M-1.5
EXISTING COUNTYWIDE GENERAL PLAN DESIGNATION:	I 0
PROPOSED COUNTYWIDE GENERAL PLAN DESIGNATIONS:	I 0

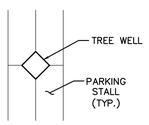
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
1/15/25
EXHIBIT MAP PM18108

LEGEND

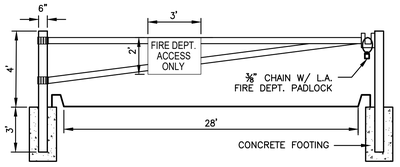
2 SHEET NUMBER
(A) INDUSTRIAL
(B) OFFICE
(C) OFFICE (4 LEVELS)
(D) RETAIL
(E) STRUCTURE PARKING
(F) SURFACE PARKING



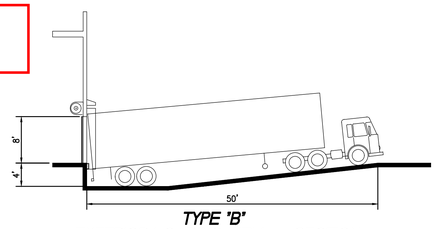
TYPE "A"
TYPICAL LOADING ZONE - PLAN
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE



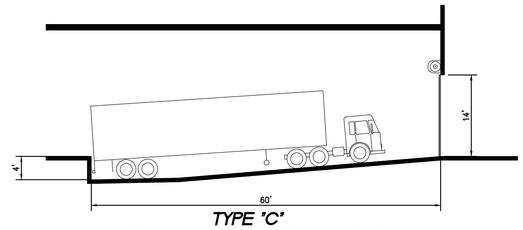
TREE WELL
NOT TO SCALE



EMERGENCY ACCESS GATE DETAIL
NOT TO SCALE



TYPE "B"
EXTERIOR LOADING WELL - SECTION
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE

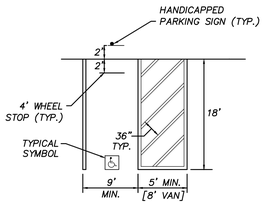


TYPE "C"
INTERIOR LOADING WELL - SECTION
MIN. DIMENSIONS: 10' W x 35' D x 14' H
NOT TO SCALE

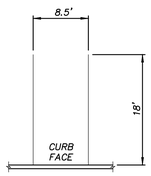
NON-RESIDENTIAL SITE DEVELOPMENT STANDARDS

STREET FRONTAGE	LOT REQUIREMENTS			
	MINIMUM FRONT PARKING SETBACK	MINIMUM FRONT BUILDING SETBACK	MINIMUM SIDE PARKING SETBACK (CORNER LOT)	MINIMUM SIDE BUILDING SETBACK (CORNER LOT)
COMMERCE CENTER DRIVE	33.5'	65'	20'	25'
INTERIOR STREETS	15' [1]	40'	15' [1]	25'

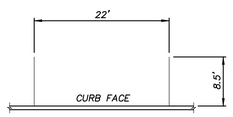
SETBACKS ARE MEASURED FROM CURB OF ROADWAY.
1. 20' AT SIDEWALK CONDITIONS



HANDICAP PARKING
NOT TO SCALE



TYPICAL PERPENDICULAR PARKING
NOT TO SCALE



TYPICAL PARALLEL PARKING
NOT TO SCALE

PARKING SPACE SUMMARY TABLE

PLANNING AREA	LOT NO.	STREET FRONTAGE	NO. OF Buildings	Retail Building S.F.	Office Building S.F.	Industrial Building S.F.	Total Building S.F.	Required Retail Parking Spaces (1/250 S.F.)	Required Office Parking Spaces (1/400 S.F.)	Required Industrial Parking Spaces (1/500 S.F.)	Total Parking Spaces Required	Retail Parking Spaces Provided	Office Parking Spaces Provided	Total Industrial Spaces Provided	Total Parking Spaces Provided
1	92-97	THE OLD ROAD	2	–	174300	–	174300	–	436	–	436	–	436	–	436
2.1	68-73	HANCOCK PARKWAY	4	–	302600	–	302600	–	757	–	757	–	757	–	757
2.2	77-82	HANCOCK PARKWAY	5	–	368400	–	368400	–	921	–	921	–	921	–	921
2.3	83-90	HANCOCK PARKWAY	5	–	649800	–	649800	–	1625	–	1625	–	1625	–	1625
3.1	2-12	COMMERCE CENTER DRIVE	6	–	581200	–	581200	–	1453	–	1453	–	1453	–	1453
3.2	17,20	COMMERCE CENTER DRIVE	1	18000	–	–	18000	72	–	–	72	72	–	–	72
3.3a	29-35	FRANKLIN PARKWAY	2	–	–	247800	247800	–	–	496	496	–	–	496	496
3.3b	28,38,39	FRANKLIN PARKWAY	2	–	–	224500	224500	–	–	449	449	–	–	449	449
3.3c	43,44	FRANKLIN PARKWAY	1	–	66300	–	66300	–	166	–	166	–	166	–	166
3.3d	47-55,59	FRANKLIN PARKWAY	8	–	767100	–	767100	–	1918	–	1918	–	1918	–	1918
TOTAL	–	–	36	18000	2909700	472300	3400000	72	7276	945	8293	72	7276	945	8293

NOTE:
1. EASEMENTS FOR INGRESS / EGRESS WILL BE BASED UPON FINAL SITE PLAN AND DEDICATED ON THE FINAL TRACT MAP.
2. ALL HANDICAP SPACES ARE VAN ACCESSIBLE

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522, OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 1
OF 7 SHEETS

Plan No. HCC093-01

G:\Newhall Ranch\18108 VCC\Tentative\VCC093-01_Exh. A.dwg Plotted on Oct 22, 2024-10:54am by sdonne

EASEMENTS DISPOSITION NOTES:

ALL COUNTY EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE WITH FINAL MAP RECORDATION.
ALL OTHER EASEMENTS ANTICIPATED TO BE QUITCLAIMED/REMOVED SHALL BE DONE PRIOR TO FINAL MAP RECORDATION.

DATED AS OF JAN 17, 2023

NA 1. *INTENTIONALLY DELETED*

NA 1A. *TAXES AND ASSESSMENTS. REPORT TO FOLLOW. PLEASE VERIFY BEFORE CLOSING.*

NA 1B. *THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.*

NA 1C. *WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.*

NA 2. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 3, 1907 IN BOOK 3210 OF DEEDS, PAGE 74.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE PROVIDED BETTER COPY IS STILL ILLEGIBLE.

Q R 3. *AN EASEMENT FOR ELECTRIC LIGHT AND POWER LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1907 IN BOOK 3251 OF DEEDS, PAGE 51.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION,
SUCCESSOR IN INTEREST TO VENTURA COUNTY POWER COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: STARTS ON THE VENTURA COUNTY SIDE. NOT PLOTTED. MIGHT BE PLOTTABLE WITH ADDITIONAL SURVEY.

Q R 4. *AN EASEMENT FOR POLES, GUYS, ANCHORS, CROSS-ARMS AND WIRES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1920, AS DOCUMENT NO. 426 IN BOOK 7068 OF DEEDS, PAGE 323.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
SURVEYORS NOTE: THE LEGAL DESCRIPTION MAKE CALLS TO 'STAKES' THAT EXISTED IN 1915 AT THE TIME THE EASEMENTS ORIGINATED. THE DOCUMENT DOES NOT DEFINE A WIDTH. THE PORTION OF THE EASEMENT IS PLOTTED APPROXIMATELY BASED ON AN EXISTING POLE LINE WESTERLY OF THE LAND FILL TO THE LOS ANGELES COUNTY LINE THAT STILL EXIST. THE PORTION EASTERLY OF THE LANDFILL IS PLOTTED BASED ON THE SURVEYED LOCATION PER RS 112/39-42 TO THE MOST NORTHERLY ANGLE POINT. THE REMAINING PORTION EASTERLY IS PLOTTED BASED ON RECORD ANGLES AND DISTANCES FROM SAID MOST NORTHERLY ANGLE POINT. THE QUITCLAIM DEED WAS PLOTTED BASED ON EXISTING POLES FROM THE AERIAL TOPOGRAPHY.

NA 5. *INTENTIONALLY DELETED.*

NA 6. *THE PERMISSIVE LICENSE TO EMPTY OR SPILL WATER FROM THE LOS ANGELES AQUEDUCT INTO THE STREAMS OR WATER CHANNELS RUNNING THROUGH CERTAIN PORTIONS OF THE PREMISES HEREIN DESCRIBED UPON CERTAIN CONDITIONS, AS CONTAINED IN THE AGREEMENT BETWEEN THE NEWHALL LAND AND FARMING COMPANY AND THE CITY OF LOS ANGELES, RECORDED DECEMBER 14, 1920, AS DOCUMENT NO. 825 IN BOOK 308, PAGE 82 OF MISCELLANEOUS RECORDS.*
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 7-14 *INTENTIONALLY DELETED.*

NA 14A. *AN EASEMENT FOR POLE LINES, ANCHORS, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16456, PAGE 204 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DESCRIBES APPROXIMATE AND GENERAL LOCATIONS FOR THE EASEMENT.

Q RE 14B. *AN EASEMENT FOR 2 PIPE LINES AND A POLE LINE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 13835, PAGES 350 OF OFFICIAL RECORDS.*
IN FAVOR OF: GENERAL PIPE LINE COMPANY OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT BASED ON TIED TO THE OLD ROAD AND SPRR.

NA 15-17A *INTENTIONALLY DELETED*

NA 17B. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AS BOOK 29881, PAGE 252 OF OFFICIAL RECORDS. AFFECTS: PARCEL 2 SURVEYORS NOTE: THE STATE HIGHWAY WAS RELINQUISHED TO THE COUNTY OF LOS ANGELES SHOWN ON STATE HIGHWAY MAP BOOK 13, PAGES 13-17. IT IS UNCLEAR IF THE ABUTTER'S RIGHTS OF INGRESS AND EGRESS REMAIN.*

NA 17C-24 *INTENTIONALLY DELETED*

NA 25. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2549, IN BOOK 36011, PAGE 33 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE.

NA 26-32 *INTENTIONALLY DELETED*

RM Q NA 33. *AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES, POLES, TOWERS, AND ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 1, 1958 AS INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS AND FEBRUARY 8, 1960, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT INSTRUMENT NO. 4125, IN BOOK D143, PAGE 449 OF OFFICIAL RECORDS. INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS IS THE JUDGEMENT THAT REFERENCES THE FINAL ORDER OF CONDEMNATION RECORDED AS INSTRUMENT NO. 4125.

Q NA 34. *AN EASEMENT FOR ACCESS ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 5, 1958 AS INSTRUMENT NO. 3331, IN BOOK D 177, PAGE 503 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 35. *INTENTIONALLY DELETED*

Q RM 36. *AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1960 AS INSTRUMENT NO. 3843, IN BOOK D743, PAGE 487 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 37&38 *INTENTIONALLY DELETED*

Q RE 38A. *AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1962 AS INSTRUMENT NO. 3559 OF OFFICIAL RECORDS.*
IN FAVOR OF: THE PACIFIC TELEPHONE, TELEGRAPH COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 2
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 39&40 *INTENTIONALLY DELETED*

RM 41. *AN EASEMENT FOR ACCESS ROADS AND INCIDENTAL PURPOSES, RECORDED JULY 12, 1966 AS INSTRUMENT NO.2218, RECORDED IN BOOK D3363, PAGE 502 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL QUITCLAIM DEED" RECORDED JULY 5, 2019 AS INSTRUMENT NO. 20190648481 OF OFFICIAL RECORDS.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. QUITCLAIM PLOTTED PER DOCUMENT.

NA 42. *INTENTIONALLY DELETED*

NA 43. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AN AGREEMENT, EXECUTED BY AND BETWEEN THE NEWHALL LAND AND FARMING COMPANY, A CALIFORNIA CORPORATION AND LARWIN-SOUTHERN CALIFORNIA, INC., A CALIFORNIA CORPORATION FOR THE BENEFIT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND THE COUNTY OF LOS ANGELES, RECORDED NOVEMBER 26, 1969, AS INSTRUMENT NO. INSTRUMENT NO. 3142, IN BOOK M-3354, PAGE 739 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 44-50 *INTENTIONALLY DELETED*

NA 51. *AN INSTRUMENT ENTITLED "NOTIFICATION OF FLOODWAY AND FLOOD HAZARD AREA" DATED JUNE 11, 1982, WHEREAS ORDINANCE NO. 12,114 ADOPTED MARCH 12, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND THEREAFTER PERIODICALLY AMENDED, CREATED AND ESTABLISHED FLOODWAY AND WATER SURFACE ELEVATIONS.*
SAID ORDINANCE PROVIDES THAT SUCH FLOODWAYS AND WATER SURFACE ELEVATIONS WERE ESTABLISHED OVER THOSE LANDS SUBJECT TO SEVERE FLOOD HAZARD B REASON OF INUNDATION, OVERFLOW, EROSION OR DEPOSITION OF DEBRIS AND WHEREAS ORDINANCE NO. 12,115 AMENDING THE BUILDING CODE TO REGULATE CONSTRUCTION WITHIN ESTABLISHED FLOODWAYS WAS ADOPTED MARCH 25, 1980, BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND CONTAINS PROVISIONS RELATIVE TO THE PROHIBITION OF THE PLACEMENT OF BUILDINGS OR OTHER STRUCTURES IN AN AREA TO BE SUBJECT TO FLOOD HAZARD BY REASON OF INUNDATION, OVERFLOW OR EROSION, RECORDED JUNE 14, 1982, AS INSTRUMENT NO. 82-599334, OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: THE DOCUMENT IS NOT LOCATABLE. THE DOCUMENT ONLY DEPICTS GRAPHICAL INFORMATION.

NA 52-54 *INTENTIONALLY DELETED*

NA 55. *AN EASEMENT FOR DRAINAGE AND SLOPES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 56. *A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JULY 24, 1991 AS INSTRUMENT NO. 91-1143000 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: SEE ITEM 55 FOR LOCATION.

RM 56A. *AN EASEMENT FOR WATER PIPELINES, WATER TANK, ACCESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1993 AS INSTRUMENT NO. 93-159145 OF OFFICIAL RECORDS. IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION*
AFFECTS: AS DESCRIBED THEREIN
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735841 OF OFFICIAL RECORDS.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 57. *INTENTIONALLY DELETED*

NA 57A. *AN EASEMENT FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 02, 1996 AS INSTRUMENT NO. 96-1615020 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 58. *AN EASEMENT FOR ELECTRIC LINES FOR CONVEYING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 3, 1997 AS INSTRUMENT NO. 97-178589 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 59. *INTENTIONALLY DELETED*

NA 60. *AN EASEMENT FOR TRAFFIC CONTROL DEVICES AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1997 AS INSTRUMENT NO. 97-434775 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 61. *INTENTIONALLY DELETED*

NA 62. *EASEMENT FOR ROADWAY, ACCESS, INGRESS, EGRESS, SLOPE, STORM DRAIN, SEWER AND FLOOD CONTROL PURPOSES, AS SHOWN OR DEDICATED ON THE FOLLOWING PARCEL MAPS:*
NA *AS MAP NO. 15173, IN BOOK 161, PAGE 80-87, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
Q *AS MAP NO. 22261, IN BOOK 273, PAGE 27-37, PARCEL MAPS; SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
NA *AS MAP NO. 20839, IN BOOK 273, PAGES 38-43, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
NA *AS MAP NO. 17949-01, IN BOOK 282, PAGES 94-98, PARCEL MAPS; SURVEYORS NOTE: DOES NOT AFFECT.*
RM *AS MAP NO. 17949, IN BOOK 283, PAGES 1-5, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
NA *AS MAP NO. 19784-01, IN BOOK 279 PAGES 34-44, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.*
NA *AS MAP NO. 26363, IN BOOK 353 PAGES 44-56, PARCEL MAPS SURVEYORS NOTE: DOES NOT AFFECT.*
Q *AS MAP NO. 18229, IN BOOK 232, PAGES 1-11, PARCEL MAPS SURVEYORS NOTE: PLOTTED PER DOCUMENT.*
63-67 INTENTIONALLY DELETED

NA 68. *ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED. SEPTEMBER 15, 2000 AS INSTRUMENT NO. 00-1445419 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 69-90 *INTENTIONALLY DELETED*

Q 91. *AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513085 OF OFFICIAL RECORDS.*
IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 92&93 *INTENTIONALLY DELETED*

RM 94. *AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513084 OF OFFICIAL RECORDS.*
IN FAVOR OF: COUNTY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

Q 95. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 29, 2005 AS INSTRUMENT NO. 05-3215252 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PARCEL 1-3 ARE NOT LOCATABLE DUE TO ERRORS IN THE LEGAL DESCRIPTION. THE REST OF THE PARCELS ARE PLOTTED PER DOCUMENT.

P RM 96. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 06-0079742 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

P RM 97. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 2006 AS INSTRUMENT NO. 06-0415610 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 98-100 *INTENTIONALLY DELETED*

RM 101. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR CONSTRUCTION OF A PARKING FACILITY FOR THE STORAGE OF TRAILERS AND RECREATIONAL VEHICLES WITHIN FLOOD HAZARD AREA" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637210 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 102. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) FEATURES" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637211 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 103. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY, 04, 2011 AS INSTRUMENT NO. 20110637212 OF OFFICIAL RECORDS.*
AFFECTS:
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 104. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BUILDOVER AGREEMENT" RECORDED JUNE 29, 2011 AS INSTRUMENT NO. 20110880140 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

Q 105. *AN EASEMENT FOR WATER PIPELINE, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 08, 2011 AS INSTRUMENT NO. 20111058697 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 106. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED SEPTEMBER 09, 2011 AS INSTRUMENT NO. 20111221427 OF OFFICIAL RECORDS.*
AFFECTS: PARCEL 1
SURVEYORS NOTE: DOCUMENT DOES NOT CONTAIN SURVEY MATTERS.

NA 107-114 *INTENTIONALLY DELETED*

RM 115. *AN EASEMENT FOR WATER WELLS, STORM DRAINS, WATER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735839 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

RM 116. *AN EASEMENT FOR WATER WELLS, STORM DRAINS, WARTER PIPELINES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 2012 AS INSTRUMENT NO. 20121735840 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
AFFECTS: PARCEL 1
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 117. *RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.*

NA 118. *INTENTIONALLY DELETED*

NA 119. *RIGHTS OF PARTIES IN POSSESSION.*

NA 120. *INTENTIONALLY DELETED*

RM 121. *AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 16643 PAGE 243 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION
AFFECTS: PORTIONS OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 122. *AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES OVER THOSE PORTIONS OF SAID LAND, WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 WEST, IN THE RANCHO SAN FRANCISCO, LOS ANGELES COUNTY, CALIFORNIA, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 1 PAGE 514 OF PATENTS. ALL POLES TO BE ERECTED AND MAINTAINED WITHIN ONE FOOT OF THE FOLLOWING DESCRIBED LINE:*
BEGINNING AT AN EXISTING SOUTHERN CALIFORNIA EDISON COMPANY POLE #710893-E, LOCATED IN THE EASTERLY LINE OF HASLEY CANYON ROAD, 3710 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID SECTION 12 AND 420 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID SECTION, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTHEASTERLY 1435 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE EASTERLY, FORMING AN ANGLE OF 119 DEGREES 10' 480 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C".
ALSO, FOUR STRIPS OF LAND THE CENTER LINES OF WHICH ARE DESCRIBED AS FOLLOWS:
STRIP 1: BEGINNING AT SAID POINT "A"; THENCE SOUTHWESTERLY 100 FEET;
STRIP 2: BEGINNING AT SAID POINT "B"; THENCE WESTERLY 40 FEET;
STRIP 3: BEGINNING AT SAID POINT "B"; THENCE NORTHEASTERLY 40 FEET;
STRIP 4: BEGINNING AT SAID POINT "C"; THENCE EASTERLY 40 FEET;
EXCEPT THEREFROM ANY PORTION THEREOF, LYING WITHIN HASLEY CANYON ROAD, 40 FEET WIDE, AS NOW ESTABLISHED,
AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 4, 1953 IN BOOK 42632 PAGE 203, OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: THE EASEMENT IS NOT LOCATABLE. THE EASEMENT BEGINS AT AN EXISTING POLE.

NA 123. *INTENTIONALLY DELETED*

NA 124. *AN EASEMENT FOR WATER SYSTEM MAINS, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING PIPELINES, WATER WELLS, PUMPING STATIONS, RESERVOIRS, BLENDING PLANTS, TREATMENT PLANTS AND CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS INSTRUMENT NO. 3780 IN BOOK D4248 PAGE 313 OF OFFICIAL RECORDS.*
IN FAVOR OF: VALENCIA WATER COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

NA 125. *AN EASEMENT FOR CABLE TELEVISION LINES, FACILITIES AND APPURTENANCES, INCLUDING BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING CONDUITS, CABLES, TRANSFORMERS, TRANSMISSION RELAYS, HOOKUP FACILITIES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1969 AS BOOK D4248, PAGE 315 OF OFFICIAL RECORDS.*
IN FAVOR OF: RANCHERS SUPPLY COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: BLANKET OVER PARCEL 1 OF THE TITLE REPORT NORTHERLY OF THE SCE EASEMENT INST. 4125, BOOK D143, PAGE 449.

RM 126. *A RIGHT OF WAY FOR A STATE HIGHWAY OVER THOSE PORTIONS OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 60 FEET WIDE, BEING 30 FEET ON EACH SIDE OF THE CENTER LINE AS MORE PARTICULARLY DESCRIBED THEREIN, AS GRANTED UPON CERTAIN CONDITIONS BY THE NEWHALL LAND AND FARMING COMPANY TO STATE OF CALIFORNIA, BY DEED RECORDED JULY 7, 1915 IN BOOK 6056 PAGE 284, OF DEEDS.*
EASEMENT LOCATION CANNOT BE DETERMINED
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 127-130 *INTENTIONALLY DELETED*

R 131. *AN EASEMENT FOR UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 34891 PAGE 223 OF OFFICIAL RECORDS.*
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT. THE DOCUMENT DOES NOT DEFINE A WIDTH. ALIGNMENT BASED ON EXISTING POLE LOCATION.

RM 132. *AN EASEMENT FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1969 AS INSTRUMENT NO. 614 OF OFFICIAL RECORDS.*
IN FAVOR OF: STATE OF CALIFORNIA
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED APPROXIMATELY PER DOCUMENT. ADDITIONAL FIELD WORK WOULD BE REQUIRED TO EXACTLY LOCATE. THE CURRENT PLOTTING SHOULD BE WITHIN 0.15' OF THE CORRECT LOCATION.
THE EASEMENT ADJOINS PARCEL 4 OF THE DOCUMENT RECORDED APRIL 18, 1966 AS INST. NO. 2223 IN BOOK D3274, PAGE 517 OF OFFICIAL RECORDS WHICH IS NOT IN THE REPORT. BOTH PARCELS WERE RELINQUISHED TO THE COUNTY OF LOS ANGELES APRIL 29, 1977 PER INST. NO. 77-443686 WHICH REFERENCES STATE HIGHWAY MAP BOOK 13, PAGES 16-20.

RM 133. *AN EASEMENT FOR SEWER PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 11, 1970 AS INSTRUMENT NO. 1595 OF OFFICIAL RECORDS.*
IN FAVOR OF: COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY, A BODY CORPORATE AND POLITIC
AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

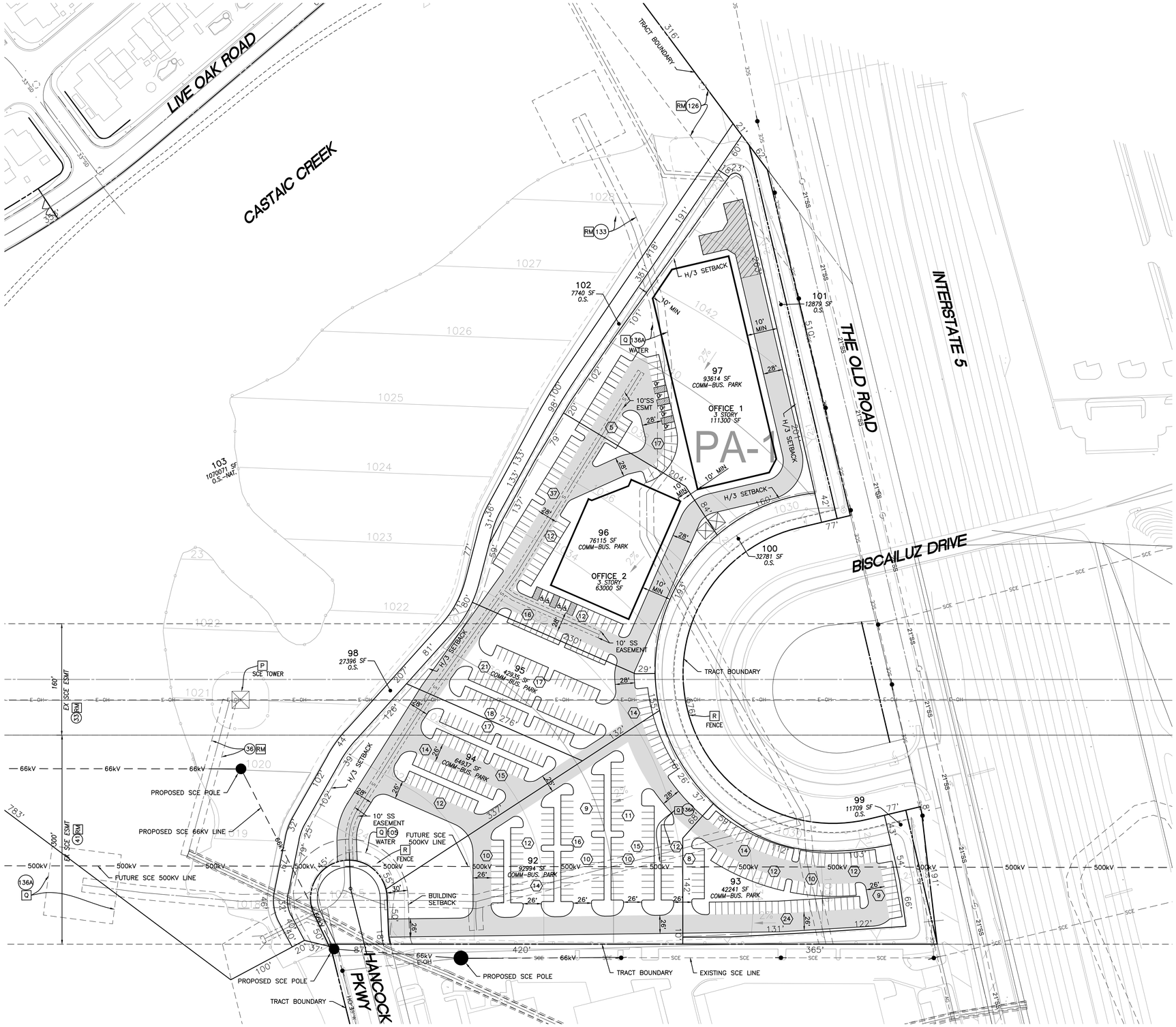
NA 134. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE" RECORDED FEBRUARY 26, 1981 AS INSTRUMENT NO. 81-209884 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: AFFECTS PORTION OF THE SUBJECT PROPERTY.

NA 135. *INTENTIONALLY DELETED*

Q RE 136. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399620 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: DOES NOT CONTAIN SURVEY MATTERS.

Q 136A. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-399625 OF OFFICIAL RECORDS.*
SURVEYORS NOTE: PLOTTED PER DOCUMENT.

NA 137. *THE FOLLOWING MATTERS SHOWN OR DISCLOSED BY

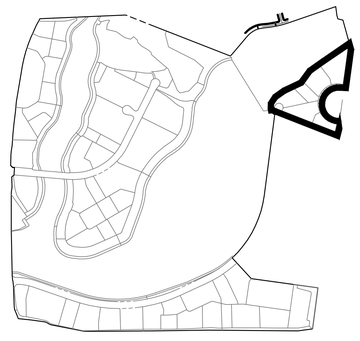


LEGEND

- 100 — LOT NO.
- PA-2.1 — PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD — PROPOSED STORM DRAIN
- E — EXISTING SCE POWER LINE
- 66kV — PROPOSED 66KV SCE POWER LINE
- 500kV — FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL

PA-1

LOTS 92, 93, 94, 95, 96, 97	
TOTAL LOT ACREAGE:	9.5 ACRES
TOTAL SITE AREA:	412836 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	174300 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	436
SURFACE PARKING PROVIDED:	436
TOTAL PARKING PROVIDED:	436
ADA PARKING (2% OF TOTAL):	10
ADA VAN (1SP/8 ADA STALLS):	2



KEY MAP

SCALE: 1" = 800'

NORTH

NORTH

FEET
60' 30' 0' 60' 120'
1" ½ 0" 1" 2"
INCHES

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866-002-001, 2866-002-007, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, AND 3271-001-038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMITSU
No. 40695
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Ste 23 ▪ Valencia, CA 91355
PH: (661) 294-2211 ▪ FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

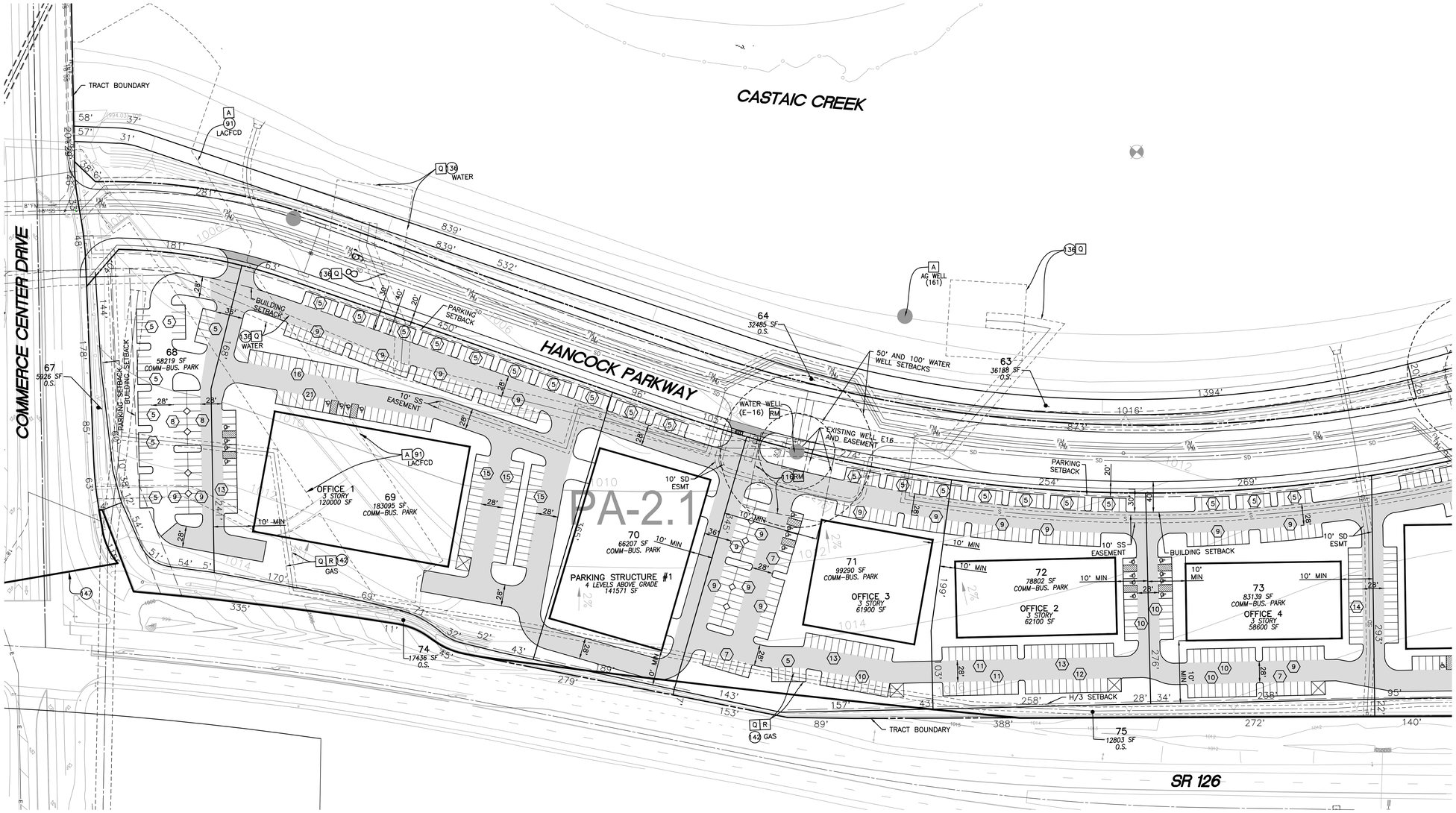
MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 2 OF 7 SHEETS

Plan No. HCC093-02

© Newhall Ranch\VBMS VDC\Tentative\VHCC093-02_Exh A.dwg Plotted on Oct 22, 2024-10:58am by adamw



LEGEND

100	LOT NO.
PA-2.1	PLANNING AREA NUMBER
	VTPM 18108 BOUNDARY
	RIGHT-OF-WAY
225'	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	H/2 & H/3 SETBACK LINE
	BUILDING/PARKING SETBACK LINE
950	PROPOSED CONTOUR
	DAYLIGHT LINE
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	FIRE LANE ONLY
SD	PROPOSED STORM DRAIN
E	EXISTING SCE POWER LINE
66kV	PROPOSED 66KV SCE POWER LINE
500kV	FUTURE 500KV SCE POWER LINE
	EXISTING SCE POLE
	PROPOSED SCE POLE
	EXISTING WELL
X	PARKING COUNT
	TRASH ENCLOSURE
	STORM DRAIN MANHOLE
	EXISTING WATER WELL

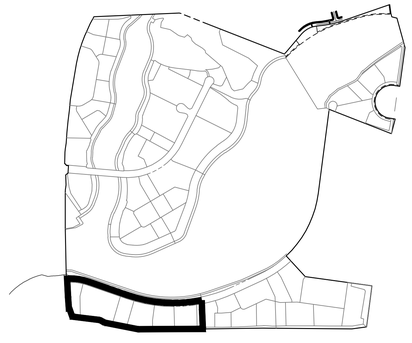
PA-2.1

LOTS 68, 69, 71, 72, 73	
TOTAL LOT ACREAGE:	11.5 ACRES
TOTAL SITE AREA:	502545 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	302600 S.F.
NUMBER OF BUILDINGS:	4
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	757
SURFACE PARKING PROVIDED:	558
TOTAL PARKING PROVIDED:	757 *
ADA PARKING (2% OF TOTAL):	20
ADA VAN (1SP/8 ADA STALLS):	3

* INCLUDES 558 SPACES ON–SITE AND 199 SPACES IN PARKING STRUCTURE #1

PA-2.1

LOT 70	
TOTAL LOT ACREAGE:	1.5 ACRES
TOTAL SITE AREA:	66207 S.F.
TOTAL BUILDING SQ. FT.:	141571
LAND USE:	COMMERCIAL–BUSINESS PARK
PARKING STRUCTURE # 1	
# OF STORIES	4
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	199



KEY MAP
SCALE: 1" = 800'

NORTH

FEET
60' 30' 0' 60' 120'
INCHES
1" ½ 0" 1" 2"

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

LEGAL DESCRIPTION:
THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866–002–001, 2866–002–007, 2866–002–045, 2866–002–052, 2866–002–061, 2866–002–063, AND 3271–001–038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER/DEVELOPER:
FIVEPOINT
NEWHALL LAND
25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355
TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890
JASON H. FUKUMITSU 11/20/24
DATE

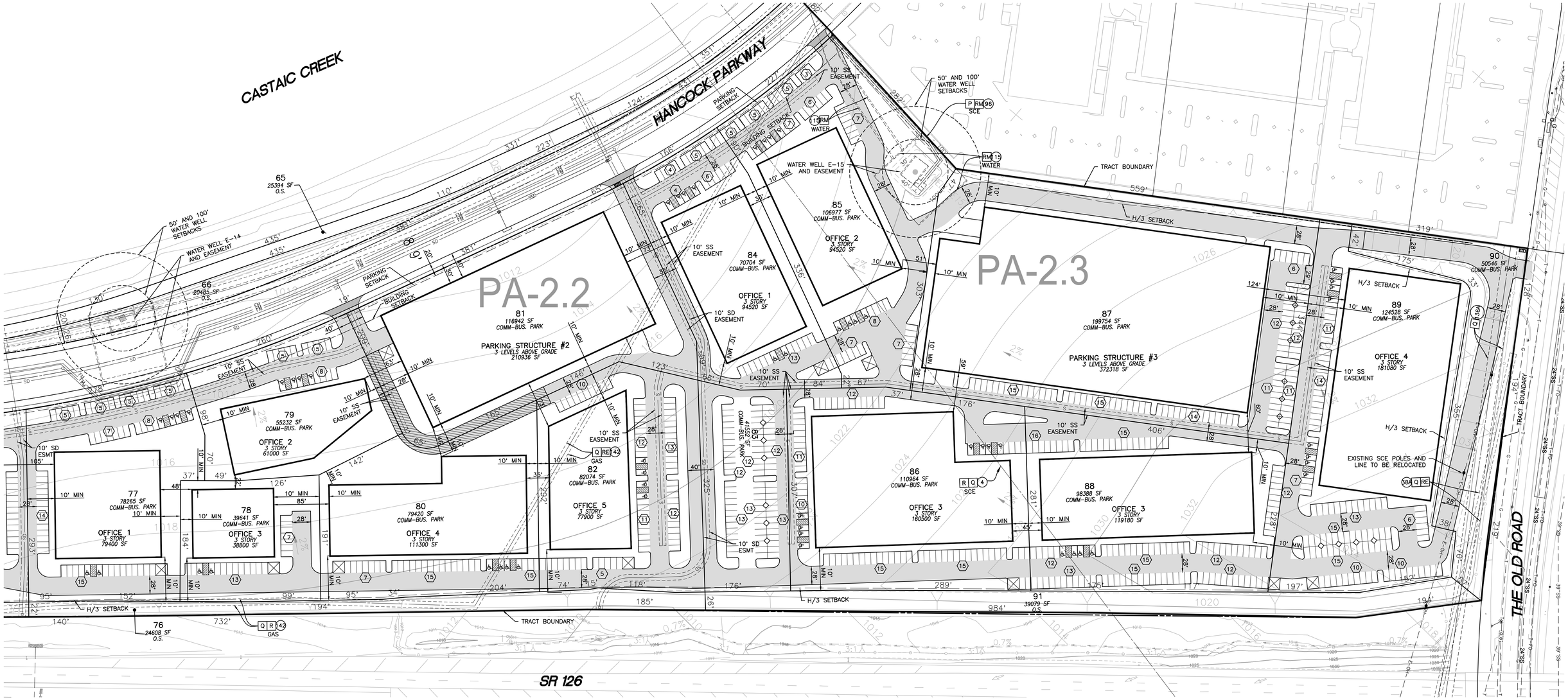
MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 3 OF 7 SHEETS

Plan No. HCC093–03

G:\Newhall Ranch\18108 VCC\Tentative\VCC093–03_Ent A.dwg Plotted on Oct 22, 2024–11:00am by ddomm



LEGEND

100	LOT NO.
PA-2.1	PLANNING AREA NUMBER
	VTPM 18108 BOUNDARY
	RIGHT-OF-WAY
225'	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	H/2 & H/3 SETBACK LINE
	BUILDING/PARKING SETBACK LINE
950	PROPOSED CONTOUR
	DAYLIGHT LINE
	PROPOSED DRIVEWAY
	PRIVATE DRIVE AND FIRE LANE
	FIRE LANE ONLY
SD	PROPOSED STORM DRAIN
E	EXISTING SCE POWER LINE
66kV	PROPOSED 66KV SCE POWER LINE
500kV	FUTURE 500KV SCE POWER LINE
	EXISTING SCE POLE
	PROPOSED SCE POLE
	EXISTING WELL
X	PARKING COUNT
	TRASH ENCLOSURE
	STORM DRAIN MANHOLE
	EXISTING WATER WELL

PA-2.2

LOTS 77, 78, 79, 80, 82	
TOTAL LOT ACREAGE:	7.7 ACRES
TOTAL SITE AREA:	337322 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	368400 S.F.
NUMBER OF BUILDINGS:	5
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	921
SURFACE PARKING PROVIDED:	202
TOTAL PARKING PROVIDED:	921 *
ADA PARKING (2% OF TOTAL):	20
ADA VAN (1SP/8 ADA STALLS):	3

* INCLUDES 202 SPACES ON-SITE AND 719 SPACES IN PARKING STRUCTURE #2.

PA-2.3

LOTS 83, 84, 85, 86, 88, 89, 90	
TOTAL LOT ACREAGE:	13.8 ACRES
TOTAL SITE AREA:	557713 S.F.
LAND USE:	COMMERCIAL-BUSINESS PARK
OFFICE - THREE STORY	
TOTAL COMMERCIAL SQ. FT:	649800 S.F.
NUMBER OF BUILDINGS:	5
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1625
SURFACE PARKING PROVIDED:	551
TOTAL PARKING PROVIDED:	1625 *
ADA PARKING (2% OF TOTAL):	34
ADA VAN (1SP/8 ADA STALLS):	4

* INCLUDES 551 SPACES ON-SITE AND 1074 SPACES IN PARKING STRUCTURE #3.

PA-2.2

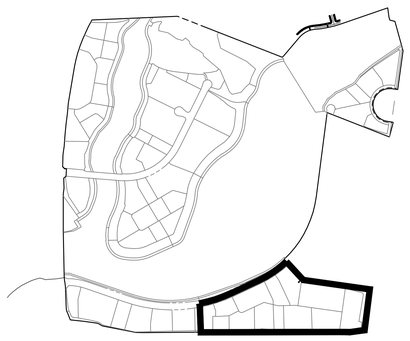
LOT 81	
TOTAL LOT ACREAGE:	2.7 ACRES
TOTAL SITE AREA:	116942 S.F.
TOTAL BUILDING SQ. FT.:	210936
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE # 2	
# OF STORIES	3
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	719

PA-2.3

LOT 87	
TOTAL LOT ACREAGE:	4.6 ACRES
TOTAL SITE AREA:	199754 S.F.
TOTAL BUILDING SQ. FT.:	392461
LAND USE:	COMMERCIAL-BUSINESS PARK
PARKING STRUCTURE # 3	
# OF STORIES	3
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1074

NORTH

60' 30' 0' 60' 120'
FEET
1" ½" 0" 1" 2"
INCHES



KEY MAP

SCALE: 1" = 800'

NORTH

DESIGNED:	A WAKEFIELD
DRAFTED:	
CHECKED:	J FUKUMITSU

LEGAL DESCRIPTION:

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TELEPHONE: (661) 255-4000
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CIVIL
STATE OF CALIFORNIA

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PH: (661) 294-2211 • FX: (661) 294-9890

JASON H. FUKUMITSU 11/20/24
DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-043-024
SHEET	4
OF	7 SHEETS

Plan No. HCC093-04

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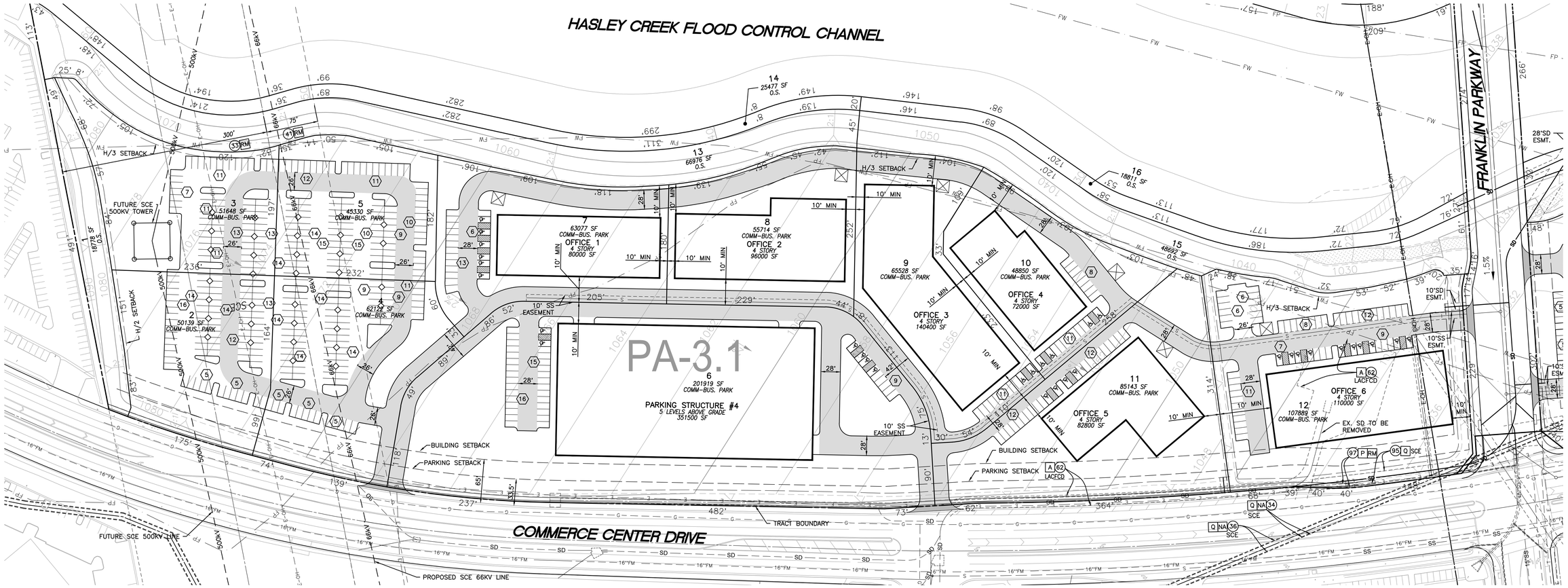
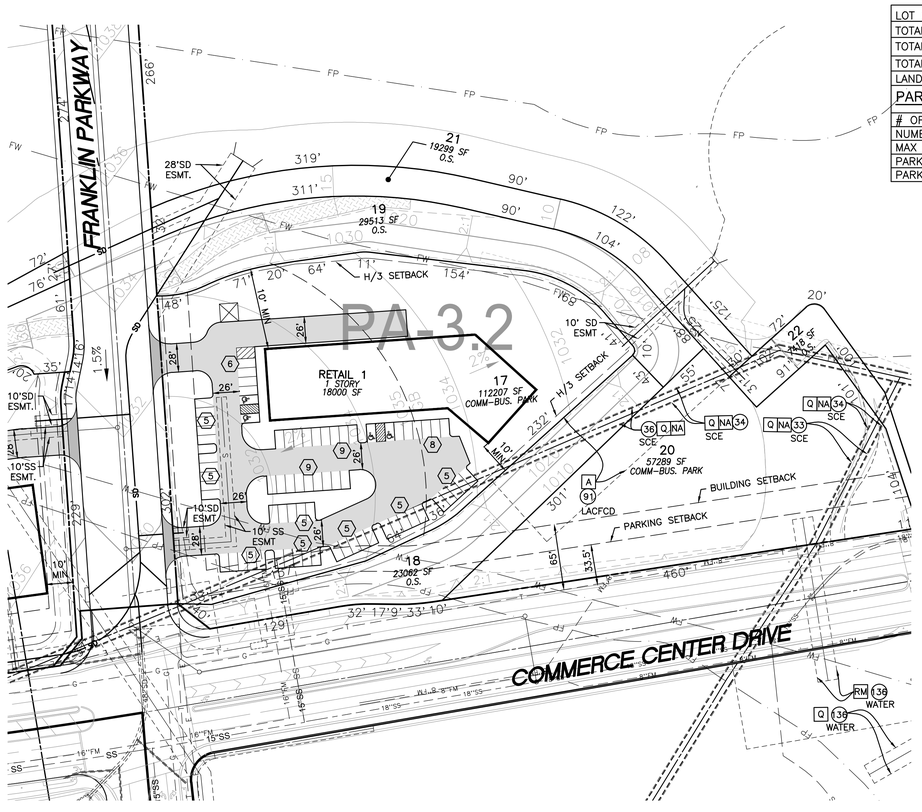




PA-3.1

LOT 6	
TOTAL LOT ACREAGE:	4.6 ACRES
TOTAL SITE AREA:	201919 S.F.
TOTAL BUILDING SQ. FT.:	351500
LAND USE:	COMMERCIAL–BUSINESS PARK
PARKING STRUCTURE # 4	
# OF STORIES	5
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1,005

PA-3.1

LOTS 2, 3, 4, 5, 7, 8, 9, 10, 11, 12	
TOTAL LOT ACREAGE:	14.4 ACRES
TOTAL SITE AREA:	626708 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
OFFICE - FOUR STORY	
TOTAL COMMERCIAL SQ. FT:	581200 S.F.
NUMBER OF BUILDINGS:	6
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1453
SURFACE PARKING PROVIDED:	525
TOTAL PARKING PROVIDED:	1530 *
ADA PARKING (2% OF TOTAL):	32
ADA VAN (1SP/8 ADA STALLS):	4

* INCLUDES 525 SPACES ON–SITE AND 928 SPACES IN PARKING STRUCTURE #4.

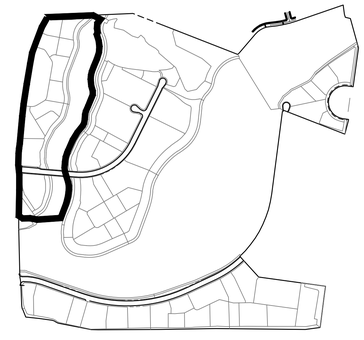
PA-3.2

LOTS 17,20	
TOTAL LOT ACREAGE:	3.9 ACRES
TOTAL SITE AREA:	169,496 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
RETAIL - ONE STORY	
TOTAL COMMERCIAL SQ. FT:	18000
NUMBER OF BUILDINGS:	1
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	72
SURFACE PARKING PROVIDED:	72
TOTAL PARKING PROVIDED:	72
ADA PARKING (2% OF TOTAL):	2
ADA VAN (1SP/8 ADA STALLS):	1

LEGEND

- 100 — LOT NO.
- PA-2.1 — PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
- RIGHT–OF–WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD — PROPOSED STORM DRAIN
- E — EXISTING SCE POWER LINE
- 66kv — PROPOSED 66KV SCE POWER LINE
- 500kv — FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL

NORTH
FEET 60' 30' 0' 60' 120'
INCHES 1" ½" 0" 1" 2"



KEY MAP
SCALE: 1" = 800'

NORTH

DESIGNED: A WAKEFIELD	
DRAFTED:	
CHECKED: J FUKUMITSU	

LEGAL DESCRIPTION:
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TELEPHONE: (661) 255–4000
REPRESENTATIVE : MR. MATT HANSON

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MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-043-024
SHEET	5
OF	7 SHEETS

Plan No. HCC093–05

G:\Newhall Ranch\18108 VCC\Tentative\VCC093–05_Exh A.dwg Plotted on Nov 18, 2024–8:15am by adamw

FUTURE SCE 500KV TOWER (TYP)
FUTURE SCE 500KV LINE
FUTURE SCE MAINTENANCE PAD (TYP)
EXISTING SCE EASEMENT
PROPOSED SCE 66KV LINE
H/2 SETBACK
H/3 SETBACK
10' SD ESMT
10' SS EASEMENT
BUILDING SETBACK
PARKING SETBACK
A STREET
FRANKLIN PARKWAY
HASLEY CREEK FLOOD CONTROL CHANNEL

26 334197 SF O.S.
27 74438 SF O.S.
28 39758 SF COMM-BUS. PARK
29 34247 SF COMM-BUS. PARK
30 19570 SF COMM-BUS. PARK
31 22749 SF COMM-BUS. PARK
32 231035 SF COMM-BUS. PARK
INDUSTRIAL 1 1 STORY 126100 SF
33 223754 SF COMM-BUS. PARK
INDUSTRIAL 2 1 STORY 121700 SF
34 25232 SF COMM-BUS. PARK
35 38825 SF COMM-BUS. PARK
36 93708 SF O.S.
37 49412 SF O.S.
38 185625 SF COMM-BUS. PARK
INDUSTRIAL 1 1 STORY 81800 SF
39 261993 SF COMM-BUS. PARK
INDUSTRIAL 2 1 STORY 142700 SF
40 142704 SF O.S.
45 29684 SF O.S.
23 653860 SF O.S.-MT.

PA-3.3a
PA-3.3b

PA-3.3a

LOTS 29, 30, 31, 32, 33, 34, 35,	
TOTAL LOT ACREAGE:	13.7 ACRES
TOTAL SITE AREA:	596538 S.F.
LAND USE:	INDUSTRIAL
INDUSTRIAL - ONE STORY	
TOTAL INDUSTRIAL SQ. FT:	247800 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED INDUSTRIAL:	496
SURFACE PARKING PROVIDED:	496
TOTAL PARKING PROVIDED:	496
ADA PARKING (2% OF TOTAL):	12
ADA VAN (1SP/8 ADA STALLS):	2

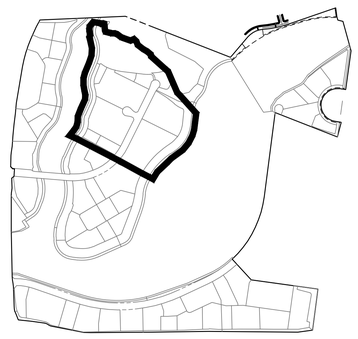
PA-3.3b

LOTS 28, 38, 39	
TOTAL LOT ACREAGE:	11.2 ACRES
TOTAL SITE AREA:	487382 S.F.
LAND USE:	INDUSTRIAL
INDUSTRIAL - ONE STORY	
TOTAL INDUSTRIAL SQ. FT:	224500 S.F.
NUMBER OF BUILDINGS:	2
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED INDUSTRIAL:	449
SURFACE PARKING PROVIDED:	200
TOTAL PARKING PROVIDED:	449 *
ADA PARKING (2% OF TOTAL):	10
ADA VAN (1SP/8 ADA STALLS):	2

* INCLUDES 145 SPACES ON-SITE, 55 SPACES IN NORTH OFFSITE PARKING LOT 28 AND 249 SPACES IN SOUTH PARKING STRUCTURE #5.

LEGEND

- 100 — LOT NO.
- PA-2.1 — PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
- RIGHT-OF-WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD — PROPOSED STORM DRAIN
- E — EXISTING SCE POWER LINE
- 66kV — PROPOSED 66KV SCE POWER LINE
- 500kV — FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- (X) — PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL



KEY MAP
SCALE: 1" = 800'

NORTH

FEET 60' 30' 0' 60' 120'
INCHES 1" ½ 0' 1" 2"

DESIGNED: A WAKEFIELD
DRAFTED:
CHECKED: J FUKUMITSU

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JASON H. FUKUMITSU 11/20/24 DATE

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: 11/20/24
JOB No. 0015-043-024
SHEET 6 OF 7 SHEETS

Plan No. HCC093-06

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HASLEY CREEK FLOOD CONTROL CHANNEL

FRANKLIN PARKWAY

CASTAIC CREEK

PA-3.3c

PA-3.3d

PA-3.3d

45 29684 SF O.S.
46 16852 SF O.S.
43 103823 SF COMM–BUS. PARK
OFFICE 1 2 STORY 66300 SF
44 119 SF COMM–BUS. PARK
47 169215 SF COMM–BUS. PARK
PARKING STRUCTURE #5 5 LEVELS ABOVE GRADE 585300 SF
61 16852 SF O.S.
62 29953 SF O.S.
48 47960 SF COMM–BUS. PARK
OFFICE 1 4 STORY 90000 SF
50 62525 SF COMM–BUS. PARK
OFFICE 6 4 STORY 108500 SF
49 92900 SF COMM–BUS. PARK
OFFICE 2 4 STORY 143800 SF
51 47863 SF COMM–BUS. PARK
OFFICE 5 4 STORY 75000 SF
54 54900 SF COMM–BUS. PARK
OFFICE 7 4 STORY 80000 SF
52 60765 SF COMM–BUS. PARK
55 37827 SF COMM–BUS. PARK
OFFICE 8 4 STORY 69800 SF
53 68839 SF COMM–BUS. PARK
OFFICE 3 4 STORY 85000 SF
59 82898 SF COMM–BUS. PARK
OFFICE 4 4 STORY 115000 SF
58 77920 SF O.S.
19 29953 SF O.S.
21 19299 SF O.S.
57 19156 SF O.S.
56 105153 SF O.S.
60 35654 SF O.S.
22 11478 SF O.S.
A 91 LACFCD
39 Q RE WATER

NORTH
FEET 60' 30' 0' 60' 120'
INCHES 1" ½" 0" 1" 2"

PA-3.3c

LOTS 43, 44	
TOTAL LOT ACREAGE:	4.1 ACRES
TOTAL SITE AREA:	177990 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
OFFICE - TWO STORY	
TOTAL COMMERCIAL SQ. FT:	66300 S.F.
NUMBER OF BUILDINGS:	1
MAX HEIGHT:	35'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	166
SURFACE PARKING PROVIDED:	166
TOTAL PARKING PROVIDED:	166
ADA PARKING (2% OF TOTAL):	4
ADA VAN (1SP/8 ADA STALLS):	1

PA-3.3d

LOTS 48, 49, 50, 51, 52, 53, 54, 55, 59	
TOTAL LOT ACREAGE:	12.9 ACRES
TOTAL SITE AREA:	562475 S.F.
LAND USE:	COMMERCIAL–BUSINESS PARK
OFFICE - FOUR STORY	
TOTAL COMMERCIAL SQ. FT:	767100 S.F.
NUMBER OF BUILDINGS:	8
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING REQUIRED COMMERCIAL:	1918
SURFACE PARKING PROVIDED:	322
TOTAL PARKING PROVIDED:	1918 *
ADA PARKING (2% OF TOTAL):	39
ADA VAN (1SP/8 ADA STALLS):	5

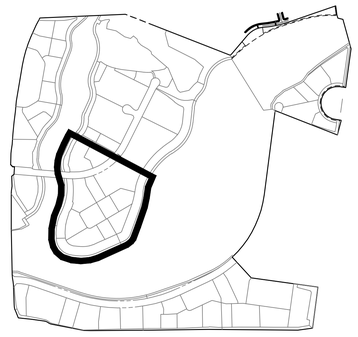
* INCLUDES 322 SPACES ON–SITE AND 1596 IN PARKING STRUCTURE #5.

PA-3.3d

LOT 47	
TOTAL LOT ACREAGE:	3.9 ACRES
TOTAL SITE AREA:	169215 S.F.
TOTAL BUILDING SQ. FT.:	585300
LAND USE:	COMMERCIAL–BUSINESS PARK
PARKING STRUCTURE # 5	
# OF STORIES	5
NUMBER OF BUILDINGS IN LOT:	1
MAX HEIGHT:	50'
PARKING SUMMARY:	
PARKING PROVIDED:	1596 + 249 FROM PA 3.3b

LEGEND

- 100 — LOT NO.
- PA-2.1 — PLANNING AREA NUMBER
- VTPM 18108 BOUNDARY
- RIGHT–OF–WAY
- 225' — PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- BUILDING/PARKING SETBACK LINE
- 950 — PROPOSED CONTOUR
- DAYLIGHT LINE
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- FIRE LANE ONLY
- SD — PROPOSED STORM DRAIN
- E — EXISTING SCE POWER LINE
- 66kV — PROPOSED 66KV SCE POWER LINE
- 500kV — FUTURE 500KV SCE POWER LINE
- EXISTING SCE POLE
- PROPOSED SCE POLE
- EXISTING WELL
- X — PARKING COUNT
- TRASH ENCLOSURE
- STORM DRAIN MANHOLE
- EXISTING WATER WELL



KEY MAP
SCALE: 1" = 800'

NORTH

DESIGNED: A WAKEFIELD	LEGAL DESCRIPTION: THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, KNOWN AS ASSESSOR PARCELS 2866–002–001, 2866–002–007, 2866–002–045, 2866–002–052, 2866–002–061, 2866–002–063, AND 3271–001–038, BEING A PORTION OF THE RANCHO SAN FRANCISCO, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	OWNER/DEVELOPER: FIVEPOINT NEWHALL LAND 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355 TELEPHONE: (661) 255–4000 REPRESENTATIVE : MR. MATT HANSON	PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING 26074 Avenue Hall, Ste 23 ▪ Valencia , CA 91355 PH: (661) 294-2211 ▪ FX: (661) 294-9090 JASON H. FUKUMITSU 11/20/24 DATE
DRAFTED:			
CHECKED: J FUKUMITSU		REGISTERED PROFESSIONAL ENGINEER JASON H. FUKUMITSU No. 40695 CIVIL STATE OF CALIFORNIA	

MAJOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 18108
EXHIBIT "A"

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE:	AS SHOWN
DATE:	11/20/24
JOB No.	0015-043-024
SHEET	7
OF	7 SHEETS

Plan No. HCC093–07

G:\Meathall Ranch\18108 VCC\Tentative\VHCC093–07_Exh A.dwg Plotted on Oct 22, 2024–11:14am by adamw

LA COUNTY PLANNING

PROJECT SUMMARY

PROJECT NUMBER
00-210 ("Entrada South Project" / "Project")

HEARING DATE
October 01, 2025

REQUESTED ENTITLEMENT
Vesting Tentative Tract Map ("VTTM") No. 53295
Development Agreement ("DA") No. RPPL2025003357
Zone Change ("ZC") No. 00-210
Conditional Use Permit ("CUP") No. 00-210
Administrative Housing Permit ("AHP") No. RPPL2024000343
Parking Permit ("PP") No. 200700013
Oak Tree Permit ("OTP") No. 200700018
Environmental Assessment No. RPPL2021007114

OWNER / APPLICANT
Alex Herrell – FivePoint/Hunsaker Associates

MAP/EXHIBIT DATE
January 15, 2025

PROJECT OVERVIEW

The Entrada South Project is a proposed mixed-use development located west of The Old Road and both north and south of Magic Mountain Parkway in the unincorporated community of Santa Clarita Valley that will include residential, commercial, and open space uses on 382.3 gross acres, with a total of 140.4 acres of open space. The Entrada South Project includes a potential school site, and includes five phases of development. The Entrada South Project includes the following entitlements:

- VTTM No. 53925 to create a total of 200 lots, including 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial, including hotel, office and retail space; 140.4 acres of open space, to include 87.1 acres of disturbed and undisturbed open space, 28.0 acres of Spineflower Preserve, 19.9 acres of recreation, and 5.4 aces of public park, of which 58 acres out of the 140.4 acres will remain in a natural or undisturbed state; 11 public facility lots (drainage, debris and water quality basins); and six private drive lots.
- ZC to modify zoning on 323 acres from the R-1 (Single-Family Residence –5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone; and will change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone.
- CUP to authorize the Development Program ("DP") zoning; development within an urban hillside management area; onsite grading in excess of 100,000 cubic yards; a haul route for offsite grading; and walls and fences exceeding six feet in height.
- PP to allow shared, reciprocal and offsite parking across the entire project site (i.e., residential and non-residential areas).
- OTP for the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree, for a total of 35 oak tree-related impacts.
- AHP for the provision of 189 affordable units total (12 percent of the Project), to include 110 onsite rental affordable units (or seven percent of the Project). Pursuant to the DA, the affordability level will not exceed an average of 65 percent of L.A. County Area Median Income ("AMI"), with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. DA in accordance with Government Code Section 65864 et seq. to memorialize the terms, conditions, and obligations for development of Project No. 00-210-(5) ("Entrada South Project") and Project No. 87-150-(5) ("VCC Project", together with the Entrada South Project, the "Entrada South/VCC Project"),[1] and provide vested development rights for the Entrada South/VCC Project components.

The Entrada South Project site is currently vacant and has sloping topography requiring a combined grading of 13 million cubic yards of cut and fill to be balanced onsite. A portion of the Entrada South Project grading (18,800 combined yards of cut and fill) will occur offsite within the Mission Village project between its westerly boundary and Westridge Parkway and will require a haul route for the earthwork. The Entrada South Project is related to

[1] The Entrada South/VCC Project is also referred to as the "Modified Project" in the Final Supplement Environmental Impact Report.

Project No. 87-150-(5) ("VCC Project"). Both the Entrada South Project and VCC Project are subject to the same DA and CEQA review.

LOCATION	ACCESS	VERY HIGH FIRE HAZARD
West of The Old Road, north and south of Magic Mountain Parkway, south of Magic Mountain theme park, east of Mission Village, Santa Clarita Valley	South and north from Magic Mountain Parkway west of I-5 freeway, east of Commerce Center Drive and Westridge Parkway	Yes

ASSESSORS PARCEL NUMBERS	SITE AREA
2826-008-045, 2826-009-107	382.3 Gross Acres (320.6 Net Acres)

GENERAL PLAN / LOCAL PLAN	PLANNING AREA	SUP DISTRICT
2012 Santa Clarita Valley Area Plan ("SCVAP")	Santa Clarita Valley	5

LAND USE DESIGNATION(S)	ZONE	ZONED DISTRICT
H5 (Residential 5 - 0 to 5 Dwelling Units Per Acre), CM (Major Commercial), OS-PR (Open Space Preserve)	Existing: R-1, C-3, C-R (Commercial Recreation); Proposed: R-1 Zone change to MXD-DP and C-3-DP	Newhall

PROPOSED UNITS/LOTS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICTS
1,574	1,574	N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Supplemental EIR ("SEIR"): The Entrada South Project is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP") approved by the California Department of Fish and Wildlife ("CDFW"), which was the subject of an EIR and Additional Environmental Analysis that was certified by CDFW in 2017 (SCH No. 2000011025, the "State-certified EIR"). The SEIR tiers off the State-certified EIR for RMDP/SCP. The areas of potential significant environmental impact addressed in the Draft SEIR ("DSEIR") include air quality, land use, noise, and wildfire. As identified in the DSEIR, after implementation of the required mitigation measures, the Entrada South Project would not result in any new or substantially more severe significant impacts.

KEY ISSUES

- Consistency with the General and SCVAP, and the Subdivision Map Act
- Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
    - Chapter 21.38 (Vesting Tentative Map) and Chapter 21.40 (Tentative Maps)
    - Section 22.162.040 (DA - Findings and Decision)
    - Section 22.198.050 (ZC - Findings and Decision)
    - Section 22.158.050 (CUP - Findings and Decision Requirements)
    - Section 22.174.060 (OTP - Permit Findings)/22.174.090 (Effective Date of Decision)
    - Section 22.178.050 (Parking Permit - Findings and Decision)
    - Section 22.166.040 (AHP)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Jodie Sackett	(213) 893-7409	jsackett@planning.lacounty.gov

LA COUNTY PLANNING

PROJECT SUMMARY

PROJECT NUMBER
87-150 ("VCC Project")

HEARING DATE
October 01, 2025

REQUESTED ENTITLEMENT(S)
Vesting Tentative Parcel Map ("VTPM") No. 18108
Development Agreement ("DA") No. RPPL2025003357
Parking Permit ("PP") No. RPPL202207239
Oak Tree Permit ("OTP") No. 200700022
Environmental Assessment No. RPPL2021007114

OWNER / APPLICANT
Alex Herrell – FivePoint/Hunsaker Associates

MAP/EXHIBIT DATE
January 15, 2025

PROJECT OVERVIEW

The VCC Project includes approximately 328.8 gross acres in an undeveloped portion of the larger and partially completed Valencia Commerce Center industrial/business park located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon landfill. The VCC Project site is surrounded by existing single-family residential, recreation, commercial, and industrial uses to the north; existing vacant, commercial, parking, and industrial uses to the east; vacant, government, parking, and commercial to the south, and vacant and industrial to the west. The VCC Project has three Planning Areas and is proposed to be developed in four phases. The VCC Project includes the following entitlements:

- VTPM No. 18108 to create 104 lots (61 commercial and 43 open space lots) on 328.8 gross acres.
- PP to allow shared, reciprocal, and offsite parking
- OTP for the removal of 26 non-heritage oak trees, and no other encroachments or impacts.

The VCC Project is related to Project No. 00-210-(5) (the "Entrada South Project"). Grading quantities authorized under the original VCC approval (CUP No. 87-360) include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, all to be balanced onsite. Offsite improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the PM18108 boundaries but still located within the boundary of the VCC Planning Area and CUP 87-360. The lift station is already built and was approved under CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP. Both the VCC Project and Entrada South Project are subject to the same DA and CEQA review.

LOCATION	ACCESS	VERY HIGH FIRE HAZARD
West of I-5 and The Old Road, north of SR-126, and east of Commerce Center Drive and the Chiquita Canyon landfill, Santa Clarita Valley	SR-126 and The Old Road	Yes

ASSESSORS PARCEL NUMBERS	SITE AREA
2866-002-050, -064 (partial), -065, & -066	328.8 Gross Acres (247.6 Net Acres)

GENERAL PLAN / LOCAL PLAN	PLANNING AREA	SUP DISTRICT
2012 Santa Clarita Valley Area Plan ("SCVAP")	Santa Clarita Valley	5

LAND USE DESIGNATION	ZONE	ZONED DISTRICT
IO (Industrial Office)	M-1.5-DP (Restricted Heavy Manufacturing – Development Program)	Newhall

PROPOSED UNITS/LOTS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICTS
N/A	N/A	N/A

ENVIRONMENTAL DETERMINATION ("CEQA")

Supplemental EIR ("SEIR"): The Project is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SC"P) approved by the California Department of Fish and Wildlife ("CDFW"), which was the subject of an EIR and Additional Environmental Analysis that was certified by CDFW in 2017 (SCH No. 2000011025, the "State-certified EIR"). The SEIR tiers off the State-certified EIR for RMDP/SCP. The areas of potentially significant environmental impacts addressed in the Draft SEIR ("DSEIR") include air quality, land use, noise, and wildfire. As identified in the DSEIR, after implementation of the required mitigation measures, the VCC Project would not result in any new or substantially more severe significant impacts.

KEY ISSUES

- Consistency with the General and SCVAP, and the Subdivision Map Act
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
    - Chapter 21.38 (Vesting Tentative Map) and Chapter 22.48 (Minor Land Divisions)
    - Section 22.174.060 (Oak Tree Permit Findings)/22.174.090 (Effective Date of Decision)
    - Section 22.178.050 (Parking Permit Findings and Decision)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Jodie Sackett	(213) 893-7409	jsackett@planning.lacounty.gov

RECORDING REQUESTED BY:

LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING

AND WHEN RECORDED MAIL TO:

The Newhall Land and Farming Company
25124 Springfield Court, Suite 300
Valencia, CA 91355
Attention: Legal Notices

Exempt from Recording Fees (Govt. Code §§ 6103 and 27383)

DEVELOPMENT AGREEMENT

by and between

THE COUNTY OF LOS ANGELES

and

THE NEWHALL LAND AND FARMING COMPANY

regarding the

ENTRADA SOUTH AND VALENCIA COMMERCE CENTER PROJECT

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DEVELOPMENT AGREEMENT

This Development Agreement ("**Agreement**") is effective pursuant to Section 6.1, below, by and between the COUNTY OF LOS ANGELES, a body corporate and a political subdivision of the State of California ("**County**") and THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP), a California limited partnership ("**Newhall**"), pursuant to California Government Code Section 65864 *et seq.*, Title 22, Chapter 22.16, Part 4 of the County Code, and the implementing procedures of the County, with respect to the development of the Entrada South and Valencia Commerce Center ("**VCC**") project areas.

RECITALS

WHEREAS, the Legislature of the State of California adopted the Development Agreement Act (defined below), which authorizes the County to enter into a property development agreement with any person having a legal or equitable interest in real property for development of such property in order to establish certain development rights in the real property that is the subject of the proposed development project.

WHEREAS, pursuant to the Development Agreement Act, the County adopted the Development Agreement Ordinance (defined below) establishing procedures and requirements for entering into a development agreement with a private developer pursuant to the Development Agreement Act, which agreement vests certain rights and requires a developer to finance or provide certain public facilities and other public benefits beyond those that could otherwise be imposed as conditions of development. The Parties are entering into this Agreement in accordance with the Development Agreement Act and the Development Agreement Ordinance.

WHEREAS, Newhall owns that certain real property known as the "**Entrada South Property**," as legally described in **Exhibit A-1** and as depicted in **Exhibit A-2**, which Newhall intends to develop with a mix of residential and commercial uses (the "**Entrada South Project**") in accordance with the "**Project Approvals**" (defined below). Newhall also owns that certain real property known as the "**Valencia Commerce Center Property**" or "**VCC Property**," as legally described in **Exhibit B-1** and as depicted in **Exhibit B-2**, which Newhall intends to develop with industrial/business park uses (the "**VCC Project**") in accordance with the Project Approvals. The Entrada South Property and VCC Property are referred to herein collectively as the "**Entrada South/VCC Property**." The Entrada South Project and VCC Project are referred to herein collectively as the "**Entrada South/VCC Project**."

WHEREAS, to ensure that the County remains responsive and accountable to its residents while pursuing the benefits of development agreements contemplated by the State Legislature, the County: (1) accepts restraints on its police powers contained in the Agreement only to the extent and for the duration required to achieve the mutual objectives of the Parties; and (2) to offset such restraints, seeks public benefits from Newhall that go beyond those obtained by traditional County controls and conditions imposed on development project applications.

WHEREAS, in 2012, the County approved the Santa Clarita Valley Area Plan ("**Area Plan**") as the County's long-term framework for the buildout of the Santa Clarita Valley. The Area Plan, as a component of the County's General Plan, establishes land use designations and zoning for unincorporated areas within the Santa Clarita Valley.

WHEREAS, The Area Plan allows for residential and commercial uses on the Entrada South Property and industrial/business park uses on the VCC Property. The Entrada /VCC Project proposed uses are consistent with the Area Plan.

WHEREAS, the Entrada South/VCC Property is proximate to the area covered by the Newhall Ranch Specific Plan. In 2003, the County certified the Newhall Ranch Specific Plan Environmental Impact Report ("**EIR**"), which analyzed development of the Newhall Ranch Specific Plan. The first village within the Specific Plan under development, Mission Village, has been and continues to be graded and is being developed for residential and commercial uses, with homeowners currently occupying completed homes and enjoying the amenities in the community.

WHEREAS, development of the Entrada South/VCC Property has been subject to multiple levels of environmental review under the California Environmental Quality Act ("**CEQA**").

- In November 2012, the County certified the EIR for the Area Plan covering long-term buildout of the Santa Clarita Valley area, including buildout of the Entrada South/VCC Property.

- In June 2017, California Department of Fish and Wildlife re-approved the Spineflower Conservation Plan ("**SCP**"), Master Streambed Alteration Agreement (No. 1600-2004-0016-R5) and Incidental Take Permits (Nos. 2081-2008-012-05 and 2081-2008-013-05) and re-certified the EIR in compliance with CEQA ("**State-certified EIR**"). The State-certified EIR analyzed development facilitated by the SCP and the Resource Management and Development Plan as approved by the U.S. Army Corps of Engineers. Specifically, the State-certified EIR analyzed the environmental impacts associated with the full development of the Entrada South/VCC Property along with the Newhall Ranch Specific Plan Property.

WHEREAS, the State of California and Los Angeles County are in the midst of a multi-decade housing crisis driven in large part by the lack of housing product at different market levels within the community. The housing shortage has lifted housing costs to extreme levels, placing significant costs on residents and discouraging much-needed employers and employees from moving to the state. Pursuant to the recently adopted Regional Housing Needs Allocation and the County General Plan Housing Element for the 2021-2029 planning period, 90,052 residential units need to be developed in the County by 2029. Development of the Property would result in much needed housing, at a variety of market price points, including affordable residential units, and non-residential uses.

WHEREAS, Newhall has a demonstrated history of developing master-planned communities within the Santa Clarita Valley area, including the previously developed Valencia community, which was initially started in the 1960s.

WHEREAS, as summarized in the State's findings for the State-certified EIR, development of the area covered by the State-certified EIR would result in the following estimated economic benefits:[1]

- Construction economic benefits in Los Angeles County
    - 131,660 total jobs
    - $7.7 billion in labor income
    - $21.3 billion in total business revenues
    - $2.7 billion in tax revenues
- Operational annual economic benefits in Los Angeles County
    - 73,960 permanent jobs
    - $4.6 billion in annual labor income
    - $13.3 billion in annual total output (business revenues)
    - $1.8 billion in tax revenues

WHEREAS, Newhall has agreed to implement the "**Community Benefits**" described in Section 2.2. and **Exhibit C**, which are above and beyond the necessary mitigation for the Entrada South/VCC Project and serve as the specific consideration upon which the County bases its decision to enter into this Agreement. In addition, Newhall previously committed to a wide variety of programs and measures that have or will provide substantial benefits to the public in connection with the overall buildout of the Entrada South/VCC Property and proximate area covered the by State-certified EIR:

[1] *See* Final Actions and Supplemental Findings of the California Department of Fish and Wildlife for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (June 14, 2017).

Model Sustainable Master-Planned Community – Newhall has committed to implement a net zero greenhouse gas ("GHG") emissions program, which Newhall developed in coordination with the County,[2] California Department of Fish and Wildlife and the California Air Resources Board, in Entrada South/VCC to develop a state-of-the art sustainable community in accordance with the State-certified EIR ("**Net Zero GHG Program**"). The Net-Zero GHG Program includes:

- **Building Retrofit Program in Disadvantaged Communities** – Newhall will implement a building retrofit program to improve the energy efficiency of homes and other buildings within disadvantaged communities in the County.

- **Net Zero Energy Homes, Commercial Buildings, Recreation Centers and Public Facilities** – Newhall will design and construct residential development, commercial development, private recreation centers, and public facilities to achieve Zero Net Energy standards to advance California's policy goals of increasing the energy efficiency of and reducing emissions from homes and commercial buildings.

- **Swimming Pool Solar Heating** – Newhall will design community swimming pools to include solar water heating or other technology with an equivalent level of energy efficiency.

- **Model Community for Electric Vehicles** – Newhall will install an electric vehicle charging station at every residence, as well as electric vehicle charging stations in commercial areas onsite and additional vehicle charging stations off-site throughout the County, to facilitate development of a model community for electric vehicle use.

- **Electric Vehicle Subsidies** – In addition to installing electric vehicle charging stations, Newhall will offer subsidies to onsite residents for the purchase of zero emission vehicles.

- **Transit Bus Replacement** – Newhall will offer subsidies to transit providers for the replacement of up to ten diesel or compressed natural gas transit buses with zero emission buses.

- **Direct GHG Reduction Programs** – Newhall will achieve GHG reductions by implementing direct reduction activities in accordance with the GHG Reduction Plan included in the State-certified EIR.

- **Transportation Demand Management Program** – Newhall will implement a comprehensive Transportation Demand Management Plan to reduce vehicle miles traveled and enhance the use of alternative transportation modes both

[2] *See* Los Angeles County, Mission Village, Supplemental CEQA Findings and Statement of Overriding Considerations, July 2017, p. 8.

onsite and offsite, advancing state, regional and local policy goals. Measures include:

- **Transit subsidies.** Discounted daily or monthly public transit passes or other alternative transportation subsidy for residents, including affordable housing residents.

- **Carshare**. On-site availability of carshare vehicles, such as Zipcar or other.

- **Bikeshare.** On-site availability of bikeshare bicycles.

- **Mobility hubs.** Mobility hubs with amenities such as information kiosks, bike lockers and parking, designated park-and-ride spaces, and more.

- **Commute trip reduction program.** Multi-faceted strategy that encompasses a combination of individual VMT reduction measures, such as ride-sharing, marketing, transit fare subsidy, preferential parking, and/or end-of-trip facilities.

- **Neighborhood electric vehicles ("NEVs") and e-bikes.** Travel network that accommodates NEV use, including features such as charging facilities, striping, signage, and educational tools.

- **Tech-enabled mobility.** Website for transportation information, such as commute planning, rideshare matching, transit arrivals, bicycle route mapping, shared ride reservations, traffic information, etc.

- **Pedestrian network.** Pedestrian facilities, such as sidewalks, paseos, and trails.

- **Traffic calming.** Traffic calming measures include, but are not limited to: count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.

- **Transit network expansion**. Extension of Santa Clarita Transit routes onsite.

- **Alternative work schedules and telecommute program.** Encouraging telecommuting and alternative work schedules.

Major Wildlife Preserves and Open Space – The buildout of the area covered by the State-certified EIR will include substantial open space, recreational and wildlife conservation measures, including approximately:

- Endowment to protect and enhance natural open space, wildlife and habitats in perpetuity
- Creating more than 50 acres of wetlands
- 10,000 acres of High Country, river and natural open space with public access, trails and permanent stewardship
- New trails
- Santa Clara River riparian habitat and wetlands protected in perpetuity in the County
- Fully maintained wildlife corridor between LA/Ventura County Santa Clara River and Santa Susana Mountains to Sierra Madre
- 50+ acres of additional floodplain avoidance
- Salt Creek Corridor protected by the Specific Plan
- Contributions to Santa Clara River Fund conservation program

Spineflower Conservation Project – Newhall will implement the SCP, which includes the following conservation measures:

- Funding for Spineflower introduction activities
- Providing approximately 1,500 acres of Spineflower conservation preserves including, but not limited to the following locations:
    - Potrero Spineflower preserve expansion
    - San Martinez Grande Spineflower preserve expansion
    - Ventura County North SR-126
    - Ventura County South
- Restricting irrigated landscaping and planting of vegetation on open space areas adjacent to the Spineflower conservation preserves
- Implementing a Spineflower introduction program, enhancing habitat and planting Spineflower on appropriate habitat

WHEREAS, the County, California Department of Fish and Wildlife ("**CDFW**"), and the California Air Resources Board ("**CARB**") have recognized that the Net-Zero GHG Program would feasibly achieve net-zero GHG emissions. Specifically:

- The County Board of Supervisors found that the Net-Zero GHG Program for Mission Village and Landmark Village, which is effectively the same as the Net-Zero GHG Program for the Entrada South/VCC Project, would reduce potentially significant GHG impacts "to less-than-significant levels" and the project would "feasibly and reliably achieve net zero GHG emissions."[3]

- CARB evaluated the Net-Zero GHG Program and determined that it "will not result in any net additional greenhouse gas emissions."[4]

- CDFW concluded that the Newhall Ranch Specific Plan "represents an innovative demonstration of a mixed-use development project providing needed housing and commercial development in a manner consistent with California's GHG reduction goals" and "will be one of the largest, if not the largest developments in California ever to achieve net zero GHG emissions."[5]

WHEREAS, on March 9, 2021, the Board adopted resolutions establishing County of Los Angeles Community Facilities District No. 2021-01 (Facilities) (the "**Facilities CFD**") and County of Los Angeles Community Facilities District No. 2021-02 (Services) (the "**Services CFD**"), designating Improvement Area No. 1 within the Facilities CFD, and the Future Annexation Area for each of the Facilities CFD and the Services CFD, to authorize bonded indebtedness within Improvement Area No. 1 of the Facilities CFD to finance the purchase, construction, modification, expansion, and improvement or rehabilitation of certain specified public facilities, and to authorize the mechanism for annexing additional property to both the Facilities CFD and the Services CFD.

WHEREAS, on July 9, 2024, the Board adopted a resolution approving revisions to County Policy No. 4.047, Community Facilities District Goals and Policies (the "**Revised CFD Policy**"), and its incorporation into the Board Policy Manual. The Board adopted the Revised CFD Policy after the "**Entrada South/VCC Vesting Date**" (defined below) and, therefore, the Revised CFD Policy will not apply to the Entrada South/VCC Project.

WHEREAS, development of the Entrada South/VCC Project in accordance with this Agreement will provide for the orderly development of the Entrada South/VCC Property in accordance with the goals, policies and objectives set forth in the General Plan and Area Plan. Moreover, a development agreement for the Entrada South/VCC Project will provide certainty in planning for and secure the orderly development of the Entrada South/VCC Property, ensure a desirable and functional community environment, provide timely, efficient and effective installation and development of public facilities, infrastructure, improvements and services appropriate for the development of the Entrada South/VCC Project, and provide other benefits to

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[3] Los Angeles County, Mission Village, Supplemental CEQA Findings and Statement of Overriding Considerations, July 2017, p. 15.

[4] Letter from Richard Corey, Executive Officer, CARB, to Chuck Bonham, Director, CDFW, June 7, 2017.

[5] CDFW, Final Actions and Supplemental Findings for Newhall Ranch RMDP/SCP, June 14, 2017, p. 40.

the County and its residents, and otherwise achieve the goals and purposes for which the Development Agreement Act was enacted.

WHEREAS, in exchange for providing the benefits described above, Newhall seeks assurance that it may proceed with the development of the Entrada South/VCC Project in accordance with the terms and conditions of this Agreement and "**Existing Rules"** (defined below) and that the Project will not be reduced in density, intensity, or use or be subjected to new or modified rules, regulations, ordinances, or policies adopted or applied to the Entrada South/VCC Project as described in this Agreement.

WHEREAS, County Policy No. 5.280, Community Benefits for County Economic Development Projects (the "**Community Benefits Policy**"), became effective on June 11, 2019, before the "**Entrada South/VCC Vesting Date**" (defined below), however, the Parties agree the Community Benefits Policy shall not apply to the Entrada South/VCC Project because the Entrada South/VCC Project is not a "public-private construction project" as defined by the Community Benefits Policy.

WHEREAS, the Parties intend this Agreement to vest Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Approvals and Existing Rules in exchange for the Community Benefits and other benefits described herein.

WHEREAS, the County, as lead agency under CEQA, has prepared and considered the supplemental environmental impact report prepared for the Entrada South/VCC Project ("**Entrada South/VCC Supplemental EIR**"), which tiers off the State-certified EIR and focuses on the incremental changes to the development associated with the Entrada South/VCC Project since the SCP was approved in 2017.

WHEREAS, the Parties recognize and agree that the State-certified EIR and the Entrada South/VCC Supplemental EIR will be used by the County when evaluating applications for Subsequent Discretionary Actions that trigger CEQA.

WHEREAS, on [●], the Regional Planning Commission held a duly noticed public hearing on the Entrada South/VCC Project Approvals, including this Agreement. Following the public hearing, the Commission considered the Entrada South/VCC Supplemental EIR under CEQA, including the Mitigation Monitoring and Reporting Program prepared in connection therewith ("**Entrada South/VCC MMRP**"), and the Entrada South/VCC Project Approvals, including this Agreement. The Commission determined that the Entrada South/VCC Supplemental EIR satisfied the requirements of CEQA, and that the Entrada South/VCC Project and the Agreement are, as a whole and taken in their entirety, consistent with the County's objectives, policies, general land uses, and programs specified in the General Plan and other Existing Rules. The Commission adopted resolutions recommending adopting the Entrada South/VCC Project Approvals, including this Agreement, to the Board of Supervisors. Specifically, the Commission adopted resolutions recommending adoption of the following Entrada South/VCC Project Approvals: this Development Agreement; Vesting Tentative Tract Map No. 53295; Zone Change No. 00-210; Conditional Use Permit No. 00-210; Parking Permit No. 200700013; Oak Tree Permit No. 200700018; Housing Permit No. RPPL202400343;

Vesting Tentative Parcel Map No. 18108; Parking Permit No. RPPL2022007239; and Oak Tree Permit No. 200700022. The Commission transmitted to the Board its findings and recommendations.

WHEREAS, on [●], the Board, having received the Commission's recommendations, held a duly noticed public hearing on the Entrada South/VCC Project Approvals, including this Agreement. Thereafter, following the public hearing, the Board indicated its intent to certify the Entrada South/VCC Supplemental EIR, adopt the Entrada South/VCC MMRP, and approve findings to adopt the Entrada South/VCC Project Approvals, including this Agreement, finding that the Agreement is consistent with the General Plan and other Existing Rules.

WHEREAS, on [●], the Board approved findings that the Entrada South/VCC Supplemental Environmental Impact Report satisfied the requirements of CEQA, certified the Entrada South/VCC Supplemental EIR, and adopted the Entrada South/VCC MMRP. The Board approved findings to adopt the Entrada South/VCC Project Approvals, including this Agreement. The Board adopted Ordinance No. _____ ("**Enacting Ordinance**") approving this Agreement and authorizing the Chairman of the Board to execute this Agreement, subject to the receipt by the Executive Officer-Clerk of the Board the Agreement executed by Newhall within 30 days of the date of Board approval. The following Entrada South/VCC Projects Approvals were approved by the Board concurrently with this Agreement: this Development Agreement; Vesting Tentative Tract Map No. 53295; Zone Change No. 00-210; Conditional Use Permit No. 00-210; Parking Permit No. 200700013; Oak Tree Permit No. 200700018; Housing Permit No. RPPL202400343; Vesting Tentative Parcel Map No. 18108; Parking Permit No. RPPL2022007239; and Oak Tree Permit No. 200700022.

WHEREAS, County represents and warrants that any actions concerning the Entrada South/VCC Project Approvals taken by the County and the approval of this Agreement have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters.

AGREEMENT

NOW, THEREFORE, pursuant to the authority contained in the Development Agreement Act and the Development Agreement Ordinance, with reference to the foregoing recitals and in consideration of the mutual promises, obligations, and covenants herein contained, the Parties agree as follows:

1. DEFINITIONS.

For all purposes of this Agreement, except as otherwise expressly provided or unless the context requires:

1.1. "**Acquisition Agreement**" means the Acquisition, Funding and Disclosure Agreement, dated as of June 1, 2022, by and among the County, the Facilities CFD, and Newhall, as amended.

1.2. **"Action"** has the meaning provided in Section 6.8.

1.3. "Additional Projects" has the meaning provided in **Exhibit C-2.**

1.4. "Affordable Housing Developer" has the meaning provided in **Exhibit C-1**.

1.5. "Affordable Housing Program" has the meaning provided in **Exhibit C-1**.

1.6. "Agreement" means this Development Agreement and all amendments and modifications thereto.

1.7. "Alternative Maintenance Yard Site" has the meaning provided in **Exhibit C-4**.

1.8. "Annual Payments" has the meaning provided in **Exhibit C-6**.

1.9. "Annual Review" has the meaning provided in Section 4.1.

1.10. "Area Plan" means the Santa Clarita Valley Area Plan (2012), approved by the Los Angeles County Board of Supervisors.

1.11. "Association" shall mean a homeowners' association or sub-association, a commercial property owners' association, a transportation management association or organization or other similar entity.

1.12. "Board of Supervisors" or "Board" means the Board of Supervisors of the County, which is the "legislative body" of the County as referenced in Section 65867 of the Development Agreement Act.

1.13. "California Building Standards Codes" means those building, electrical, mechanical, fire, and other similar regulations that are mandated by state law and that become applicable throughout the County including, but not limited to, the California Building Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the Building Efficiency Standards (24 Cal. Code Regs. Pt. 6) and the California Fire Code (along with those amendments to the promulgated California codes that reflect local modification to implement requirements justified by local conditions, as allowed by state law, and that are applicable Countywide).

1.14. "CDFW" means the California Department of Fish and Wildlife.

1.15. "CEQA" means the California Environmental Quality Act (Cal. Public Resources Code Sections 21000 *et seq.*) and the State CEQA Guidelines (Cal. Code of Regs., Title 14, Sections 15000 *et seq.*).

1.16. "Certificate of Agreement Compliance" has the meaning provided in Section 4.2.

1.17. "CFD" means, as the context requires, the Facilities CFD or the Services CFD.

1.18. "Community Benefits" means the additional community benefits identified in **Exhibit C**[6] as consideration for this Agreement.

1.19. "Community Benefits Policy" means County Policy No. 5.280, Community Benefits for County Economic Development Projects, which became effective on June 11, 2019.

1.20. "County" means the County of Los Angeles, a body corporate and a political subdivision of the State of California, and each and every agency, department, board, commission, authority, employee, and/or official acting under the authority of the County, including, without limitation, the Board of Supervisors and the Regional Planning Commission.

1.21. "Declaration of Emergency" means a proclamation of local emergency by the Board, or by a designated official and ratified by the Board; a proclamation of a state of emergency by the Governor of the State of California; or a major disaster or emergency declaration by the President of the United States.

1.22. "Development Agreement Act" means Article 2.5 of Chapter 4 of Division 1 of Title 7 (Sections 65864 through 65869.5) of the California Government Code.

1.23. "Development Agreement Ordinance" means Title 22, Division 8, Chapter 22.162 of the Los Angeles County Code.

1.24. "Development Area(s)" means the areas currently known and defined as the "Entrada South Property" and "VCC Property." To the extent the names of the Development Areas change over time, any such name changes shall have no impact on the Parties' rights and obligations under this Agreement.

1.25. "Director of Planning" means the Director of the Department of Regional Planning for the County.

1.26. "Disaster" means a wildfire, flood, earthquake, or other natural or human-caused event where a Declaration of Emergency has been made.

1.27. "Effective Date" is the date on which this Agreement shall be effective in accordance with Section 6.1 hereof.

1.28. "EIR" means an environmental impact report prepared in accordance with the CEQA.

1.29. "Enacting Ordinance" means Ordinance No. _____ approving this Agreement and authorizing the Chairman of the Board to execute this Agreement.

1.30. "Enforced Delay" has the meaning provided in Section 5.3.

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[6] Capitalized terms used but not otherwise defined in **Exhibit C**, or any other Exhibit to this Agreement, shall have the same meaning assigned to them in the Agreement.

1.31. "Entrada North ROW" has the meaning provided in **Exhibit C-3**.

1.32. "Entrada South Project" means the proposed development of the Entrada South Property in accordance with the Project Approvals.

1.33. "Entrada South/VCC Project" has the same meaning as the "Project" defined below.

1.34. "Entrada South/VCC Project Approvals" has the same meaning as the "Project Approvals" defined below.

1.35. "Entrada South Property" means the area legally described on **Exhibit A-1** (Entrada South Legal Description) and, for informational purposes, depicted on **Exhibit A-2** (Entrada South Depiction).

1.36. "Entrada South/VCC Property" has the same meaning as "Property" defined below.

1.37. "Entrada South/VCC Supplemental EIR" means the Supplemental Environmental Impact Report for the Entrada South/VCC Project certified by the County on [●] in accordance with CEQA. The Entrada South/VCC Supplement EIR "tiers" off the State-certified EIR in accordance with CEQA (see Cal. Public Resources Code Sections 21068.5, 21093, and 21094, and Cal. Code of Regs., Title 14, Section 15152).

1.38. "Entrada South/VCC Vesting Date" has the meaning provided in Section 2.1.1.

1.39. "Estoppel Certificate" has the meaning provided in Section 4.3.

1.40. "Executive Officer" has the meaning provided in Section 6.16.

1.41. "Existing Rules" means the County's General Plan, Santa Clarita Valley Area Plan, zoning ordinances and any other "**Rules, Regulations, and Official Policies**" in effect as of the Effective Date of this Agreement pertaining to the Project; provided, however, that for any Rules, Regulations, and Official Policies adopted during the period between the earlier vesting date of October 7, 2021 as provided in Section 2.1.1 for the Entrada South Vesting Tentative Tract Map and VCC Vesting Tentative Parcel Map and the Effective Date, the applicable Rules, Regulations and Official Policies in place as of the earlier vesting date provided in Section 2.1.1 shall apply as the Existing Rules. Notwithstanding the foregoing, Rules, Regulations, and Official Policies adopted between October 7, 2021, and the Effective Date shall apply to the Entrada South/VCC Project as Existing Rules only to the extent required by Government Code Section 66498.1(c). For the convenience of the Parties in administration of this Agreement, Newhall has separately compiled such Existing Rules and the County has reviewed and concurred with said compilation, which is acknowledged hereto pursuant to **Exhibit E**. Notwithstanding the foregoing, said compilation is for the convenience of the Parties only and shall not preclude the application to this Agreement of Existing Rules, whether or not such Existing Rules are included, in whole or in part, in said compilation.

1.42. "Fees" means Impact Fees, Processing Fees, and any other fees or charges imposed or collected by the County.

1.43. "Final Map," "Parcel Map" or "Final Tract Map" means a final map or parcel map prepared and approved in accordance with Los Angeles County Code, Chapter 21.44 *et seq*.

1.44. "Final Project Approval Date" means the date the County formally approves the Project Approvals concurrently with the Enacting Ordinance; provided, however, if a legal challenge is brought against any of the Project Approvals, this date shall mean the date that all Project Approvals have a final and non-appealable adjudication of such legal challenge in favor of such Project Approvals.

1.45. "Future Applicable Rules" has the meaning provided in Section 2.5.1.

1.46. "Future Rules" means new or modified Rules, Regulations, and Official Policies adopted by the County after the Effective Date.

1.47. "General Plan" means the adopted General Plan for the County, including the Area Plan.

1.48. "Homebuyer" shall mean the individual person(s) and/or entity(ies) acquiring a Lot (or Lots) upon which a residential dwelling unit was constructed (including any condominium unit).

1.49. "Impact Fees" means any fee established by the County with respect to development and its impacts pursuant to any governmental requirements including without limitation fees adopted pursuant to Section 66000 *et seq*. of the California Government Code, dedication requirements, linkage fees, exactions, assessments or fair share charges, or any other similar impact fees, charges, or exactions imposed on and in connection with development undertaken pursuant to the Project Approvals by the County pursuant to Rules, Regulations, and Official Policies. Impact Fees do not include Processing Fees.

1.50. "Litigation" means any legal action instituted by any third party challenging any aspect of this Agreement. Without limiting the breadth of this provision, Litigation includes Third-Party Legal Challenges opposing the adoption, validity, or application of any provision of this Agreement (including claims by third-party owners of a portion of the Property).

1.51. "Lot" means any of the parcels for the Property legally created as a result of any approved final subdivision parcel or tract map, lot line adjustment, parcel merger, certificate of compliance, or recordation of a condominium plan pursuant to the California Civil Code Section 1352, pursuant to the Subdivision Map Act.

1.52. "Maintenance Yard Purposes" has the meaning provided in **Exhibit C-4**.

1.53. "Maintenance Yard Site" has the meaning provided in **Exhibit C-4**.

1.54. "Ministerial Implementing Approvals" means the ministerial permits, approvals, plans, inspections, certificates, documents, licenses, and all other actions sought or

agreed to in writing by Newhall or a subsequent Property Owner or occupant in order to implement, develop, and construct the Project and implement the Mitigation Measures, including, without limitation, building permits, demolition permits, foundation permits, public works permits, grading permits, stockpile permits, encroachment permits, and other similar permits and approvals that are required by the County Code, Project Approvals to implement the Project and the Mitigation Measures, except to the extent that a Subsequent Discretionary Action (as defined below in Section 1.89) is applicable based on the specific criteria of the requested action. Ministerial Implementing Approvals shall not include any Subsequent Discretionary Actions. Ministerial Implementing Approvals do not require review under CEQA.

1.55. "Mitigation Measures" means the mitigation measures applicable to the Entrada South/VCC Project as identified in the State-certified EIR and the Entrada South/VCC Supplemental EIR.

1.56. "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust, or any other security instrument granted in favor of a lender secured by an interest in real property, and their successors and assigns.

1.57. "Net-Zero GHG Program" has the meaning provided in **Exhibit C-5**.

1.58. "Newhall" means The Newhall Land And Farming Company (A California Limited Partnership), a California limited partnership.

1.59. "Newhall Ranch Specific Plan" means the Newhall Ranch Specific Plan for the Newhall Ranch Specific Plan Property approved by the County on May 27, 2003.

1.60. "Newhall Ranch Specific Plan EIR" means the EIR for the Newhall Ranch Specific Plan that was prepared in accordance with CEQA and certified by the County on May 27, 2003.

1.61. "Newhall Ranch Specific Plan Property" mean the geographic area covered by the Newhall Ranch Specific Plan. The Newhall Ranch Specific Plan Property includes five villages intended for development that are currently referred to as Mission Village (vested and under construction), Landmark Village (vested), Homestead South, Homestead North, and Potrero Valley.

1.62. "Newhall Ranch Villages" has the meaning provided in **Exhibit C-2**.

1.63. "Notice of Default" has the meaning provided in Section 5.1.1.

1.64. "Old Road Funding Cap" has the meaning provided in **Exhibit C-2**.

1.65. "Old Road Payment Schedule" has the meaning provided in **Exhibit C-2**.

1.66. "Old Road Phase I Improvements" has the meaning provided in **Exhibit C-3**.

1.67. "Old Road Phase II Improvements" shall have the meaning provided in Section 2.2.2.

1.68. "Old Road Phase II Improvements ROW" shall have the meaning provided in **Exhibit C-3**.

1.69. "Old Road Trail" has the meaning provided in **Exhibit C-3**.

1.70. "Oil/Gas Extraction" has the meaning provided in **Exhibit C-7**.

1.71. "Onsite Affordable Housing Project" and "Onsite Affordable Housing Project Site" have the meanings provided in **Exhibit C-1**.

1.72. "Operating Memoranda" has the meaning provide in Section 6.9.1.

1.73. "Party" means any one of Newhall or the County.

1.74. "Phased Subdivision Maps" means one or more phased draft or final subdivision maps applicable to all or portions of the Project in accordance with the Subdivision Map Act.

1.75. "Permitted Delegation" has the meaning provide in Section 6.10.4.

1.76. "Processing Fees" means all processing fees and charges adopted by the Board of Supervisors and contained on an adopted fee schedule, as may be amended from time to time in the County's sole discretion, that are required by the County including, but not limited to, fees for land use applications, project permits, building applications, building permits, grading permits, encroachment permits, tract or parcel maps, lot line adjustments, air right lots, street vacations, and certificates of occupancy that are necessary to implement the Project and the Mitigation Measures. Processing Fees do not include Impact Fees, except as specifically provided for in this Agreement.

1.77. "Project" or **"Entrada South/VCC Project"** means development of Entrada South Project and VCC Project in accordance with the Entrada South/VCC Project Approvals as well as any Subsequent Discretionary Actions or Ministerial Implementing Approvals.

1.78. "Project Approvals" or "Entrada South/VCC Project Approvals" means the development approvals requested by Newhall and required to develop the Entrada South/VCC Project, including, without limitation, the following entitlements:

- Entrada South Project – Vesting Tentative Tract Map No. 53295, Zone Change No. 00-210, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, this Development Agreement, Housing Permit No. RPPL202400343, encroachment permits, and all other required permits or approvals by any County agency needed to construct all on- and off-site improvements, and other implementation actions, to complete the buildout of the Entrada South Project.

- VCC Project – Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, Oak Tree Permit No. 200700022, this Development Agreement, federal and County floodplain map revisions, encroachment permits, and all other required permits or approvals by any County agency needed to

construct all on- and off-site improvements, and other relevant implementation actions required by any County agency to complete the buildout of the VCC Project.

All Subsequent Discretionary Actions and Ministerial Implementing Approvals automatically become covered as Project Approvals once approved.

1.79. "Property" or "Entrada South/VCC Property" means the property consisting of both the Entrada South Property and VCC Property.

1.80. "Property Owner" means an owner of fee title to a Lot during the period of ownership (including Newhall), and his/her/its respective successors, transferees, and his/her/its assignees pursuant to assignment in compliance with Section 6.10.

1.81. "Public Improvements" means all improvements to be funded or constructed on and adjacent to the Entrada South/VCC Property that are related to the Entrada South/VCC Project (including, without limitation, public parks, open space and regional trails, roadways, water treatment, wet and dry utilities, medians, curbs, sidewalks, lighting, and landscaping and any required off-site improvements).

1.82. "Regional Planning Commission" or "Commission" means the Regional Planning Commission of the County, which is the "planning agency" of the County, as referenced in Section 65867 of the Development Agreement Act.

1.83. "Reserved Powers" means those rights and authority excepted from this Agreement's restrictions on the County's police powers and which are instead expressly reserved to the County as provided in this Agreement. The Reserved Powers consist of the power to enact and implement Rules, Regulations, and Official Policies (defined below) after the Effective Date with respect to the Project and Property that may be in conflict with the Project Approvals, but such Reserved Powers are limited to Rules, Regulations, and Official Policies that are necessary: (a) to protect the public health and safety and are generally applicable on a Countywide basis; (b) to respond to a Disaster, which need not be applicable on a Countywide basis; or (c) due to changes in state or federal laws or regulations adopted after the Effective Date, as provided in Government Code Section 65869.5 and Los Angeles County Code Section 22.162.070.

1.84. "Revised CFD Policy" means County Policy No. 4.047, Community Facilities District Goals and Policies, as revised by the Board on July 9, 2024, and incorporated into the Board Policy Manual.

1.85. "RMDP/SCP" means Resource Management and Development Plan/Spineflower Conservation Plan. The RMDP portion of the RMDP/SCP was approved by the U.S. Army Corps of Engineers and the SCP portion was approved by CDFW. The Army Corps adopted a Record of Decision approving the RMDP and issuing a Section 404 permit (SPL-2003-01264-AOA) on August 31, 2011. On June 14, 2017, CDFW approved a revised SCP, approved related actions, recertified the State-certified EIR in combination with the Final Additional Environmental Analysis, and filed a Notice of Determination.

1.86. "Rules, Regulations, and Official Policies" means the County General Plan, Santa Clarita Valley Area Plan, zoning ordinance and any other rules, regulations, ordinances, laws, and officially adopted policies governing development, including, without limitation, density and intensity of use, permitted uses, the maximum height and size of proposed buildings, the provision for the reservation or dedication of land, if any, for public purposes, the construction, installation, and extension of Public Improvements, environmental review, and other criteria relating to development or use of real property and that are generally applicable to the development of the Property.

1.87. "Santa Clarita Valley Area Plan" or **"Area Plan"** means the Santa Clarita Valley Area Plan adopted by the County Board of Supervisors on November 27, 2012.

1.88. "State-certified EIR" means the Final Environmental Impact Report for the RMDP/SCP, State Clearinghouse No. 2000011025, certified by CDFW on December 3, 2010, and re-certified consistent with the Final Additional Environmental Analysis to the FEIR by CDFW on June 14, 2017, all in accordance with CEQA.

1.89. "Subsequent Discretionary Action" means a discretionary action or decision requested or agreed to in writing by Newhall or a subsequent Property Owner for development of the Entrada South/VCC Project or Entrada South/VCC Property (or portions thereof) that requires the exercise of judgment or discretion on the part of the County in the process of approving or disapproving a particular activity, as distinguished from an activity that merely requires the County to determine whether there has been conformity with applicable statutes, ordinances, or regulations. Subsequent Discretionary Actions do not include Substantial Conformance determinations.

1.90. "Subdivision Map Act" means California Government Code § 66410 et seq. and Los Angeles County Code, Title 21.

1.91. "Substantial Conformance" has the meaning provided in Section 2.3.1.

1.92. "Tentative Map" or "Tentative Tract Map" means a tentative map prepared and approved in accordance with Los Angeles County Code, Chapter 21.40 *et seq.*

1.93. "Term" means the period of time for which this Agreement shall be effective in accordance with Section 6.2 hereof.

1.94. "Third-Party Legal Challenge" has the meaning provided in Section 6.14.

1.95. "Valencia Commerce Center Property" or "VCC Property" means the area legally described on **Exhibit B-1 (VCC Legal Description)** and, for informational purposes, depicted on **Exhibit B-2 (VCC Depiction)**.[7]

[7] The VCC Property is located within a larger area covered by the previously County-approved Master Conditional Use Permit Number 87-360 for the Valencia Commerce Center, which has been partially built out.

1.96. "VCC" means the Valencia Commerce Center.

1.97. "VCC Project" means Newhall's proposed development of the VCC Property in accordance with the Project Approvals.

1.98. "Vesting Tentative Map" or "Vesting Parcel Map" means a vesting tract or parcel map approved in accordance with Los Angeles County Code, Chapter 21.38 *et seq*.

2. DEVELOPMENT OF THE ENTRADA SOUTH/VCC PROPERTY.

2.1. Vested Right to Develop in Accordance with the Entrada South/VCC Project Approvals and Existing Rules. Newhall shall have the vested right during the Term of this Agreement to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Approvals and Existing Rules.

2.1.1. Earlier Vesting from Vesting Tentative Map and Vesting Parcel Map. The vesting date for the Entrada South Vesting Tentative Map and the VCC Tentative Parcel Map is deemed to be October 7, 2021 (the "**Entrada South/VCC Vesting Date**"), the publication date of the Notice of Preparation for the Entrada South/VCC Supplemental EIR. The County agrees that it is bound to permit the development and operation of the uses, density and intensity of such uses, the building heights, and the development standards and design guidelines provided for by the Entrada South/VCC Project Approvals and Existing Rules.

2.1.2. No Effect on Entrada South/VCC Project Approvals. This Agreement does not: (a) grant density, intensity or uses in excess of that otherwise established in the Project Approvals and Existing Rules; (b) supersede, nullify or amend any condition imposed in the Project Approvals; (c) guarantee that Parties will receive any profit from the Project; or (d) amend the County General Plan or Santa Clarita Valley Area Plan beyond the Project Approvals. The Parties understand this Agreement has a fixed Term and is not permanent.

2.2. Community Benefits. It is an important goal to both the County and Newhall to realize the substantial benefits associated with developing the Entrada South/VCC Project as described in the Recitals. Further, the Parties have agreed to the Community Benefits summarized below and detailed in **Exhibit C** as consideration for both Parties to enter into the Agreement. The Community Benefits (as described and defined in **Exhibit C**) shall be considered part of the Project Approvals. No Property Owner of any Lot (or Lots) other than Newhall shall be subject to or obligated to perform any obligation related to the Community Benefits, except as expressly provided below with respect to the delivery of Onsite Affordable Housing Rental Units on a particular Lot (or Lots) designated by Newhall for such use and the implementation by a Property Owner of applicable measures under the Net-Zero GHG Program on such Property Owner's Lot(s).

2.2.1. Affordable Housing (Exhibit C-1). Newhall commits to a 12% Affordable Housing Program for the Entrada South Project detailed in **Exhibit C-1**.[8] The

[8] The VCC Project does not include residential development.

Entrada South Affordable Housing Program provided in **Exhibit C-1** supersedes any affordable housing, inclusionary housing, or related requirements under any County ordinance, regulation, or policy, including, without limitation, the County Inclusionary Housing Program, County Code Chapter 22.121 (Inclusionary Housing), Ordinance No. 2020-064, with respect to the Entrada South Project.[9] The 12% Affordable Housing Program described in **Exhibit C-1** entitles Newhall to at least one incentive (or more incentives as applicable) pursuant to the County's Density Bonus program (County Code Section 22.120.050(C)). An Affordable Housing Developer that acquires an Onsite Affordable Housing Project Site from Newhall shall be subject to the Affordable Housing Program for the Lot (or Lots) it acquires in accordance with the provisions described in **Exhibit C-1**.

2.2.2. Old Road Funding for the Old Road Phase II Improvements (Exhibit C-2). Newhall agrees to finance up to $62 million for the Old Road Phase II Improvements[10] subject to the payment schedules and conditions precedent included as **Exhibit C-2**.

2.2.3. Rights-of-Way (Exhibit C-3). As described in **Exhibit C-3**, (i) Newhall has agreed to dedicate that certain right-of-way identified by the Department of Public Works ("**DPW**") as essential to Phase I of the Old Road improvements, and (ii) Newhall and the DPW have agreed to other rights-of-way terms.[11]

2.2.4. DPW Maintenance Yard (Exhibit C-4). Newhall has agreed to dedicate a site to the County as the potential site for operating a DPW maintenance yard in accordance with the process described in **Exhibit C-4**.

2.2.5. Net-Zero GHG Program (Exhibit C-5). Newhall will implement the Net-Zero GHG Program described in **Exhibit C-5** for the Entrada South/VCC Project, which constitutes Newhall's obligation to reduce the Project's GHG emissions to net-zero. Given that the Project will not result in net GHG emissions, the County agrees that the Entrada South/VCC Project does not need to comply with the specific goals, strategies, measures, or actions included

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[9] The County Inclusionary Housing Ordinance is inapplicable to the Entrada South Project pursuant to County Code Section 22.121.030.A.3 because the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

[10] The "**Old Road Phase II Improvements**" mean funding improvements to Phase II of the DPW Old Road improvement project also known as the Old Road over Santa Clara River and Southern Pacific Transportation Company Bridge Project, from the portion of the Old Road from Magic Mountain Parkway to Interstate 5 Rye Canyon Ramps, analyzed by the County in the EIR for the "The Old Road over Santa Clara River and the Southern Pacific Transportation Company (SPT Co.) Bridge, Et Al.," County Department of Public Works, Dec. 2024, SCH 2023030209. DPW has indicated that it requires additional funding sources for the Old Road Phase II Improvements. See DPW, "Board Motion of September 13, 2022, Agenda Item 84-B, Emergency Mobility Options in Santa Clarity Valley Interstate 5 Freeway – Financing Plan," Attachment II (The Old Road South Project Recommended Budget Estimate And Financing Plan).

[11] The County analyzed Phase I of the Old Road improvements in the EIR for the "The Old Road over Santa Clara River and the Southern Pacific Transportation Company (SPT Co.) Bridge, Et Al.," County Department of Public Works, Dec. 2024, SCH 2023030209.

in the County Climate Action Plan or any Future Rule intended or designed to reduce GHG emissions, unless otherwise applicable as a Future Applicable Rule (defined below in Section 2.5.1). Further, each Property Owner with respect to its respective Lot (or Lots) shall implement applicable measures under the Net-Zero GHG Program.

2.2.6. Community Facility District Matters (Exhibit C-6). The County and Newhall have agreed to certain amendments to the proceedings associated with the Facilities CFD and the Services CFD, including the Acquisition Agreement, as provided in **Exhibit C-6**.

2.2.7. Oil/Gas Extraction Prohibition (Exhibit C-7). Newhall agrees to restrict oil/gas extraction of subsurface reserves on the Entrada South/VCC Property as described in **Exhibit C-7**.

2.3. Subsequent Discretionary Actions/Ministerial Implementing Approvals. The Parties acknowledge that Ministerial Implementing Approvals will be required and Subsequent Discretionary Actions may be required for development, including implementation, construction and future occupancy and operations, of the Entrada South/VCC Project. The County shall process, consider, and act on any application for Ministerial Implementing Approvals and/or Subsequent Discretionary Actions only in accordance with this Agreement, the Project Approvals, Existing Rules, and any Future Rules that are made applicable to the Project or Property pursuant to Section 2.5 or Section 2.5.1, below. The County agrees that it is bound to permit the development and operation of the uses, density and intensity of such uses, the building heights, and the development standards and design guidelines provided for in this Agreement and the Project Approvals. The County shall not require a Property Owner to obtain any approvals or permits for the development of the Project in accordance with this Agreement other than those permits or approvals that are required by the Project Approvals, the Existing Rules, and any Future Rules that are made applicable to the Project or Property pursuant to Section 2.5 or Section 2.5.1, below. The Parties agree that this Agreement does not modify, alter, or change the County's obligations pursuant to CEQA and acknowledge that the County is required to comply with CEQA in taking Subsequent Discretionary Actions that constitute a "project" under CEQA, and that such CEQA compliance may include statutory and categorical CEQA exemptions, addenda, compliance checklists for Subsequent Discretionary Actions that are within the scope of the Entrada South/VCC Supplemental EIR or other approved CEQA document, environmental assessment, or focused environmental impact report. Nothing in this Agreement shall in any way limit or restrict the Director of Planning's authority to interpret rules under County Code Section 22.04.060.

Any Subsequent Discretionary Approvals and Ministerial Implementing Approvals shall, upon approval by the County, be vested in the same manner as provided by Section 2.1 of this Agreement. To the extent allowed by CEQA, the County, in its sole discretion and authority as the lead agency under CEQA and in compliance with applicable state law, may rely on previously prepared CEQA documents to satisfy or streamline environmental review of any Subsequent Discretionary Action.

2.3.1. Substantial Conformance. Pursuant to the process set forth in **Exhibit D**, Newhall may request certain modifications or equivalency determinations to a

Project Approval, condition of approval, Mitigation Measure, Tentative Map, or Final Map be approved by the Planning Director or, as appropriate, the Director of Public Works, as a ministerial action and documented in the form of an operating memorandum as substantially conforming with the Project Approvals ("**Substantial Conformance**"), provided that the Planning Director or Director of Public Works, in their sole discretion, first determines the modifications (a) are consistent with the relevant Project Approvals and this Agreement, and (b) will not result in new significant environmental impacts, or substantially increase the severity of a previously identified significant environmental impact, as compared to what was analyzed in the relevant CEQA documentation for the Project Approvals in accordance with Public Resources Code § 21166. The Planning Director or, as appropriate, the Director of Public Works, has sole authority for determining Substantial Conformance as provided in this Section 2.3.1, subject to the appeal procedure in **Exhibit D**.

2.4. Timeframes and Staffing for Processing and Review. The County acknowledges that timely processing of Subsequent Discretionary Actions, Ministerial Implementing Approvals and any other approvals or actions required to implement, construct, and begin and continue occupancy of the Project are of material significance the Project. The County agrees to use good faith efforts to diligently and timely process Subsequent Discretionary Actions or Ministerial Implementing Approvals and any other approvals or actions required for the Project, and to comply with any schedule or deadlines the parties mutually agree to for the completion of such processing. In recognition of the importance of timely review and processing of Subsequent Discretionary Actions, Ministerial Implementing Approvals and any other approvals or actions required for the Project, the County and Newhall agree to enter into a separate Supplemental Fee Agreement (as defined in Los Angeles County Code Section 22.262.040), or similar agreement. Further, the County agrees to work with Newhall to establish general timeframes for processing and review of such Subsequent Discretionary Actions, Ministerial Implementing Approvals, and any other approvals or actions required for the Project, and the Parties agree to comply in good faith, subject to availability of staff and staff positions, with timeframes established in the Project Approvals and any applicable Supplemental Fee Agreement. The Property Owner shall, in a timely manner, provide the County with all documents, plans, fees, and other information necessary for the County to carry out its processing obligations pursuant to this Agreement.

2.5. Future Rules. County may adopt Future Rules; provided, however, that as specified in Government Code Section 65866, such Future Rules shall be applicable to the Project or Property only to the extent that such application does not conflict with Project Approvals or Existing Rules, which for purposes of this Agreement means that such Future Rules will allow the Project to proceed as it would under the Project Approvals and Existing Rules, and will not conflict with any of the vested rights granted to Newhall under this Agreement. Without limiting the generality of the foregoing and by way of example, any Future Rules shall be deemed to conflict with Newhall's vested rights and impede development of the Project if the Future Rules would (i) limit or reduce the types of uses allowed, the density or intensity of uses permitted, or the building heights or lot coverage allowed, (ii) alter or modify the development standards or design guidelines, or (iii) limit the timing of the development of the Project, either with specific reference to the Property or as part of a general enactment that applies to the Property. Newhall may, in its sole and absolute discretion, consent (in writing) to the application to the Project of any Future Rules.

This Agreement shall not be construed to prevent the County from approving, conditionally approving, or denying any Subsequent Discretionary Action on the basis of Existing Rules, or as provided for below in Section 2.5.1, certain applicable Future Rules.

2.5.1. Reserved Authority for Future Applicable Rules. Nothing in this Agreement shall prevent the County from applying a Future Rule to the Project or Property under the following circumstances where, and to the extent that, the Future Rule is: (a) specifically mandated by a court of competent jurisdiction as applicable to the Project or Property; (b) a California Building Standards Code; or (c) a Reserved Power (collectively, "**Future Applicable Rules**").

2.5.1.1. Minimal Application of Future Applicable Rules. With respect to item "(a)" in Section 1.83 , such Future Applicable Rules shall be implemented by the County to minimally comply with such state or federal laws or regulations while allowing full development of the Project density, intensity, land uses, infrastructure and other improvements to the extent not directly prohibited by such Future Applicable Rules; and further provided, that this Agreement and the Project Approvals shall remain in full force and effect to the extent not inconsistent with such state or federal laws or regulations and to the extent such state or federal laws or regulations do not render such remaining provisions impractical or impossible to enforce. Unless otherwise required by law, as determined in County's reasonable discretion (but subject to the meet and confer provisions of this paragraph), modifications to this Agreement and to the Project Approvals that may be required to address minimal compliance with state or federal laws or regulations pursuant to Section 2.5 *et seq.* shall be implemented by the County as "minor" or "administrative" changes, so long as Newhall consents to such modification in writing. The County shall provide Newhall with written notice of any such federal or state law or regulation described in item "(a)" in Section 1.83 , and a written statement of any conflicts thereby raised with the provisions of Existing Rules or this Agreement. The Parties shall thereafter meet and confer in a good faith attempt to modify this Agreement, as necessary, to minimally comply with such federal or state law or regulation. In implementing this paragraph, preservation of the terms of this Agreement and the rights of the Parties as derived from this Agreement shall be the primary goal. Unless and until the Parties agree to modify this Agreement to comply with such federal or state law or regulation described in item "(a)" in Section 1.83 , any provision of this Agreement that conflicts with the such federal or state law or regulation shall be deemed modified or suspended to the extent necessary to comply with such federal or state law or regulation, as required by Los Angeles County Code Section 22.162.070, which modifications or suspensions shall be set forth in the County's written statement to Newhall.

2.5.2. Modifications Required by Future Applicable Rules. Following the Parties' meet and confer described above in Section 2.5.1.1, if the Parties determine that changes to the Project are necessary to comply with Future Applicable Rules, Newhall shall propose the necessary changes to the County, which shall, in turn, timely review and process such proposed changes in accordance with applicable law. Any proposed changes that are approved by the County shall be conclusively deemed to be consistent with this Agreement without any further need for any amendment to this Agreement and shall control and govern the Parties' rights and obligations in the event of any conflict with this Agreement. Unless otherwise required by law, modifications to this Agreement and to the Project Approvals

that may be required to address minimal compliance with Future Applicable Rules shall be implemented by the County as an administrative change in accordance with Section 2.3.1 of this Agreement, so long as Newhall consents to such modification in writing.

2.6. Impact Fees. The County shall only impose on the Project those Impact Fees that are approved and in place as of the Entrada South/VCC Vesting Date. The amount or applicable rate of any applicable Impact Fee shall not be increased after the Effective Date unless the Impact Fee (a) has an approved escalator as of the Entrada South/VCC Vesting Date or (b) applies to the Santa Clarita Valley area and has an established process for updating the fee amount as of the Entrada South/VCC Vesting Date (i.e., County Fire and Library Impact Fees, as well as Bridge and Major Thoroughfare Construction District Fees).

2.7. Processing Fees. Newhall shall pay all Processing Fees for any Subsequent Discretionary Actions, Ministerial Implementing Approvals, and any other approvals or actions required for the Project. Processing Fees shall be those in effect at the time an application is submitted for any Subsequent Discretionary Action, Ministerial Implementing Approvals, and any other approvals or actions required for the Project.

2.8. Health and Safety Emergencies. In the event that an imminent public health or safety emergency is declared by the County that arises with respect to the Project, the County agrees that it shall attempt to address and resolve such emergency in a way that does not have a material adverse impact on the Project in accordance with the Project Approvals and the Existing Rules; however, if the County determines that it is not reasonably possible to so address or resolve such health or safety emergency, then the County shall select that option for addressing the emergency, based on consultations with the Property Owner, that minimizes to the extent feasible the impact on the Project in accordance with the Project Approvals and the Existing Rules while still addressing such imminent health or safety emergency. This Section shall in no way limit the County's ability to respond to or address an imminent public health or safety emergency that is declared by the State of California or federal government.

2.9. Moratoria or Interim Control Ordinances. In the event an ordinance, resolution, policy, or other measure is enacted, whether by action of the County, by initiative, or otherwise, which relates directly or indirectly to the Property or the Project or to the rate, amount, timing, sequencing, or phasing of the development or construction of the Project on all or any part of the Property or the implementation of the Mitigation Measures adopted in connection with approval of the Project, such ordinance, resolution, or other measure shall not apply to the Property, Project or this Agreement, unless such changes are adopted pursuant to Section 2.5, above.

2.10. Dedication of Road, Drainage, and Other Public Purpose and Utility Easements. The County and Newhall acknowledge that, as development of the Project proceeds, it may be necessary to relocate or realign road, drainage, or other utility easements granted to the County or to other governmental agencies or quasi-governmental agencies, as shown on applicable Tract Map(s) or Parcel Map(s). To further development of the Project in the most expeditious manner, the County and Newhall agree that proposed easements, as shown on applicable Tract Map(s) or Parcel Maps(s), may be offered as temporary dedications, easements, or other appropriate instruments on a Final Tract Map or Final Parcel Map covering

all or a portion of the Property, and that such temporary dedication, easement or other appropriate instrument shall revert, by its terms, to the respective Property Owner at such time as a replacement offer of dedication or easement approved by the County and is recorded.

2.11. Vesting Tentative Maps, Tentative Maps, Final Maps, Parcel Maps, and Other Entitlement Extensions. The Parties intend that Project's Vesting Tentative Maps, Tentative Maps, Final Maps, and Parcel Maps, as applicable, facilitate the orderly, long-term development of the Property and the provision of certain infrastructure improvements over time; in addition, these matters are inextricably intertwined with other Project Approvals in order to facilitate the Project. To allow for sufficient certainty in the construction and financing of major infrastructure, pursuant to California Government Code Sections 65863.9 and 66452.6(a)(1), which provide that a tentative map may be extended for the period of time provided in a development agreement, any Project-related Vesting Tentative Map, Tentative Map or Parcel Map, including any related financing maps, and any Project Approvals, except for conditional use permits to sell alcohol, that may be approved by the County, will be automatically extended for the greater of (i) the Term of this Agreement, in which case no such extension application to extend the expiration date of any such map or permit need be filed, or (ii) such time approved in accordance with state law or the Existing Rules. The Parties also agree that Phased Subdivision Maps may be processed or recorded in accordance with the Subdivision Map Act. After the recordation of Project-related Final Map(s), the right to proceed with development in accordance with the ordinances, policies, and standards in effect at the time of vesting for such recorded Final Map(s) shall extend for the Term of this Agreement. As set forth in Sections 2.1 and 2.1.1, above, Newhall shall have the vested right during the Term of this Agreement to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Approvals and Existing Rules. If any provision of this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop the Project, then and to that extent all rights and protections afforded under the laws and ordinances applicable to vesting maps described in Section 2.1.1 (including any amendments or modifications thereto, or any subsequent approved vesting maps for the Project) shall supersede the invalid or unenforceable provisions of this Agreement.

2.12. Development Agreement/Project Approval Inconsistencies. Except as provided in Section 2.1.1, if there is an inconsistency between any Existing Rules and any Project Approval, then the provisions of the Project Approval shall control and govern the Parties' actions. If there is an inconsistency between any Existing Rules or Project Approvals and this Agreement, then the provisions of this Agreement shall control and govern the Parties' actions.

2.13. Project Development; Timing of Development. The Parties acknowledge that Newhall cannot at this time predict when or at what rate the Property would be developed. Such decisions depend upon numerous factors that are not all within the control of a Property Owner, such as market orientation and demand, interest rates, absorption, competition, and similar factors. Because the California Supreme Court held in Pardee Construction Co. v. City of Camarillo, 37 Cal. 3d 465 (1984), that the failure of the parties therein to provide for the timing of development permitted a later adopted initiative restricting the timing of development and controlling the Parties' agreement, it is the intent of Newhall and the County to hereby

acknowledge and provide for the right of the Property Owner to develop the Property in such order and at such rate and times as such Property Owner deems appropriate within the exercise of its sole and subjective business judgment. The County acknowledges that such a right is consistent with the intent, purpose, and understanding of the Parties to this Agreement.

3. INCORPORATION, ANNEXATION.

3.1. Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or of another county, it is the intent of the Parties that this Agreement shall survive and be binding on such other jurisdiction. Nothing in this Agreement shall be interpreted as the County supporting any prospective annexation or incorporation of all or any portion of the Property.

3.2. Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the California Government Code.

4. ANNUAL REVIEW.

4.1. Annual Review. In accordance with Government Code Section 65865.1 and Los Angeles County Code Section 22.162.120, review of the Property Owners' good faith compliance with the terms of this Agreement during the period under review shall take place on an annual basis beginning 12 months after the Effective Date of this Agreement and continuing to occur annually thereafter on or shortly following the yearly anniversary of the Effective Date ("**Annual Review**") until termination of the Agreement. The Annual Review shall be conducted in accordance with the Development Agreement Act and the Development Agreement Ordinance and shall address all items set forth therein. Specifically, in accordance with Los Angeles County Code Section 22.162.120, Property Owners shall submit evidence of their good faith compliance with this Agreement no later than sixty (60) days prior to the yearly anniversary of the Effective Date. Property Owners shall reimburse the County for the actual costs of preparing for and conducting the Annual Review within forty-five (45) days of receipt of the County's written demand. The County's failure to conduct a review at least annually of any Property Owner's compliance with the terms and conditions of this Agreement shall not constitute or be construed by the County or any Property Owner as a breach of or a default under this Agreement.

4.2. Certificate of Agreement Compliance. If, at the conclusion of an Annual Review, a Property Owner is found to be in good faith compliance with this Agreement, the County shall, upon request by such Property Owner, issue a certificate to such Property Owner stating that, after the most recent Annual Review and based upon the information then known to the County, (1) this Agreement remains in effect, and (2) the Property Owner is, to the current actual knowledge of the County, in good faith compliance with the Agreement as required by Government Code Section 65865.1 and Los Angeles County Code Section 22.162.120 ("**Certificate of Agreement Compliance**"). The Certificate of Agreement Compliance shall be in the form attached hereto as **Exhibit F**, and a Property Owner may record the Certificate of Agreement Compliance with the County Recorder. Any Certificate of Agreement Compliance delivered pursuant to this Section shall not estop the Party delivering such certificate from

asserting a breach or default, or pursuing any rights arising therefrom, with respect to any matter occurs subsequent to the date of such certificate or discovered thereafter.

4.3. Estoppel Certificate. Any Party may at any time request from the other a certificate confirming, in addition to the foregoing: (1) that this Agreement is unmodified and in full force and effect, or if there have been modifications hereto, that this Agreement is in full force and effect as modified and stating the date and nature of such modifications; (2) that there are not known current uncured defaults under this Agreement or specifying the dates and nature of any such known current uncured defaults under this Agreement or specifying the dates and nature of any such known defaults; and (3) as to any other reasonable information requested ("**Estoppel Certificate**"). The Estoppel Certificate shall be in the form attached hereto as **Exhibit G**. Any Estoppel Certificate delivered pursuant to this Section shall not estop the Party delivering such certificate from asserting a breach or default, or pursuing any rights arising therefrom, with respect to any matter occurs subsequent to the date of such certificate or discovered thereafter.

5. DEFAULT PROVISIONS.

5.1. General Default Provisions.

5.1.1. Notice of Default. In the event of a default, the Party alleging such default shall give the defaulting Party timely written notice of default ("**Notice of Default**"). Failure or delay in giving a Notice of Default shall not waive a Party's right to give future notice of any other default. The Notice of Default shall specify the nature of the alleged default and the manner in which said default may be satisfactorily cured. The default provisions set forth in this Agreement are limited to alleged defaults of the obligations set forth in this Agreement and shall not apply to alleged violations of the Los Angeles County Code or other applicable laws, rules, regulations, or official County policies.

5.1.2. Cure Period. The defaulting Party shall provide evidence that it was never, in fact, in default, or shall promptly commence to cure the identified default within sixty (60) days of the Notice of Default, unless the Parties extend such time by mutual written consent or except in cases in which the defaulting Party's alleged default presents a threat of imminent harm to the public. The commencement of the cure within the 60-day time period after a Notice of Default has been received and the pursuit to completion of the cure shall be deemed a cure within such period. During any period of curing, the Party charged shall not be considered in default for purposes of terminating this Agreement, for the purpose of determining compliance pursuant to an Annual Review under Section 4.1, or instituting legal proceedings pursuant to this Agreement, and the Parties agree that the remedies for a default are limited to those described in Section 5.2. In the case of a dispute as to whether a default exists or whether the defaulting Party has cured the default, the Parties shall submit the matter to dispute resolution pursuant to Section 6.6 of this Agreement, in which case, the default shall be stayed pending resolution of the dispute resolution.

5.2. Remedies for Default.

5.2.1. Property Owner Default; County Remedies. If a Property Owner remains in default after the cure period, subject to satisfaction of the dispute resolution

provisions of Section 6.6 of this Agreement, the County shall have all rights and remedies provided by this Agreement, including, without limitation, the right to terminate or modify this Agreement subject to the provisions set forth in Section 5.2.1.1 below. The County shall, in addition to any other remedy available at law or in equity, also have the right to compel specific performance of the obligations of the Property Owner that is in default under this Agreement, including, without limitation, the right to compel specific performance of the Community Benefits set forth in Section 2.2 and **Exhibit C** of this Agreement against Newhall or, in the case of a Deemed Assigned Obligation under Section 6.10.2 below, a particular Property Owner, to the extent a particular Community Benefit would have been due at the time of delivery of a Notice of Default.

5.2.1.1. Termination or Modification. If the Director of Planning finds and determines that a Property Owner remains in default after the cure period, subject to satisfaction of the dispute resolution provisions of Section 6.6 and subject to the defaulting Property Owner being given a reasonable opportunity to cure the default, including reasonable extensions of time mutually agreed to by the Parties under Section 5.1.2, to facilitate a cure or to address any disputes related to the cure, and if the County intends to terminate or modify this Agreement, the Director of Planning shall notify the Regional Planning Commission that a violation of the Agreement may have occurred with respect to such Property Owner (and the Property owned by such Property Owner), and a public hearing shall be scheduled before the Regional Planning Commission in accordance with the provisions of the Development Agreement Ordinance (Los Angeles County Code Sections 22.162.120 and 22.162.130). If after such public hearing the Regional Planning Commission finds that a Property Owner is in violation of this Agreement and was provided a reasonable opportunity to cure in accordance with County Code Section 22.162.120, the Regional Planning Commission shall notify the Board of Supervisors of its findings and recommend such action as it deems appropriate. If the Regional Planning Commission reports a violation of the Development Agreement to the Board of Supervisors pursuant to this Section, the Board of Supervisors may take one of the following actions: (a) approve the recommendation of the Regional Planning Commission instructing that action be taken as indicated therein in cases other than a recommendation to terminate or modify the Agreement solely as it relates to the applicable Lot(s) owned by the defaulting Property Owner; (b) refer the matter back to the Regional Planning Commission for further proceedings with or without instructions; or (c) schedule the matter for hearing before the Board of Supervisors if termination or modification of the Agreement is recommended, subject to Section 5.2.3.2 below. Procedures for such hearing before the Board of Supervisors shall be the same as provided in the Development Agreement Ordinance (Los Angeles County Code Chapter 22.162). There shall be no termination or modifications of this Agreement as it relates to the applicable Lot(s) owned by the defaulting Property Owner unless the Board of Supervisors acts pursuant to the provisions set forth in the Development Agreement Act (Government Code Sections 65865.1) and the Development Agreement Ordinance. Pursuant to Section 65865.1 of the Development Agreement Act, if, as a result of the Annual Review, the Board of Supervisors determines, on the basis of substantial evidence, that a Property Owner has not complied in good faith with the terms or conditions of this Agreement, the Board of Supervisors may terminate or modify the Agreement, subject to Section 5.2.3.2 below; provided, however, that, if a defaulting Property Owner does not agree to the modification, the County's only remedy shall be to terminate the Agreement as to such Property Owner, subject to Section 5.2.3.2 below. Further, if the County seeks to terminate or modify the Agreement for any reason other than a default, such

action shall be subject to the requirements of Government Code Section 65868, including the requirement for the mutual consent of the Parties.

5.2.2. County Default; Property Owner Remedies. If the County remains in default after the cure period and subject to satisfaction of the dispute resolution provisions of Section 6.6, a Property Owner shall have all rights and remedies provided by this Agreement, including, without limitation, the right to compel specific performance of the County's obligations under this Agreement. A Property Owner also has the right to initiate amendment or cancellation of this Agreement with respect to the Property owned by such Property Owner, subject to the provisions set forth in the Development Agreement Act and Development Agreement Ordinance, which include, but are not limited to, the requirement for mutual consent of the Parties to the amendment or cancellation. In the event the County materially defaults under the terms of this Agreement, the County agrees that a Property Owner shall not be obligated to proceed with or complete any phase of the Project materially and directly affected by the default, nor shall resulting delays in a Property Owner's performance constitute grounds for modification or termination of this Agreement or applicable Project Approvals.

5.2.3. Limitations on Defaults/Remedies.

5.2.3.1. No Monetary Damages. It is acknowledged by the Parties that neither the County nor any Property Owner would have entered into this Agreement if such Party were liable in monetary damages under or with respect to this Agreement or the application thereof. Therefore, the Parties agree that the Parties shall not be liable in monetary damages, and the Parties covenant not to sue for or claim any monetary damages for the breach of any provision of this Agreement; provided, however, (i) in the case of a breach of an obligation of this Agreement or the amended Acquisition Agreement to pay or reimburse money, or to allocate funding in the manner specified in this Agreement a Party may sue to compel monetary relief, including interest, to the extent such relief involves enforcement of the other Party's obligations under this Agreement and not damages or other monetary penalty over and above such obligations; and (ii) in the event Impact Fees are imposed on development of the Property other than those authorized pursuant to this Agreement, a Property Owner shall be entitled to recover from County restitution of all such improperly assessed Impact Fees, together with interest thereon at the rate of specified .in Article XV, Section 1 of the California Constitution, from the date such sums were paid to County to the date of restitution. Nothing in this Section shall prohibit a party from instituting proceedings to compel performance under this Agreement or the amended Acquisition Agreement.

5.2.3.2. No Cross-Default. Notwithstanding any provision in this Agreement to the contrary, and except as set forth in Section 5.2.3.3 below, a default by one Property Owner shall not constitute a default by any other Property Owner. Further, actions by a Property Owner shall not affect the rights of any other Property Owner under this Agreement. Therefore, the Board of Supervisors' election to modify or terminate this Agreement as a result of a default by a Property Owner shall not effect a termination or modification of this Agreement with respect to those Lots owned by a non-defaulting Property Owner.

5.2.3.3. Newhall Default. Notwithstanding any provision in this Agreement to the contrary, and in accordance with the Development Agreement Act and Development Agreement Ordinance, the County reserves the right to seek termination or modification of this Agreement pursuant to Section 5.2.1.1 in the event Newhall (or Newhall's successor in interest if Newhall has been released of its obligations under this Agreement pursuant to Section 6.10.4) has not complied in good faith with the terms or conditions of this Agreement, including, but not limited to, providing the Community Benefits set forth in Section 2.2 and **Exhibit C** of this Agreement.

5.3. Enforced Delay; Extension of Time of Performance; **Force Majeure**. In addition to specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where a delay or failure to perform are due to any cause that is not the fault, or beyond the reasonable control, of such Party, including to the extent applicable, the following: war, insurrection, strikes, walkouts, lockouts, riots, floods, earthquakes, fires, casualties, acts of God, acts of public enemy, pandemics or epidemics, quarantines, restrictions, freight embargos, lack of transportation, governmental restrictions or priority, unusually severe weather, acts of the other Parties, Third Party Legal Challenges, restrictions imposed or mandated by governmental entities other than the County, enactment of conflicting state or federal laws or regulations, judicial decisions, or any other causes beyond the reasonable control or without the fault of the Party to be excused, and the cause of the enforced delay actually prevents or unreasonably interferes with such Party's ability to comply with this Agreement ("**Enforced Delay**"); provided, however, that the Parties agree that a delay that results solely from unforeseen economic circumstances shall not constitute an Enforced Delay for purposes of this Section 5.3. This Section 5.3 shall not be applicable to any proceedings with respect to bankruptcy or receivership initiated by or on behalf of the Property Owner, or by any third parties against the Property Owner if such third-party proceedings are not dismissed within ninety (90) days. If written notice of an Enforced Delay is given to either Party within forty-five (45) days of the commencement of such Enforced Delay, an extension of time for such cause will be deemed effective from the date of commencement and during the continuance of such Enforced Delay, or longer as may be mutually agreed upon. If written notice of an Enforced Delay is given to either Party after forty-five (45) days of the commencement of such Enforced Delay, an extension of time for such cause will be deemed effective from the date of the other Party's receipt of written notice of such Enforced Delay and during the continuance of the Enforced Delay, or longer as may be mutually agreed upon. Litigation, as defined in Section 1.50, shall be deemed to create an Enforced Delay under this Section 5.3 only as to the Property Owner.

6. GENERAL PROVISIONS.

6.1. Effective Date. The Effective Date of this Agreement shall be the date on which the Enacting Ordinance becomes effective. The Enacting Ordinance is effective 30 days after the date of approval of such ordinance, provided the Development Agreement, executed by the Property Owner, is received by the Executive Officer-Clerk of the Board within that 30-day time period.

6.2. Term. The Term of this Agreement shall commence on the Effective Date and shall extend for a period of thirty (30) years after the Effective Date, unless said Term is

otherwise terminated, modified, or extended by circumstances set forth in this Agreement or by mutual consent of the Parties hereto. Each Party will have the right to obtain a 10-year extension prior to the expiration of the original Term by providing notice to the other Party. Following the expiration of this Term, this Agreement shall terminate and be of no further force and effect; provided, however, that termination shall not affect any right or duty arising from entitlements or approvals, including the Project Approvals, approved prior to or subsequent to the Effective Date of this Agreement. Notwithstanding the foregoing and in addition to any other provision in this Agreement, if any party other than Newhall initiates litigation that challenges this Agreement, then Newhall will have the right to toll commencement of the Term while such litigation is pending. The tolling shall commence upon receipt by the County of written notice from Newhall invoking its right to tolling. The tolling shall terminate when (a) a final order is issued in said litigation that upholds this Agreement or (b) the litigation is dismissed with prejudice as to all parties; whichever occurs first.

6.2.1. Termination Upon Sale/Transfer Of Individual Lots To Homebuyer or Association. Notwithstanding any provision in this Agreement to the contrary, except subject to Section 6.10.2.2, this Agreement shall terminate with respect to any Homebuyer or Association and any individual Lot acquired by such Homebuyer or Association, and such Lot shall be released from and shall no longer be subject to this Agreement (without the execution or recordation of any further document or the taking of any further action) upon the date of such acquisition. Notwithstanding the automatic termination provisions set forth in this Section, upon request, the County shall cooperate with any Homebuyer or Association, at no cost to the County, in executing in recordable form any document that a Homebuyer or Association may submit to confirm the termination of this Agreement as to any such Lot. Notwithstanding the above, nothing in this Section 6.2.1 shall be interpreted as releasing Newhall, or its assignee, of its obligations under this Agreement.

6.3. Incorporation of Preamble, Recitals, and Exhibits. The preamble paragraph, Recitals, and Exhibits, and all defined terms contained therein, are incorporated fully herein.

6.4. Consistency with Existing Rules. The County hereby finds and determines that execution of this Agreement is in the best interest of the public health, safety, and general welfare. Based upon all information made available to the County up to or concurrently with the execution of this Agreement, the County finds that the Existing Rules do not prohibit or prevent the full completion and occupancy of the Project in accordance with the uses, intensities, densities, designs and heights, permitted demolition, and other development entitlements incorporated and agreed to herein and in the Project Approvals.

6.5. Enforceability of Agreement. The Parties agree that unless this Agreement is amended to provide otherwise or terminated pursuant to the provisions of this Agreement, this Agreement shall be enforceable by any of the Parties hereto.

6.6. Dispute Resolution. In addition to, and not by way of limitation of, all other remedies available to the Parties under the terms of this Agreement, the Parties shall first use the dispute resolution processes in this Section 6.6 to resolve disputes related to the interpretation or enforcement of, or compliance with, the provisions of this Agreement ("**Disputes**") prior to seeking any other remedy; provided that with respect to injunctive or other

equitable relief for which a defense of timeliness to prosecute could be asserted, the Parties agree that utilization of mediation shall not be a basis for such a defense.

6.6.1. Informal Dispute Resolution. If any Party believes that Dispute exists in connection with whether another Party has breached or otherwise failed to perform an obligation required by this Agreement, then the aggrieved Party shall first attempt promptly to resolve the Dispute through informal communications with the respective Parties' designated points of contact. If such efforts fail, the aggrieved Party shall promptly provide the other Party with written notice of the Dispute and allow the other Party thirty (30) days to cure the Dispute. In the event the Dispute is not cured to the other Party's satisfaction within the cure period described in the previous sentence, then the aggrieved Party shall issue a notice of mediation within thirty (30) days thereafter pursuant to Section 6.6.2. Each Party shall bear its own costs and expenses in connection with any use of this informal dispute resolution.

6.6.2. Mediation. If informal dispute resolution pursuant to 6.6.1 fails to resolve Disputes, Disputes shall be submitted to mediation prior to judicial enforcement pursuant to Section 6.6.3 or undertaking other remedies provided by this Agreement. The Party requesting mediation will pay for the services of the mediator. All Parties shall make a good faith effort to resolve Disputes through mediation. When selecting a mediator, each Party shall provide the other Parties with a list of three (3) potential mediators and a short biography of each mediator and his or her qualifications, which should be of the same nature as well-respected mediators throughout California. The Parties shall work together in good faith to select a mediator from the lists provided. The Parties shall commence mediation within thirty (30) days after notice of the mediation and designation of the mediator, subject to the mediator's schedule. With the exception of the cost of the mediator's services, which shall be borne by the Party requesting mediation, each Party shall bear its own fees and costs relating to the mediation.

6.6.3. Legal Action. Subject to the limitations on remedies imposed by this Agreement, either Party may, in addition to any other rights or remedies, institute legal action in any court of competent jurisdiction, to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation, or enforce by specific performance the obligations and rights of the Parties hereto.

6.7. Governing Law, Jurisdiction, and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California. The Parties agree and consent to the exclusive jurisdiction of the courts of the State of California for all purposes regarding this Agreement and further agree and consent that venue of any action brought hereunder shall be exclusively in the County of Los Angeles.

6.8. Legal Expenses. In the event of any legal action between County and a Property Owner seeking enforcement of any of the terms and conditions of this Agreement, the prevailing Party in such action shall be awarded, in addition to such relief which the Party is entitled under this Agreement, at law or in equity, its reasonable litigation costs and expenses, including without limitation its expert witness fees and reasonable attorneys' fees. A Property Owner shall have no liability (other than the potential termination of this Agreement) if the contemplated development fails to occur.

6.9. Amendment. This Agreement may be amended by mutual consent in writing of the Parties to this Agreement in accordance with the provisions of the Development Agreement Act (Government Code Section 65868) and the Development Agreement Ordinance. Any amendment to this Agreement that significantly changes the Term, permitted uses, density or intensity of use, height, or size of buildings, provisions for reservation and dedication of land, conditions, restrictions, and requirements or any conditions or covenants relating to the use of the Property that are not provided for under the Project Approvals shall require Board approval, following notice and a public hearing, in order for the Parties to execute such an amendment.

6.9.1. Operating Memoranda. The provisions of this Agreement require a close degree of cooperation and flexibility between the County and Property Owner. The development of the Property may demonstrate that clarifications to this Agreement, the Existing Rules, and Future Rules, and Project Approvals, or non-substantive and/or procedural modifications to this Agreement, are appropriate with respect to the details of performance of the County and Property Owner if agreed to by both Parties. To the extent allowed by law, the Property Owner retains flexibility as provided herein with respect to all matters, items, and provisions covered in general under this Agreement. When and if a Property Owner finds it necessary or appropriate to seek clarifications to matters or non-substantive and/or procedural modifications to this Agreement, the Parties may effectuate such clarifications and modifications through operating memoranda ("**Operating Memoranda**") approved by both Parties in writing with reference to this Section 6.9.1. Operating Memoranda are not intended to constitute an amendment to this Agreement but mere ministerial clarifications; therefore, public notice and hearings shall not be required. An Operating Memorandum may be used and thus deemed non-substantive and/or procedural if it does not result in a material change in Fees, cost, an increase in the total number of residential units or commercial square footage for the Project, an increase in maximum height and size of buildings, a decrease in the amount of land to be dedicated for public purposes (including, without limitation, Community Benefits), or the reduction of improvement or construction standards and specifications for the Project. County Counsel shall be authorized, upon consultation with any applicable Property Owner, to determine whether a requested clarification may be effectuated pursuant to this Section 6.9.1 or whether the requested clarification is of such a character to constitute an amendment to this Agreement that requires compliance with the provisions of Section 6.9. The Planning Director of the County is authorized to make clarifications, in consultation with County Counsel, on behalf of the County.

6.10. Assignment.

6.10.1. Right to Assign. Subject to this Section 6.10, and except as provided below, a Property Owner shall have the right, without the consent of the County, to sell, encumber, convey, assign or otherwise transfer (the "**Assignor**") all or any portion of its rights and obligations under this Agreement (each, an "**Assignment**"), to any person, party, or entity (each, an "**Assignee**"). An Assignment may only be made in connection with a sale, encumbrance, conveyance, assignment or transfer to the Assignee of all or any portion of the Property or Property Owner's interest therein (each, a "**Property Transfer**"). In the event of any Property Transfer where an Assignment of the Assignor's rights and obligations under this Agreement has occurred, the Assignee shall be liable for the performance of the designated obligations of the Assignor after the date of the Assignment solely with respect to the portion of the Property so transferred, including all obligations required by the Project Approvals and

Mitigation Measures; provided, however, the Assignor shall not be released from any duty to perform obligations under this Agreement unless and until the requirements set forth in Section 6.10.4 below are satisfied. An Assignor shall still provide the County with written notice following such Assignment. Notwithstanding the foregoing, Newhall cannot assign and shall remain solely responsible for providing the Community Benefits set forth in Section 2.2 and **Exhibit C** of this Agreement and complying with the Annual Review requirements under Section 4 of this Agreement unless and until (i) the factors in Section 6.10.2 apply, or (ii) Newhall assigns such responsibility to another Property Owner with the prior written consent of the County, as set forth in Sections 6.10.4 and 6.10.6, below. Any attempted Assignment in violation of this Agreement shall be void *ab initio* and shall constitute a breach of this Agreement.

6.10.2. Deemed Assigned Obligations. Newhall shall be deemed to have automatically assigned the following Community Benefit obligations (collectively, the "**Deemed Assigned Obligations**") to the following Assignees upon the occurrence of the following Property Transfers:

6.10.2.1. Affordable Housing Program. The obligation to provide Affordable Housing Units in accordance with the Affordable Housing Program on an Onsite Affordable Housing Project Site conveyed or transferred to an Affordable Housing Developer shall be deemed assigned to the Affordable Housing Developer of the applicable Onsite Affordable Housing Project when a **"**Covenant for Affordable Housing Program**"** (as defined in **Exhibit C-1**) is recorded against the Onsite Affordable Housing Project Site.

6.10.2.2. Net-Zero GHG Program. The obligation to implement specific measures of the Net-Zero GHG Program that must be incorporated into the improvements being constructed on a Lot or Lots conveyed or otherwise transferred by Newhall to another Property Owner (except to a Homebuyer) or an Association (e.g., installing EV chargers within residential units and designing buildings to achieve Net Zero Energy) shall be deemed assigned to such other Property Owner or Association upon such Property Transfer.

Upon a Property Transfer described in Section 6.10.2.1 or Section 6.10.2.2 above, Newhall shall be relieved of its legal duty to perform the applicable Deemed Assigned Obligations for such Property as specified in Section 6.10.2.1 or Section 6.10.2.2 above, except that an Affordable Housing Unit shall not be counted as part of the Affordable Housing Program unless and until a building permit or notice to proceed is issued.

6.10.3. Assignee Subject to Terms of Agreement. Following any Assignment hereunder, the Assignee**'**s exercise, use, and enjoyment of that portion of the Property transferred to such Assignee shall be subject to the terms of this Agreement to the same extent as if the Assignee were the Property Owner. All Assignees that wish to engage in further Assignment shall also be bound by the terms of this Agreement and each successive Assignment of the rights and obligations hereunder shall also be subject to this Agreement.

6.10.4. Release upon Assignment for Permitted Delegations Only. If an Assignor desires to be relieved of its duty to perform obligations assigned to an Assignee Property Owner in connection with the partial or complete Assignment of this Agreement by such assigning Property Owner to such Assignee, including Community Benefit obligations

(other than those constituting Deemed Assigned Obligations which are addressed in Section 6.10.2 above), the Assignor must make a written request to the County for the County's written consent to such Assignment of such obligations (which consent shall not be unreasonably withheld) ("**Permitted Delegation**"). Any such consent will be conditioned upon the express written assumption of such assigned obligations of the Assignor under this Agreement by the Assignee, and the Assignee (or any guarantor or surety of the Assignee's performance that may reasonably be required by the County to ensure that any transferred obligations can be performed) demonstrating to the County's satisfaction that (i) the Assignee (or any guarantor or surety of the Assignee) has the financial ability to meet the obligations proposed to be assigned and to undertake and complete the portion of the Project affected by such Assignment; and (ii) the Assignee (or any guarantor or surety of the Assignee) has adequate experience with developments of comparable scope and complexity and has successfully completed such developments. If the County determines that a guaranty or surety is reasonably required to ensure that any assigned obligations can be performed, then such guaranty or surety shall be provided in a form and content that is reasonably satisfactory to the County. Any request for County to consent to a proposed Permitted Delegation shall be in writing to the Chief Executive Officer of the County and accompanied by certified financial statements (or other financial documentation reasonably acceptable to the County) of the proposed Assignee (and any proposed guarantor or surety) and any additional information concerning the identity, financial condition and experience of the Assignee (and any proposed guarantor or surety) as the County may reasonably request; provided, that, any such request for additional information by the County shall be made, if at all, within twenty-one (21) days after County's receipt of the request for approval of the proposed Permitted Delegation. If County wishes to not give its consent to the requested Permitted Delegation, then the Chief Executive Officer of the County shall set forth in writing to the Property Owner and the proposed Assignee and in reasonable detail the grounds for such disapproval, which disapproval may be appealed to the Board of Supervisors by the Property Owner and/or the proposed Assignee. If the County fails to provide consent or otherwise disapprove of a proposed Permitted Delegation within sixty (60) days after written request for such consent is given in the manner set forth in Section 6.15 and delivery of any required and requested additional information described above, such proposed Permitted Delegation shall be deemed to be consented to by County. Upon the written consent of the County, the Assignor shall be relieved of its legal duty to perform the assigned obligations set forth in this Agreement, except to the extent the Assignor is in default hereunder with respect to the particular assigned obligations prior to said Assignment.

6.10.5. Form of Assignment and Assumption Agreement. Any Assignment shall be evidenced by a written assignment and assumption agreement in a form and content that is similar to the form contained in **Exhibit H** attached hereto.

6.10.6. County Consent—Delegation to Chief Executive Officer. Any consent required of the County under Section 6.10 et seq. may be provided by the Chief Executive Officer and the Chief Executive Officer is hereby delegated the authority to provide such consent; provided that nothing herein shall require the Chief Executive Officer to act prior to submission of such matter to the Board of Supervisors if the Chief Executive Officer considers that review necessary or helpful in the Chief Executive Officer's sole discretion. Any such submission of the Chief Executive Officer to the Board of Supervisors shall not extend the sixty (60) day period to disapprove the Assignment set forth in Section 6.10 *et seq*.

6.10.7. Covenants. It is intended and determined that the provisions of this Agreement shall constitute covenants that shall run with the land comprising the Property for the benefit thereof, and the burdens and benefits hereof shall bind and inure to the benefit of all assignees, transferees, and successors to the Parties hereto.

6.11. Cooperation and Implementation.

6.11.1. Processing. Upon satisfactory completion by the Property Owner of all required preliminary actions and payment of appropriate Processing Fees, the County shall commence and diligently process all required steps necessary for the implementation of this Agreement and development of the Property in accordance with the terms of this Agreement. The Property Owner shall, in a timely manner, provide the County with all documents, plans, fees, and other information necessary for the County to carry out its processing obligations pursuant to this Agreement.

6.11.2. Other Governmental Permits. The Property Owner shall, subject to the exercise of each Property Owner's sole business judgment and taking into account market and economic considerations, process such other permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Project as may be required for the development of, or provision of services to, the Project. The County shall cooperate with the Property Owner in its endeavors to obtain such permits and approvals and shall, from time to time at the request of the Property Owner, attempt with due diligence and in good faith to enter into binding agreements with any such entity to ensure the availability of such permits and approvals, or services, provided such agreements are reasonable and not detrimental to the County, as determined by the County. These agreements may include, but are not limited to, joint powers agreements under the provisions of the Joint Exercise of Powers Act (Government Code Section 6500, *et seq.*), Mello-Roos or community facilities districts, creation of geologic hazard abatement districts, LAFCO's approval of annexation or detachment, or agreements entered into pursuant to the provisions of other laws to create legally binding, enforceable agreements between such parties. To the extent allowed by law, the Property Owner shall be a party to any such agreement, or a third-party beneficiary thereof, entitled to enforce for its own benefit on behalf of the County, or in its own names, the rights of the County or the Property Owner thereunder or the duties and obligations of the Parties thereto. The Property Owner shall reimburse the County for all costs and expenses incurred in connection with seeking and entering into any such agreement provided that the Property Owner has requested such agreement. The Property Owner shall defend the County in any challenge by any person to any such agreement and shall reimburse the County for any costs and expenses incurred by the County in enforcing such agreement. Any fees, assessments, or other amounts payable by the County thereunder shall be borne by the Property Owner, except where the Property Owner has notified the County in writing, prior to the County's entering into such agreement, that the Property Owner does not desire for the County to execute such agreement.

6.12. Relationship of the Parties; Project Is a Private Undertaking. The only relationship between County and the Property Owner is that of a government entity regulating the development of private property and the owner of such property. It is understood and agreed by the Parties hereto that the Project is a private development. Further, the County and the Property Owner hereby renounce the existence of any form of joint venture or partnership

between them, and agree that nothing herein or in any document executed in connection herewith shall be construed as making the County and the Property Owner joint venturers or partners. The County agrees that, by its approval of and entering into this Agreement, the County is not taking any action that would transform this private Project into a "Public work" project, and that nothing in this Agreement shall be interpreted to convey upon the Property Owner any benefit that would transform the Property Owner's private Project into a public work project, it being understood that this Agreement is entered into by the County and the Property Owner upon the exchange of consideration described in this Agreement, including the recitals of this Agreement, which are incorporated into this Agreement and made a part hereof, and that the County is receiving by and through this Agreement the full measure of benefit in exchange for the burdens placed on the Property Owner by this Agreement, including, but not limited to, the Property Owner's obligation to provide the Community Benefits set forth herein.

6.13. Indemnity.

6.13.1. Indemnity by Property Owner. The Property Owner shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul any approvals associated with the Project, including but not limited to, any action raised pursuant to the Government Code, CEQA, the Public Records Act related to document requests associated with the Project, or other federal, state, or local law. Under this indemnification provision, the Property Owner shall be responsible for the payment of any of the County's reasonable attorney's fees (with counsel of the County's reasonable choice) and reasonable costs associated with the defense of the Project, and any attorney's fees or costs which may be awarded to any person or party challenging the project approvals on any grounds. The County shall promptly notify the Property Owner of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

In the event that any claim, action, or proceeding as described above is filed against the County, the Property Owner shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $50,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Property Owner or their counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Property Owner shall deposit additional funds sufficient to bring the balance up to the amount of $50,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Property Owner, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Property Owner according to County Code Section 2.170.010.

6.14. Third-Party Legal Challenge. In the event of a referendum or third-party action or legal action is instituted which might affect or challenge the validity or enforceability

of the enacting ordinance or this Agreement, including its Exhibits, or any provision or implementing document thereof ("**Third-Party Legal Challenge**"), this Agreement shall remain in full force and effect subject to (i) any injunction issued by a court of competent jurisdiction (in the event of an injunction, if Newhall's benefits under the Agreement are stayed during the injunction, Newhall's obligations will be delayed on a day-for-day basis during the injunction), and/or (ii) the legal effect of any voter initiated legislative action.

The Property Owner and the County agree to cooperate in good faith (a) for the expedited processing of any Third-Party Legal Challenge, to set court dates at the earliest practicable date(s), and not to cause undue delay in the prosecution/defense of the action, provided such cooperation shall not require any Party to waive any rights; (b) in filing motions, briefs, trial statements, and other appropriate court documents, and (c) in approving settlement of such action. Nothing herein shall obligate a Party to settle such Third-Party Legal Challenge on terms that would constitute an amendment or modification of this Agreement, or that would materially impact the beneficial uses of that Party's property.

6.15. Notices. Any notice or communication required under this Agreement between the County or the Property Owner shall be in writing, and shall be given either personally or by registered or certified mail, return receipt requested. Notice, whether given by personal delivery or registered mail, shall be deemed to have been given and received upon the receipt by the County or the Property Owner at the addresses designated below. Either Party hereto may at any time, by giving ten (10) days' written notice to the other Party hereto, provide additional persons or addresses or designate any other person or address in substitution of the person or address to whom or to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the County:

Director of Regional Planning
County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

with copies to:

Director of Public Works
County of Los Angeles
Department of Public Works
900 South Fremont Avenue
Alhambra, CA 91803

County Counsel
Office of the County Counsel
County of Los Angeles
500 West Temple Street, 6th Floor
Los Angeles, CA 90012

If to the Property Owner:

The Newhall Land and Farming Company
Attn: Legal Notices
25124 Springfield Court, Suite 300
Valencia, CA 91355

with copies to:

The Newhall Land and Farming Company
c/o Five Point Holdings, LLC
Attn: Legal Notices
2000 FivePoint, 4th Floor
Irvine, CA 92618

6.16. Recordation. As provided in Government Code Section 65868.5, the Executive Officer-Clerk of the Board of Supervisors ("**Executive Officer**") of the County shall record a copy of this Agreement with the Registrar-Recorder/County Clerk of the County of Los Angeles within ten (10) business days following the execution of this Agreement. Property Owner shall provide the Executive Officer with the fees for such recording should the Executive Officer effectuate the recordation.

6.17. Constructive Notice and Acceptance. Every person who now or hereafter owns or acquires any right, title, interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Property.

6.18. Successors and Assignees. The provisions of this Agreement shall be binding upon and shall inure to the benefit of the Parties, and any subsequent Property Owner and their respective successors, transferees and, to the extent applicable as described in Section 6.10, assignees.

6.19. Severability. If any term, provision, condition, or covenant of this Agreement, other than those set forth in Section 2 above and in **Exhibit C** to this Agreement, is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions, conditions, and covenants of this Agreement shall continue in full force and effect.

6.20. Time of the Essence. Time is of the essence for each provision of this Agreement of which time is an element.

6.21. Waiver. No waiver of any provision of this Agreement shall be effective unless such waiver is in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought and refers expressly to this Section 6.21. No waiver by any Party of any provisions of this Agreement shall be considered a waiver of any other provision or any subsequent breach of the same or any other provision, including the time for performance of any such provision. The exercise of any right or remedy provided in this Agreement or provided by law shall not prevent the exercise by that Party of any other right or remedy provided in this Agreement or under the law.

6.22. No Third-Party Beneficiaries. The only Parties to this Agreement are the County and the Property Owner and their respective successors-in-interest. There are no third-

party beneficiaries, and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

6.23. Entire Agreement. This Agreement, inclusive of the preamble paragraph, Recitals, and Exhibits, constitutes the entire understanding and agreement between the Parties with respect to the subject matter contained herein. There are no oral or written representations, understandings, or ancillary covenants, undertakings, or agreements that are not contained or expressly referred to herein (or any such representations, understandings or ancillary covenants, undertakings, or agreements are integrated in this Agreement), and no testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceedings of any kind or nature to interpret or determine the provisions or conditions of this Agreement.

6.24. Construction of Agreement. Each Party acknowledges that it has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. This Agreement has been reviewed and revised by legal counsel for the County and Newhall. The provisions of this Agreement and the attached Exhibits shall be construed as a whole according to their fair and common meaning, in a manner that shall achieve the purposes of this Agreement, and not strictly for or against any Party based upon any attribution to such Party as the source of the language in question. Phrases used in this Agreement may have similar meanings even if there is a slight deviation in the context or exact language used. The headings and table of contents used in this Agreement are for the convenience of reference only and shall not be used in construing this Agreement.

6.25. Discretion to Encumber; Mortgagee Protection. This Agreement shall not prevent or limit a Property Owner in any manner, in their respective sole discretion, from encumbering the Property or any portion of the Property or any improvement on the Property by any mortgage, deed of trust, or other security device securing financing with respect to the Property or its improvements. The County acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with a Property Owner and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. The County will not unreasonably withhold its consent to any such requested interpretation or modification. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

6.25.1. Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of a Mortgage on the Property made in good faith and for value, unless otherwise required by law.

6.25.2. If the County timely receives a request from a Mortgagee requesting a copy of a notice of default given to a Property Owner under the terms of this Agreement, the County shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to the defaulting Property Owner. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such Party under this Agreement.

6.25.3. No breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value, and a Mortgagee shall have

the rights, benefits and remedies of a Property Owner under this Agreement and shall be subject to all of the terms and conditions of this Agreement.

6.25.4. A Mortgagee will not have any obligation or duty pursuant to the terms set forth in this Agreement to perform the obligations of a Property Owner or other affirmative covenants of Property Owner hereunder, or to guarantee such performance, except that (i) the Mortgagee shall have the right to develop the Property under the Existing Rules provided that the Mortgagee complies with the terms of this Agreement and (ii) to the extent that any covenant to be performed by a Property Owner is a condition to the performance of a covenant by the County, the performance thereof shall continue to be a condition precedent to the County's performance hereunder. If a Mortgagee obtains ownership of less than the entirety of the Property, said Mortgagee may request, and the County shall not unreasonably refuse, an apportionment of obligations under this Agreement that assigns to said Mortgagee (i) all of the obligations of Property Owner that are applicable solely to that portion of the Property obtained by the Mortgagee plus (ii) a pro-rata share of those obligations of a Property Owner under this Agreement that are not assigned to a specific portion of the Property.

6.26. Expedited Processing of Legal Actions. The County and each Property Owner agree to cooperate in good faith for the expedited processing of any legal action seeking specific performance, declaratory relief, or injunctive relief, to set court dates at the earliest practicable date(s), and not to cause undue delay in the prosecution/defense of the action, provided such cooperation shall not require any Party to waive any rights.

6.27. Counterparts. This Agreement may be executed in duplicate originals, each of which is deemed to be an original and all of which, taken together, shall constitute one and the same agreement.

6.28 Water Supply Assessment Verification. To the extent any vesting tentative maps or tentative maps approved for the Project would trigger the application of California Government Code section 66473.7, the Project shall comply with the provisions of California Government Code section 66473.7.

6.29 Exhibits. This Agreement contains exhibits that are attached hereto and made a part hereof by this reference. Said Exhibits are identified as follows:

- Exhibit A-1: Legal Description of the Entrada South Property
- Exhibit A-2: Entrada South Property Depiction for Informational Purposes
- Exhibit B-1: Legal Description of the VCC Property
- Exhibit B-2: VCC Property Depiction for Informational Purposes
- Exhibit C: Community Benefits
    - Exhibit C-1: Entrada South Project Affordable Housing Program and Covenant
        - Addendum 1 to Exhibit C-1: County Housing Element Strategies, Goals And Policies

        - Addendum 2 to Exhibit C-1: Castaic Offsite Land Dedication Location
        - Addendum 3 to Exhibit C-1: Form of Dedication Grant Deed for the Castaic Site
            - Exhibit A to Dedication Grant Deed
        - Addendum 4 to Exhibit C-1: Form of the Covenant for Affordable Housing Program
            - Exhibit 1 to Covenant for Affordable Housing Program - Affordable Housing Program from Development Agreement
            - Exhibit 2 to Covenant for Affordable Housing Program – Legal Description of Onsite Affordable Housing Project Site
        - Addendum 5 to Exhibit C-1: Affirmative Marketing Plan
    - Exhibit C-2: Old Road Funding for the Phase II Improvements
    - Exhibit C-3: Entrada North Rights-of-Way
        - Exhibit C-3-A: Entrada North ROW
        - Exhibit C-3-B: Depiction of The Old Road Phase II Improvements ROW
    - Exhibit C-4: DPW Maintenance Yard
        - Exhibit C-4-A: Legal Description of the Maintenance Yard Site
        - Exhibit C-4-B: Legal Descriptions of the Alternate Maintenance Yard Sites
    - Exhibit C-5: Net-Zero GHG Program
    - Exhibit C-6: Community Facility District Matters
    - Exhibit C-7: Oil/Gas Extraction Prohibition
- Exhibit D: Substantial Conformance Review Process
- Exhibit E: Existing Rules Acknowledgement
- Exhibit F: Certificate of Agreement Compliance
- Exhibit G: Estoppel Certificate
- Exhibit H: Written Assignment and Assumption Agreement

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

COUNTY OF LOS ANGELES, a body politic and political subdivision of the State of California

By: _____
Kathryn Barger, Chair
Board of Supervisors

DATE: _____

APPROVED AS TO FORM:

DAWYN HARRISON
COUNTY COUNSEL

By: _____
Deputy

DATE: _____

ATTEST:

Executive Officer-Clerk of the Board of Supervisors

By: _____

DATE: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On, _____before me, _____, Notary Public in and for said state, personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

[Signatures continue on next page.]

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP),
a California limited partnership

By: NWHL GP, LLC, a Delaware limited liability company, its General Partner

By: _____

Name: _____

Title: _____

DATE: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On, _____before me, _____, Notary Public in and for said state, personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

Exhibit A-1: Legal Description of the Entrada South Property

EXHIBIT "A"

LEGAL DESCRIPTION

Entrada South

In the Unincorporated Territory of the County of Los Angeles, State of California, being that portion of the Rancho San Francisco per map filed in Book 1, Pages 521 and 522 of Patents, in the Office of the Registrar Recorder/County Clerk of said County, described as follows:

Beginning at the southerly terminus of that certain course in the general easterly line of Tract No. 61105-01, as shown on a map filed in Book 1415, Page 72 through 99, inclusive, of Maps in the Office of the Registrar Recorder/County Clerk of said County, said course shown on said map as being a curve concave northeasterly having a radius of 948.00 feet, an arc length of 258.04 feet, and a central angle of 15°35'43", a radial line to the beginning of said curve bears South 35°57'50" West; thence along said general easterly the following six (6) courses:

1) northwesterly 258.04 feet along said curve through a central angle of 15°35'43",
2) North 38°26'27" West 32.41 feet,
3) North 51°39'46" East 57.59 feet,
4) North 42°00'30" West 417.17 feet,
5) North 25°08'24" West 529.33 feet and
6) North 7°37'09" West 317.68 feet to the easterly line of Tract No. 61105-40, as shown on a map filed in Book 1444, Page 57 through 64, inclusive, of Maps in the Office of the Registrar Recorder/County Clerk of said County;

thence along said easterly line of Tract No. North 7°37'09" West 1936.67 feet to the easterly line of said Tract No. 61105-01; thence along said easterly line of said Tract No. 61105-01 the following four (4) courses:

1) North 7°37'09" West 134.00 feet to a non-tangent curve concave northerly having a radius of 3943.00 feet, a radial line to the beginning of said curve bears South 7°56'46" East,

2) easterly 163.98 feet along said curve through a central angle of 2°22'58",

3) non-tangent from said curve North 9°23'04" West 49.16 feet to a curve concave westerly having a radius of 3065.00 feet and

4) northerly 1262.48 feet along said curve through a central angle of 23°36'01" to the westerly prolongation of the southerly line of Parcel 1 of Parcel Map No. 12337, as a per a map filed in Book 127, Pages 99 and 100, of Parcels Maps in the Office of the Registrar Recorder/County Clerk of said County:

thence along said prolongation and said southerly line the following two (2) courses:

1) non-tangent from said curve North 83°39'34" East 2548.39 feet,

2) South 28°27'20" East 343.52 feet to the most westerly corner of Magic Mountain Parkway described as Parcel 2-3 Part A in the Road Deed recorded April 6, 1971 in Book D5018, Page 704 of Official Records in the Office of the Registrar Recorder/County Clerk of said County;

thence along the westerly and southerly lines of said Parcel 2-3 Part A, the following four (4) courses:

1) South 23°47'46" East 100.00 feet to a non-tangent curve concave southerly having a radius of 1750.00 feet, a radial line to the beginning of said curve bears North 23°47'46" West,

2) easterly 626.17 feet along said curve through a central angle of 20°30'04",

3) North 86°42'18" East 386.25 feet to a curve concave northerly having a radius of 1850.00 feet and

4) easterly 552.74 feet along said curve through a central angle of 17°07'07" to the most westerly corner of that certain Parcel of Magic Mountain Parkway described in the

EXHIBIT "A"

LEGAL DESCRIPTION

Roadway Easement Deed recorded February 9, 2006 as Instrument No. 06-0307031 of Official Records in the Office of the Registrar Recorder/County Clerk of said County;

thence along said Parcel the following four (4) courses:

1) non-tangent from said curve South 20°24'49" East 32.39 feet to a non-tangent curve concave northwesterly having a radius of 1860.01 feet, a radial line to the beginning of said curve bears South 22°01'55" East,
2) northeasterly 455.16 feet along said curve through a central angle of 14°01'15",
3) non-tangent from said curve South 63°29'43" East 42.71 feet to a non-tangent curve concave northwesterly having a radius of 1898.02 feet, a radial line to the beginning of said curve bears South 36°38'48" East and
4) northeasterly 7.90 feet along said curve through a central angle of 0°14'19" to a point in the southwesterly line of Parcel 1 of RLLA 2004 00030, recorded December 23, 2004 as Instrument No. 04-3331569 of Official Records in the Office of the Registrar Recorder/County Clerk of said County;

thence along the southwesterly and southeasterly lines of said Parcel 1 the following eight (8) courses:

1) non-tangent from said curve South 37°16'27" East 88.20 feet,
2) South 49°24'10" East 31.84 feet,
3) South 63°36'42" East 37.63 feet,
4) South 36°18'52" East 139.45 feet,
5) South 67°44'04" East 43.00 feet,
6) South 48°59'55" East 40.00 feet,
7) South 75°24'10" East 41.50 feet and

8) North 52°24'05" East 174.76 feet to a point on the southeasterly line of Parcel 11-4R as described in the Grant Deeds recorded February 9, 2006 as Instrument No. 06-0307027 of Official Records in the Office of the Registrar Recorder/County Clerk of said County, said southwesterly line being a non-tangent curve concave northeasterly having a radius of 3657.02 feet, a radial line to said point bears South 52°23'50" West;

thence along said southwesterly line the following five (5) courses:

1) southeasterly 262.72 feet along said curve through a central angle of 4°06'58" to a reverse curve concave southwesterly having a radius of 57.33 feet,
2) southeasterly 17.55 feet along said curve through a central angle of 17°32'30",
3) South 24°10'38" East 21.54 feet to a curve concave northeasterly having a radius of 72.10 feet,
4) southeasterly 23.25 feet along said curve through a central angle of 18°28'48" to a reverse curve concave southwesterly having a radius of 3530.01 feet and
5) southeasterly 138.20 feet along said curve through a central angle of 2°14'35" to the southwesterly line of the parcel described in the Grant Deed recorded April 19, 1949 in Book 29811, Page 252 of Official Records in the Office of the Registrar Recorder/County Clerk of said County;

thence along said southwesterly line the following courses:

1) non-tangent from said curve South 34°10'04" East 327.76 feet and
2) South 28°58'26" East 468.83 feet to the northwesterly line of Parcel Map No. 26010, as shown on a map recorded in Book 305, Pages 79 through 95, inclusive, of Parcel Maps in the Office of the Registrar Recorder/County Clerk of said County;

thence along said northwesterly line South 50°30'35" West 108.42 feet to the most westerly corner of the exception from Lot 1 as described in RLLA 2010 00006 recorded July 19, 2010 as

EXHIBIT "A"

LEGAL DESCRIPTION

20100984250 of Official Records in the Office of the Registrar Recorder/County Clerk of said County; thence along said exception the following three (3) courses:

1) North 66°41'27" West 44.01 feet,
2) South 42°22'42" West 166.91 feet and
3) South 19°38'04" West 30.28 feet to said northwesterly line of Parcel Map No. 26010;

thence along said northwesterly line South 50°30'35" West 370.30 feet to the together with parcel described as part of Lot 1 of said RLLA 2010 00006; thence along said parcel the following twelve (12) courses:

1) South 14°01'19" East 52.58 feet,
4) South 7°34'26" West 92.33 feet to a curve concave westerly having a radius of 300.00 feet,
5) southerly 90.94 feet along said curve through a central angle of 17°22'09",
6) South 24°56'35" West 55.18 feet to a curve concave northwesterly having a radius of 50.00 feet,
7) southwesterly 60.27 feet along said curve through a central angle of 69°04'03",
8) North 85°59'22" West 35.00 feet to a curve concave southerly having a radius of 110.00 feet,
9) westerly 91.14 feet along said curve through a central angle of 47°28'25",
10) South 46°32'13" West 31.75 feet to a curve concave northerly having a radius of 80.00 feet,
11) westerly 68.44 feet along said curve through a central angle of 49°01'05" to a compound curve concave northerly having a radius of 352.00 feet and

EXHIBIT "A"

LEGAL DESCRIPTION

12) westerly 123.99 feet along said curve through a central angle of 20°10'55 to said northwesterly line of Parcel Map No. 26010;

thence along said northwesterly line non-tangent from said curve South 50°30'35" West 4704.71 feet to the **Point of Beginning.**

Containing an area of 382.337 acres, more or less.

As shown on Exhibit "B" and by this reference made a part hereof

Robert L. Wheeler IV, L.S. 8639

Date: 2/16/24

EXHIBIT "B"

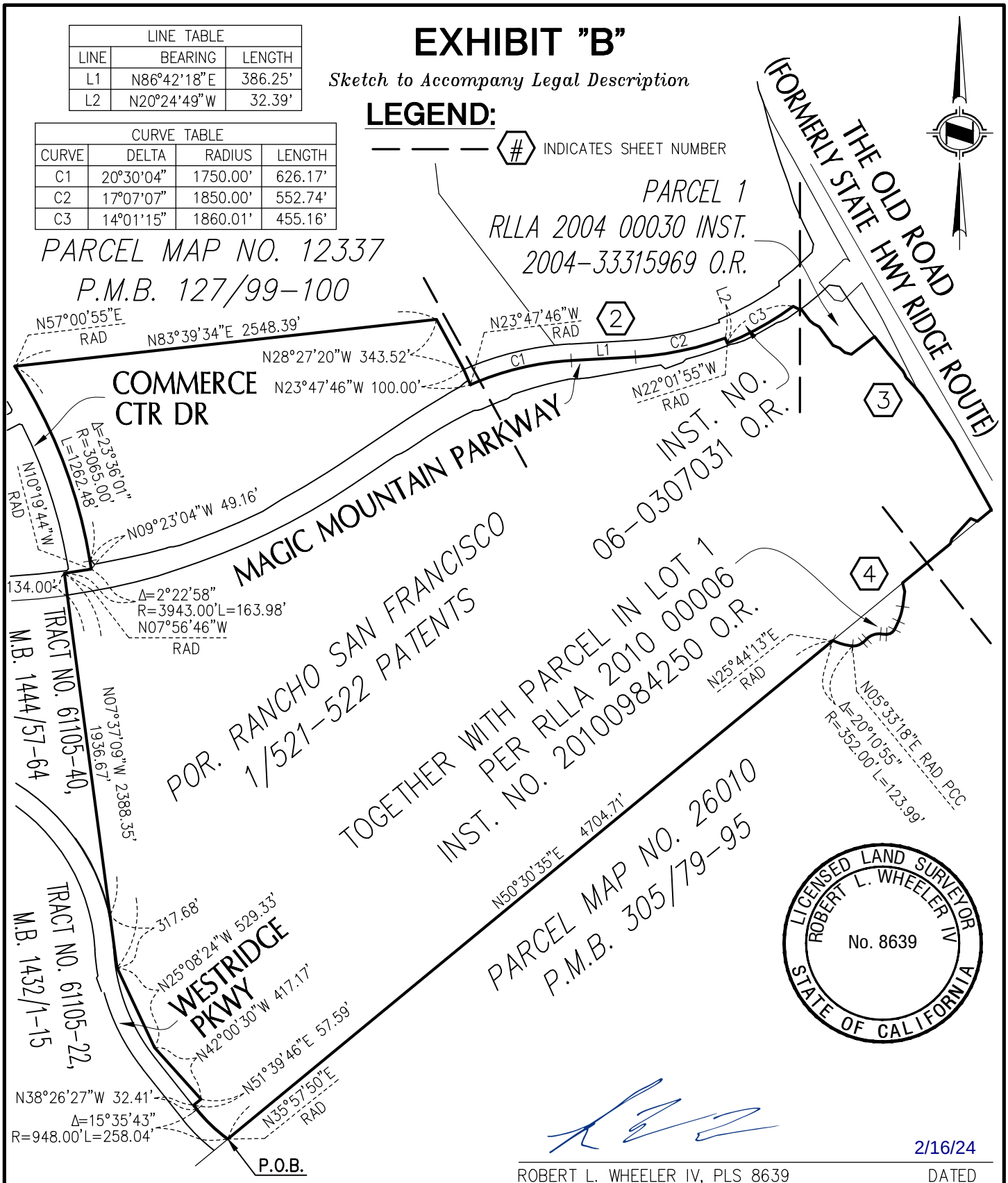
Sketch to Accompany Legal Description

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°42'18"E	386.25'
L2	N20°24'49"W	32.39'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°30'04"	1750.00'	626.17'
C2	17°07'07"	1850.00'	552.74'
C3	14°01'15"	1860.01'	455.16'

LEGEND:

— — — (#) INDICATES SHEET NUMBER



2/16/24

ROBERT L. WHEELER IV, PLS 8639 — DATED

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

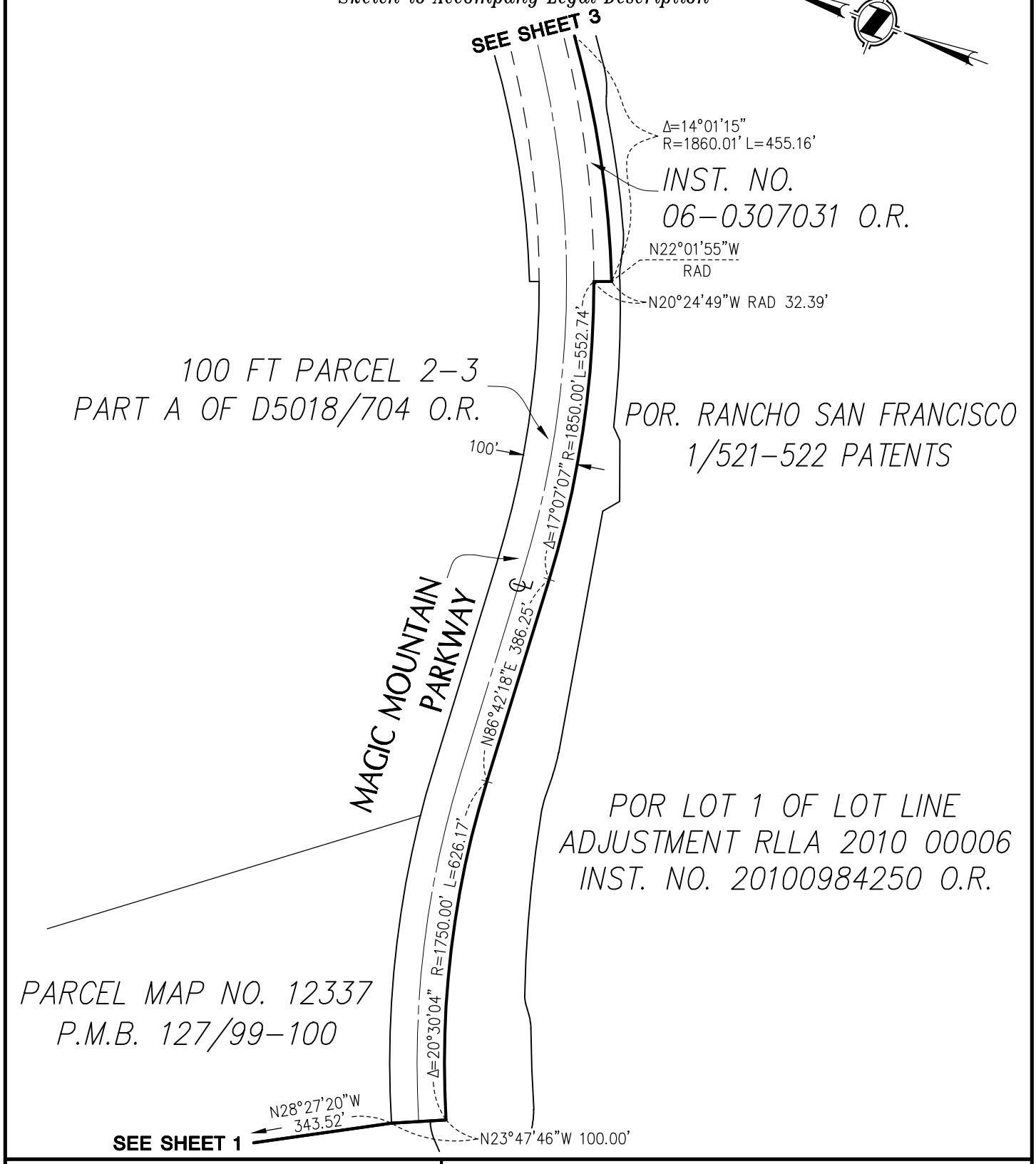
EXHIBIT "B"

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 02/16/24	REV. DATE ---	.DWG By: R. JESUS	CK'd By: R. WHEELER	SCALE: 1"= 800'	W.O. 4277-31X
FILE: I:\Newhall Ranch\Entrada South\LD\10637-ptr\SHT01.dwg				H&A LEGAL No. 10637	SHEET 1 OF 4

EXHIBIT "B"

Sketch to Accompany Legal Description



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

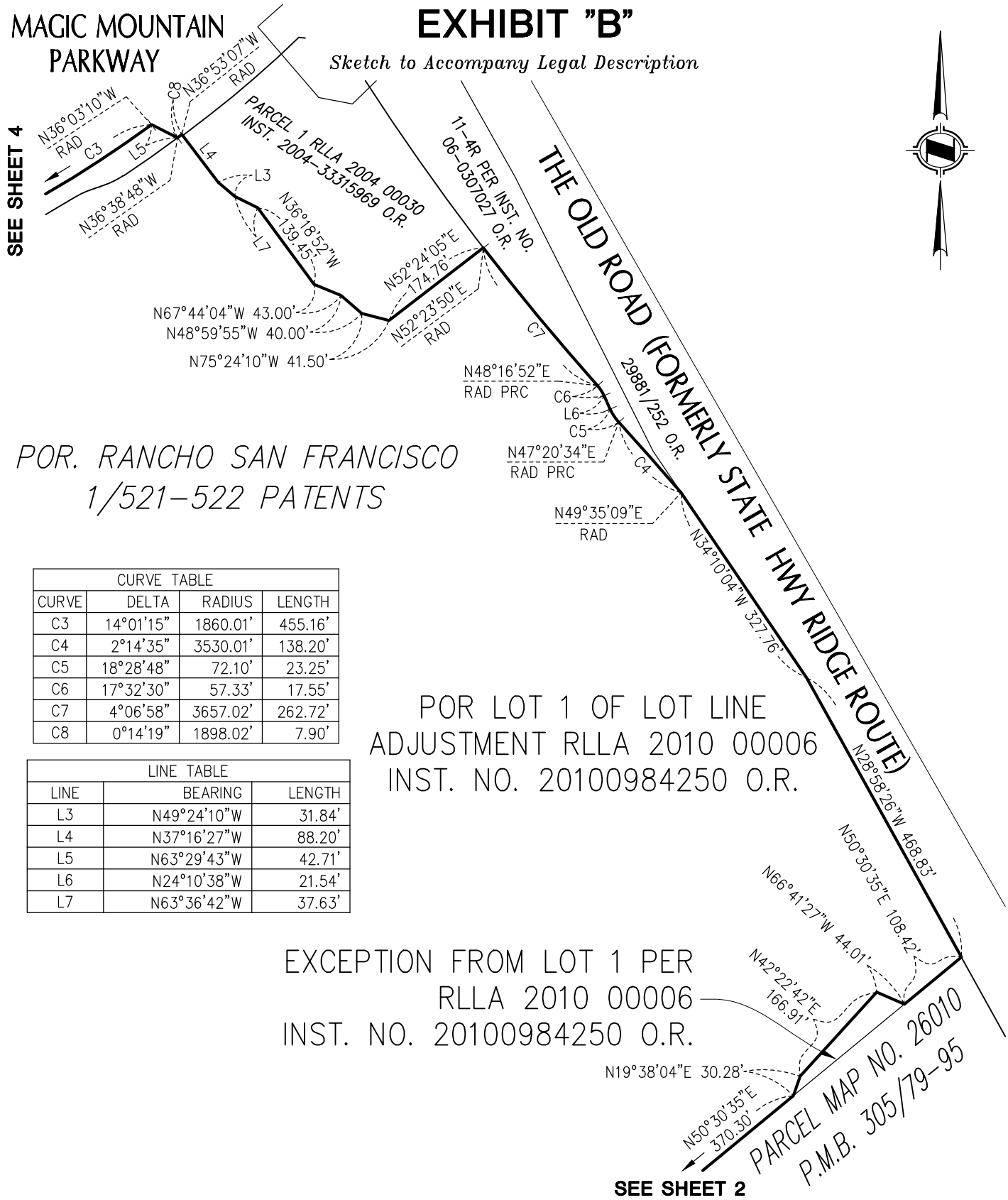
EXHIBIT "B"

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 02/16/24	REV. DATE – – –	.DWG By: R. JESUS	CK'd By: R. WHEELER	**SCALE:** 1"= 250'	**W.O. 4277-31X**
FILE: I:\Newhall Ranch\Entrada South\LD\10637-ptr\SHT02.dwg				**H&A LEGAL No.** 10637	**SHEET 2 OF 4**

EXHIBIT "B"

Sketch to Accompany Legal Description



POR. RANCHO SAN FRANCISCO
1/521-522 PATENTS

POR LOT 1 OF LOT LINE ADJUSTMENT RLLA 2010 00006 INST. NO. 20100984250 O.R.

EXCEPTION FROM LOT 1 PER RLLA 2010 00006 INST. NO. 20100984250 O.R.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	14°01'15"	1860.01'	455.16'
C4	2°14'35"	3530.01'	138.20'
C5	18°28'48"	72.10'	23.25'
C6	17°32'30"	57.33'	17.55'
C7	4°06'58"	3657.02'	262.72'
C8	0°14'19"	1898.02'	7.90'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N49°24'10"W	31.84'
L4	N37°16'27"W	88.20'
L5	N63°29'43"W	42.71'
L6	N24°10'38"W	21.54'
L7	N63°36'42"W	37.63'

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

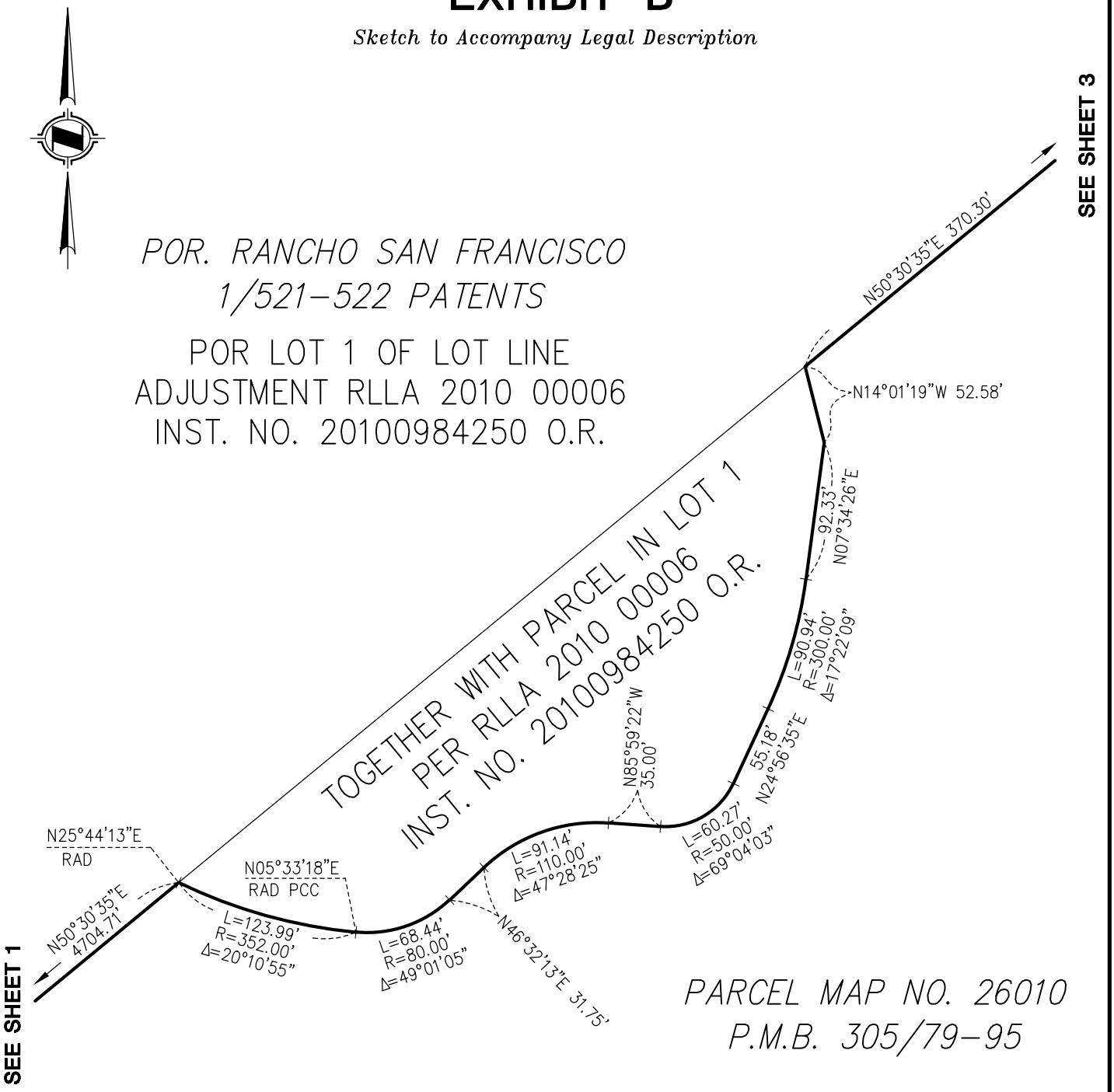
EXHIBIT "B"

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 02/16/24	REV. DATE ---	.DWG By: R. JESUS	CK'd By: R. WHEELER	SCALE: 1"= 200'	W.O. 4277-31X
FILE: I:\Newhall Ranch\Entrada South\LD\10637-ptr\SHT03.dwg				H&A LEGAL No. 10637	SHEET 3 OF 4

EXHIBIT "B"

Sketch to Accompany Legal Description



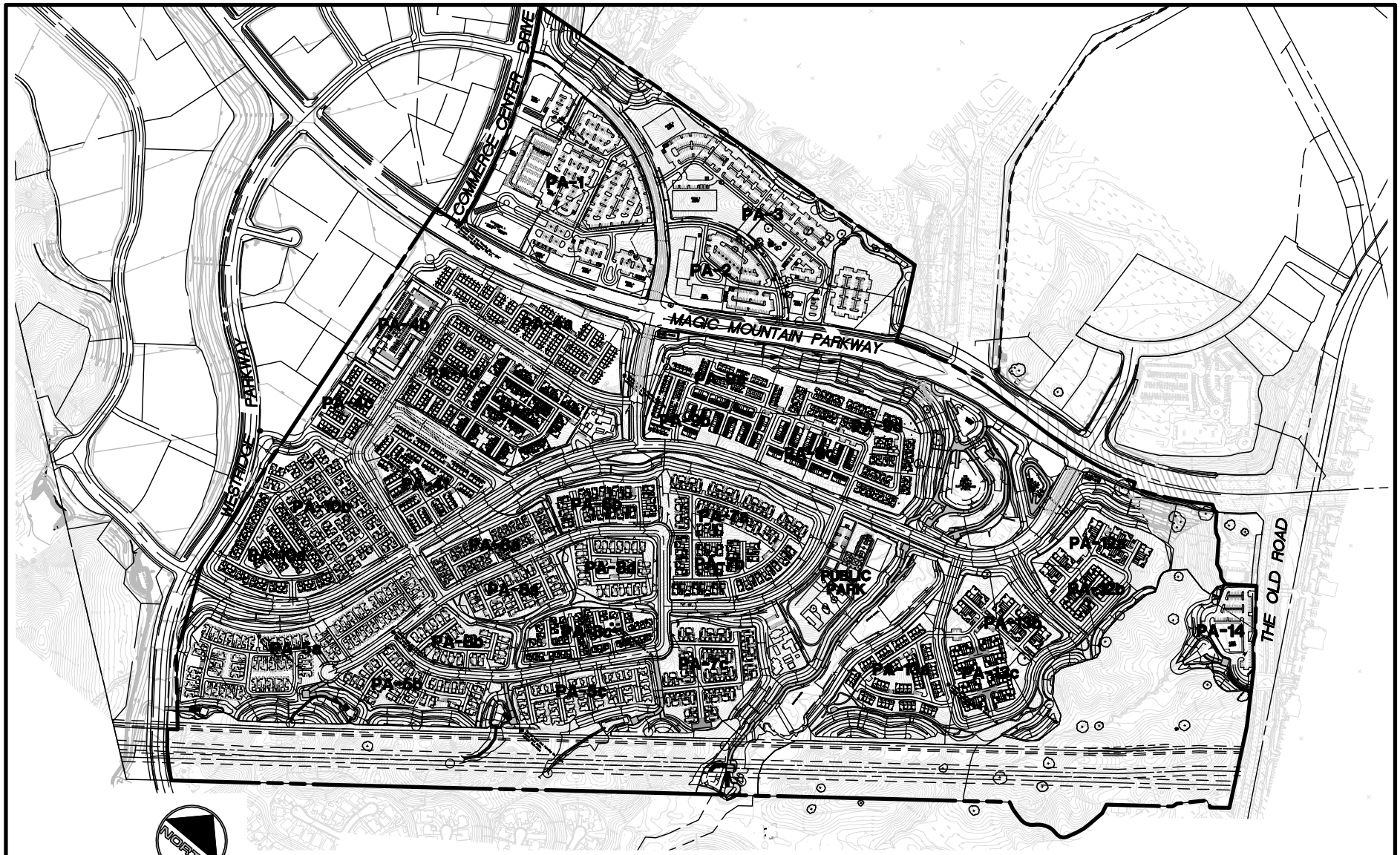
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

EXHIBIT "B"

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 02/16/24	REV. DATE - - -	.DWG By: R. JESUS	CK'd By: R. WHEELER	SCALE: 1"= 100'	W.O. 4277-31X
FILE: I:\Newhall Ranch\Entrada South\LD\10637-ptr\SHT04.dwg				H&A LEGAL No. 10637	SHEET 4 OF 4

Exhibit A-2: Entrada South Property Depiction for Informational Purposes



NORTH

FEET

800' 400' 0 800'

1" ½" 0" 1"

INCHES

FIVEPOINT.

ENTRADA SOUTH
VTTM 53295
EXHIBIT

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Suite #23 ▪ Valencia, CA 91355
FX: (661) 294-9890 ▪ PH: (661) 294-2211

DATE:11/18/2024 REV. DATE:

PROJECT NO: 0015-035-011 SHEET 1 OF 1

HES098-01_Overall Site_8.5X11.DWG

G:\Newhall Ranch\53295 Entrada\Exh\HES098-01_Overall Site_8.5x11.dwg Plotted on Nov 19, 2024 by adamw

Exhibit B-1: Legal Description of the VCC Property

EXHIBIT “A”

LEGAL DESCRIPTION

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT COURSE IN THE SOUTHWESTERLY BOUNDARY OF PARCEL MAP NO. 17949 AS SHOWN ON MAP FILED IN BOOK 283 PAGES 1 THROUGH 5 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 33°00’03” WEST 1105.87 FEET, AND FOR THE PURPOSE OF THIS DESCRIPTION SHALL BEAR NORTH 32°48’22” WEST; THENCE

ALONG SAID SOUTHWESTERLY BOUNDARY, SOUTH 32°48'22" EAST 1,105.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,358.00 FEET; THENCE

SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°22'48" AN ARC DISTANCE OF 933.37 FEET; THENCE

CONTINUING ALONG THE SOUTHWESTERLY LINE, SOUTH 83°25'34" EAST 84.00 FEET; THENCE

CONTINUING ALONG SAID SOUTHWESTERLY LINE, SOUTH 82°42’55” EAST 282.02 FEET; THENCE

ALONG THE SOUTHERLY LINE OF PARCEL MAP NO. 17949-01 AS SHOWN ON MAP FILED IN BOOK 282 PAGES 94 THROUGH 99 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 57°39'40" EAST 879.14 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE OLD ROAD, AS SHOWN ON SAID PARCEL MAP NO. 17949-01; THENCE

ALONG THE WESTERLY LINE OF THE OLD ROAD AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 259 PAGES 78 THROUGH 86 INCLUSIVE, OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SOUTH 32°19'49" EAST 411.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2,080.00 FEET; THENCE

CONTINUING ALONG SAID WESTERLY LINE OF THE OLD ROAD AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°33’26” AN ARC DISTANCE OF 129.14 FEET; THENCE

ALONG THE NORTHWESTERLY LINE OF ROUTE 126 AS SHOWN ON SAID RECORD OF SURVEY, THE FOLLOWING COURSES:

SOUTH 41°58'51" WEST 193.39 FEET;

SOUTH 50°46'47" WEST 393.23 FEET;

SOUTH 50°05'20" WEST 776.94 FEET; THENCE

ALONG THE NORTHWESTERLY LINES OF ROUTE 126 AS SHOWN ON DOCUMENT RECORDED OCTOBER 19, 2011 AS INSTRUMENT NO. 20111412892, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE FOLLOWING COURSES:

SOUTH 48°53'07" WEST 730.16 FEET;

SOUTH 49°28'45" WEST 585.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 19,633.27 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 34°51'42" EAST;

SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'07" AN ARC DISTANCE OF 708.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4,658.21 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 29°42'43" WEST;

SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'33" AN ARC DISTANCE OF 23.78 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET;

WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°51'27" AN ARC DISTANCE OF 45.13 FEET;

TANGENT TO SAID CURVE, SOUTH 85°51'11" WEST 6.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 100.00 FEET;

WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°01'35" AN ARC DISTANCE OF 47.17 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4,682.21 FEET;

SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'14" AN ARC DISTANCE OF 347.64 FEET;

NORTH 61°11'36" WEST 114.65 FEET;

SOUTH 49°03'02" WEST 4.26 FEET;

NORTH 49°56'56" WEST 3.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 492.00 FEET; THENCE

ALONG THE NORTHEASTERLY LINES OF PARCEL 5 AS SHOWN ON DOCUMENT RECORDED SEPTEMBER 26, 2000 AS INSTRUMENT NO. 00-1513085, OF SAID OFFICIAL RECORDS, THE FOLLOWING COURSES:

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'30" AN ARC DISTANCE OF 63.19 FEET;

TANGENT TO SAID CURVE, NORTH 42°35'26" WEST 262.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'08" AN ARC DISTANCE OF 48.23 FEET;

TANGENT TO SAID CURVE, NORTH 49°57'34" WEST 33.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 260.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'30" AN ARC DISTANCE OF 38.91 FEET;

TANGENT TO SAID CURVE, NORTH 41°23'04" WEST 603.72 FEET;

NORTH 40°17'14" WEST 470.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 49°42'22" WEST;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'32" AN ARC DISTANCE OF 33.02 FEET;

TANGENT TO SAID CURVE, NORTH 30°50'06" WEST 25.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 175.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'58" AN ARC DISTANCE OF 32.22 FEET;

TANGENT TO SAID CURVE, NORTH 41°23'04" WEST 128.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 27.00 FEET;

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°27'01" AN ARC DISTANCE OF 44.98 FEET; THENCE

ALONG THE NORTHEASTERLY LINE OF PARCEL 4 AS SHOWN ON SAID INSTRUMENT NO. 00-1513085, THE FOLLOWING COURSES:

NORTH 35°56'03" WEST 84.00 FEET;

SOUTH 54°03'57" WEST 24.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 27.00 FEET; THENCE

ALONG THE NORTHEASTERLY LINE OF PARCEL 1 AS SHOWN ON SAID INSTRUMENT NO. 00-1513085, THE FOLLOWING COURSES:

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°41'36" AN ARC DISTANCE OF 40.38 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4,942.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°50'01" AN ARC DISTANCE OF 158.16 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 265.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°38'01" AN ARC DISTANCE OF 39.93 FEET;

TANGENT TO SAID CURVE, NORTH 29°46'25" WEST 39.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 310.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'30" AN ARC DISTANCE OF 39.27 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4,931.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°01'17" AN ARC DISTANCE OF 432.15 FEET;

NORTH 35°02'59" WEST 135.05 FEET;

NORTH 30°33'29" WEST 481.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,557.00 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°50'34" AN ARC DISTANCE OF 376.17 FEET;

TANGENT TO SAID CURVE, NORTH 16°42'55" WEST 74.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,940.00 FEET;

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°59'38" AN ARC DISTANCE OF 202.95 FEET; THENCE

ALONG THE SOUTHEASTERLY LINE OF PARCEL MAP NO. 22992 AS SHOWN ON MAP FILED IN BOOK 297 PAGES 42 THROUGH 51 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 47°19'17" EAST 1,115.94 FEET; THENCE

CONTINUING ALONG LAST-MENTIONED SOUTHEASTERLY LINE AND ALONG THE NORTHWESTERLY LINE OF THAT SOUTHERN CALIFORNIA EDISON RIGHT OF WAY AS DESCRIBED IN DOCUMENT RECORDED IN BOOK D143 PAGE 449, IF SAID OFFICIAL RECORDS, NORTH 71°08'41" EAST 1,467.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 220.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 78°34'01" EAST; THENCE

ALONG THE SOUTHEASTERLY LINES OF THAT 40-FOOT-WIDE HASLEY CANYON ROAD AS SHOWN ON PARCEL MAP NO. 15173 FILED IN BOOK 161 PAGES 80 THROUGH 87 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE FOLLOWING COURSES:

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'06" AN ARC DISTANCE OF 43.20 FEET;

TANGENT TO SAID CURVE, NORTH 00°10'53" EAST 308.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 279.77 FEET;

NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°06'53" AN ARC DISTANCE OF 220.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,395.61 FEET;

NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°28'18" AN ARC DISTANCE OF 352.50 FEET;

TANGENT TO SAID CURVE, NORTH 30°49'28" EAST 644.69 FEET; THENCE

ALONG THE WESTERLY LINES OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 19, 1998 AS INSTRUMENT NO. 98-274445, OF SAID OFFICIAL RECORDS, THE FOLLOWING COURSES:

SOUTH 48°12'00" EAST 120.40 FEET;

SOUTH 55°32'50" EAST 42.17 FEET;

NORTH 63°13'48" EAST 68.45 FEET; THENCE

ALONG THE NORTHEASTERLY LINE OF THE OLD ROAD, AS SHOWN ON LAST MENTIONED RECORD OF SURVEY, SOUTH 55°32'50" EAST 397.87 FEET; THENCE

ALONG THE SOUTHWESTERLY LINE OF THE OLD ROAD, AS SHOWN ON LAST MENTIONED RECORD OF SURVEY, SOUTH 32°20'07" EAST 510.75 FEET; THENCE

ALONG THE WESTERLY LINES OF THE WAYSIDE HONOR RANCHO ACCESS RAMP AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 98 PAGES 5 THROUGH 8 INCLUSIVE, OF RECORD OF SURVEY, THE FOLLOWING COURSES:

SOUTH 57°45'26" WEST 76.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 215.00 FEET;

SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 180°05'21" AN ARC DISTANCE OF 675.78 FEET;

TANGENT TO SAID CURVE, NORTH 57°40'05" EAST 77.24 FEET; THENCE

ALONG THE SOUTHWESTERLY LINE OF THE OLD ROAD, AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 173 PAGES 78 THROUGH 86, THE FOLLOWING COURSES:

SOUTH 32°20'07" EAST 7.88 FEET;

SOUTH 25°38'05" EAST 191.10 FEET; THENCE

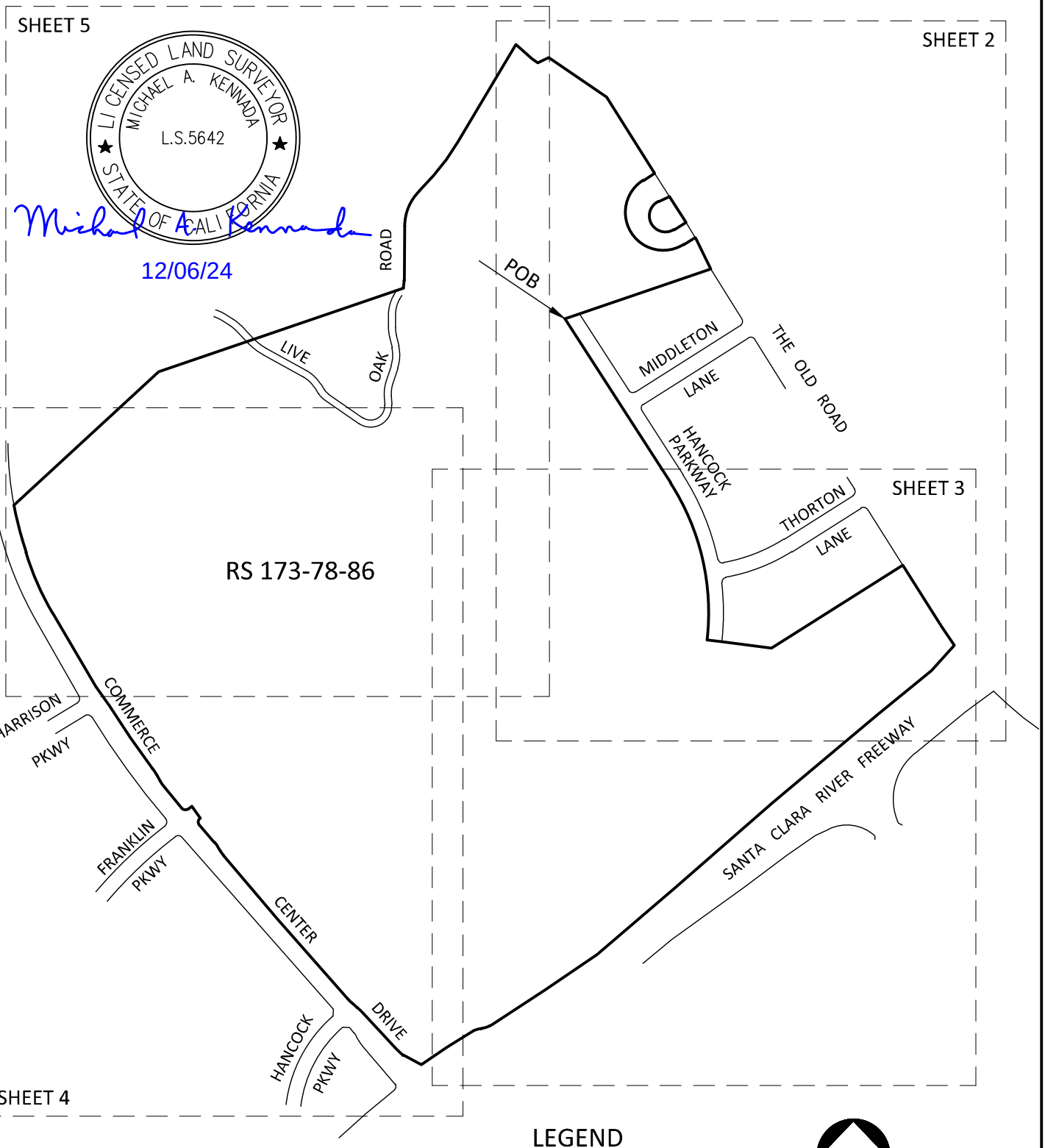
ALONG THE NORTHERLY LINES OF SAID PARCEL MAP NO. 17949-01 AND PARCEL MAP NO. 17949, SOUTH 71°08'41" WEST 871.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 328.575 ACRES, MORE OR LESS

12/06/24

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

POB POINT OF BEGINNING

FEET

800' 400' 0' 800'

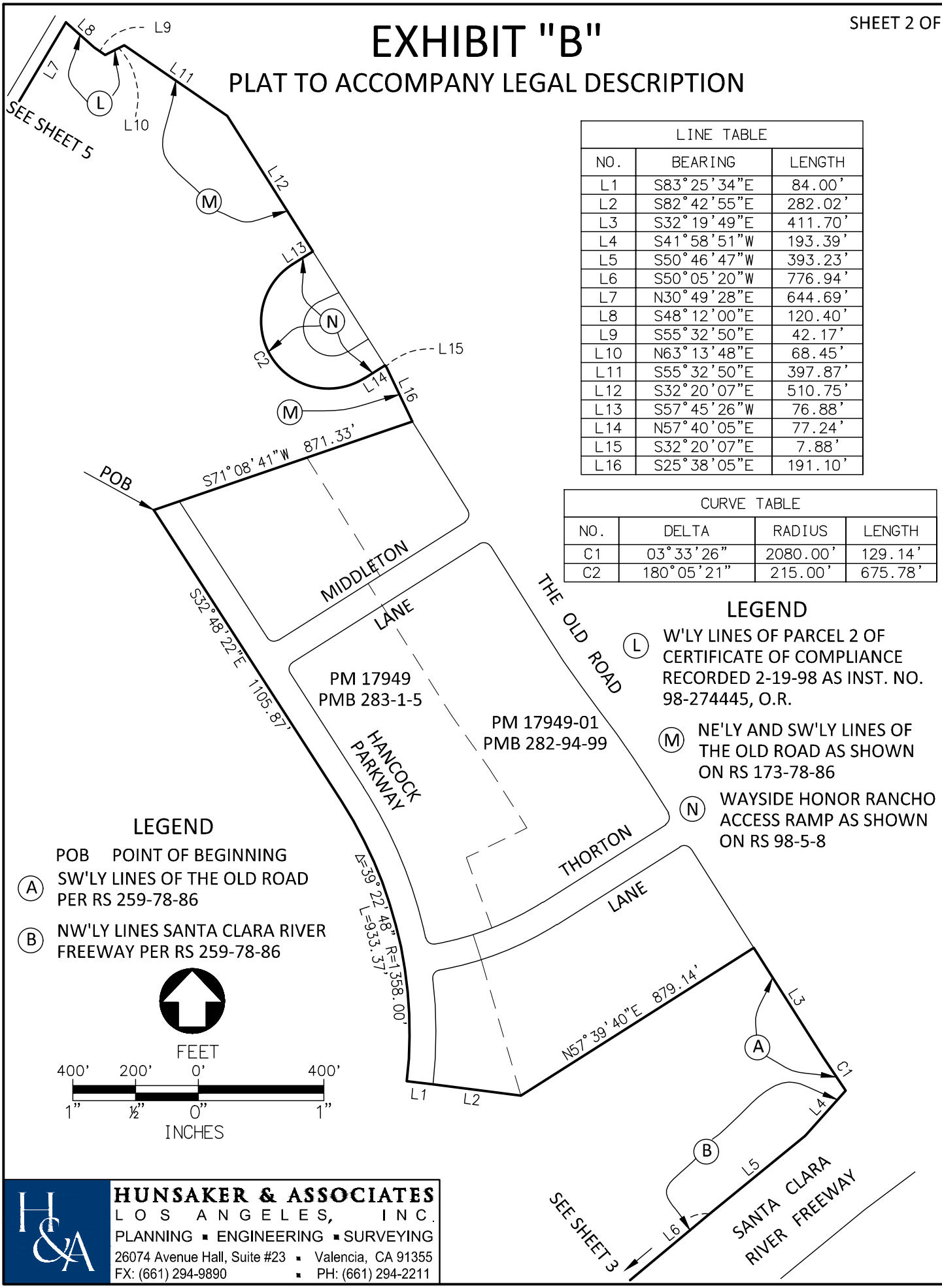
1" ½" 0" 1"

INCHES

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Suite #23 ▪ Valencia, CA 91355
FX: (661) 294-9890 ▪ PH: (661) 294-2211

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
NO.	BEARING	LENGTH
L1	S83°25'34"E	84.00'
L2	S82°42'55"E	282.02'
L3	S32°19'49"E	411.70'
L4	S41°58'51"W	193.39'
L5	S50°46'47"W	393.23'
L6	S50°05'20"W	776.94'
L7	N30°49'28"E	644.69'
L8	S48°12'00"E	120.40'
L9	S55°32'50"E	42.17'
L10	N63°13'48"E	68.45'
L11	S55°32'50"E	397.87'
L12	S32°20'07"E	510.75'
L13	S57°45'26"W	76.88'
L14	N57°40'05"E	77.24'
L15	S32°20'07"E	7.88'
L16	S25°38'05"E	191.10'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	03°33'26"	2080.00'	129.14'
C2	180°05'21"	215.00'	675.78'

LEGEND

(L) W'LY LINES OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE RECORDED 2-19-98 AS INST. NO. 98-274445, O.R.

(M) NE'LY AND SW'LY LINES OF THE OLD ROAD AS SHOWN ON RS 173-78-86

(N) WAYSIDE HONOR RANCHO ACCESS RAMP AS SHOWN ON RS 98-5-8

LEGEND

POB POINT OF BEGINNING

(A) SW'LY LINES OF THE OLD ROAD PER RS 259-78-86

(B) NW'LY LINES SANTA CLARA RIVER FREEWAY PER RS 259-78-86

FEET

400' 200' 0' 400'

1" ½" 0" 1"

INCHES

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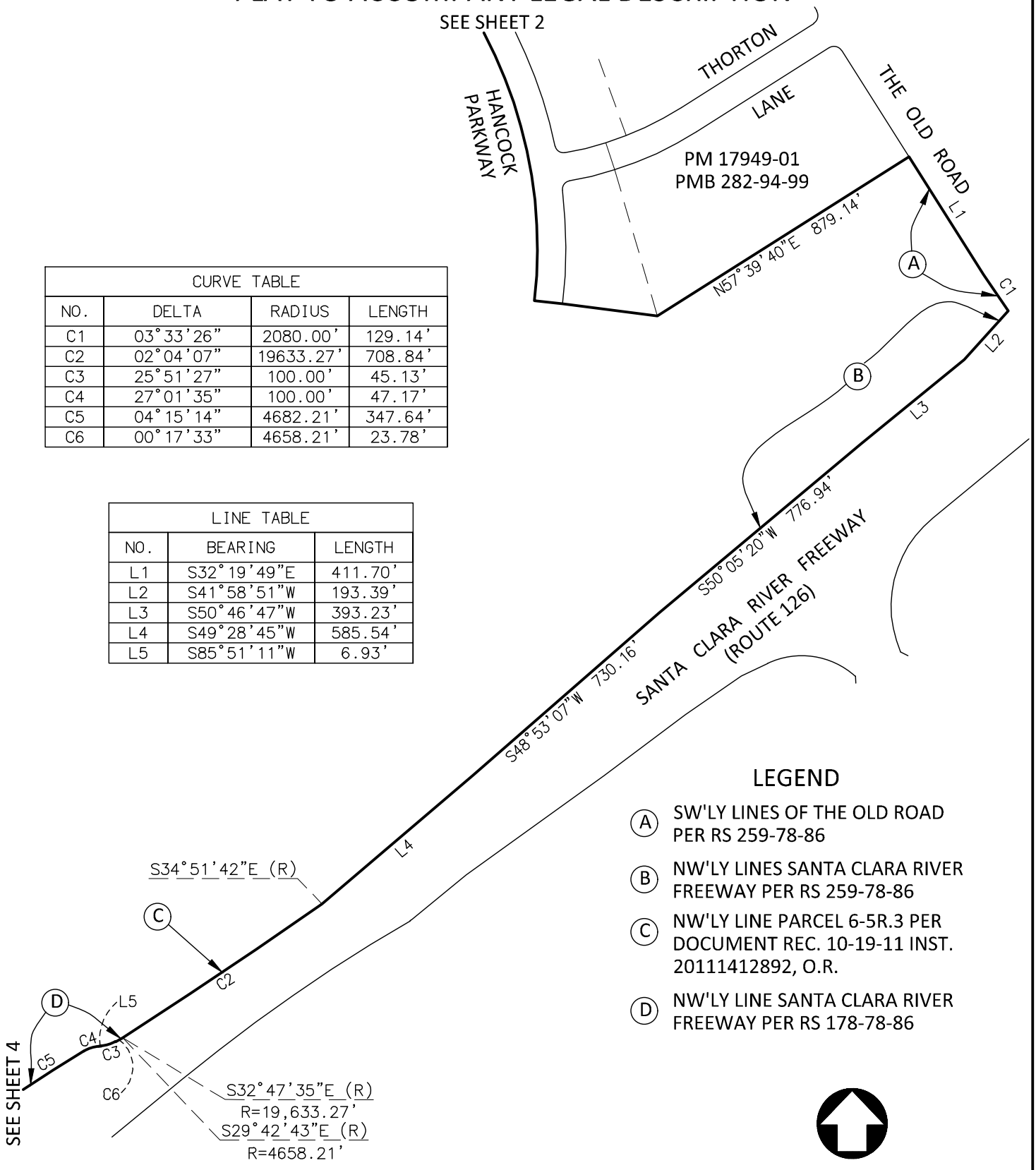
EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	03°33'26"	2080.00'	129.14'
C2	02°04'07"	19633.27'	708.84'
C3	25°51'27"	100.00'	45.13'
C4	27°01'35"	100.00'	47.17'
C5	04°15'14"	4682.21'	347.64'
C6	00°17'33"	4658.21'	23.78'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S32°19'49"E	411.70'
L2	S41°58'51"W	193.39'
L3	S50°46'47"W	393.23'
L4	S49°28'45"W	585.54'
L5	S85°51'11"W	6.93'

LEGEND

- (A) SW'LY LINES OF THE OLD ROAD PER RS 259-78-86
- (B) NW'LY LINES SANTA CLARA RIVER FREEWAY PER RS 259-78-86
- (C) NW'LY LINE PARCEL 6-5R.3 PER DOCUMENT REC. 10-19-11 INST. 20111412892, O.R.
- (D) NW'LY LINE SANTA CLARA RIVER FREEWAY PER RS 178-78-86

FEET
400' 200' 0' 400'
1" ½" 0" 1"
INCHES

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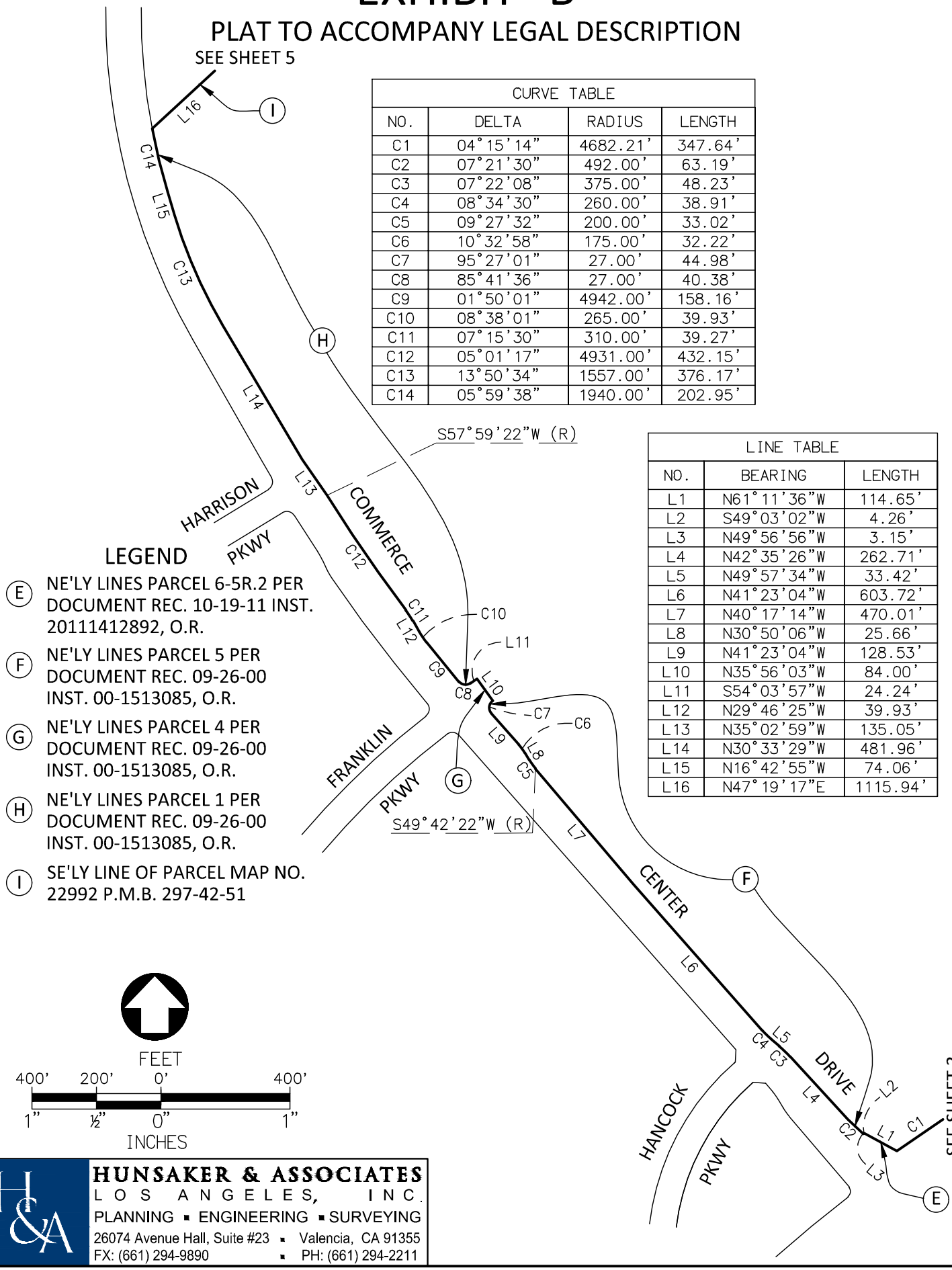
EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	04°15'14"	4682.21'	347.64'
C2	07°21'30"	492.00'	63.19'
C3	07°22'08"	375.00'	48.23'
C4	08°34'30"	260.00'	38.91'
C5	09°27'32"	200.00'	33.02'
C6	10°32'58"	175.00'	32.22'
C7	95°27'01"	27.00'	44.98'
C8	85°41'36"	27.00'	40.38'
C9	01°50'01"	4942.00'	158.16'
C10	08°38'01"	265.00'	39.93'
C11	07°15'30"	310.00'	39.27'
C12	05°01'17"	4931.00'	432.15'
C13	13°50'34"	1557.00'	376.17'
C14	05°59'38"	1940.00'	202.95'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N61°11'36"W	114.65'
L2	S49°03'02"W	4.26'
L3	N49°56'56"W	3.15'
L4	N42°35'26"W	262.71'
L5	N49°57'34"W	33.42'
L6	N41°23'04"W	603.72'
L7	N40°17'14"W	470.01'
L8	N30°50'06"W	25.66'
L9	N41°23'04"W	128.53'
L10	N35°56'03"W	84.00'
L11	S54°03'57"W	24.24'
L12	N29°46'25"W	39.93'
L13	N35°02'59"W	135.05'
L14	N30°33'29"W	481.96'
L15	N16°42'55"W	74.06'
L16	N47°19'17"E	1115.94'

LEGEND

(E) NE'LY LINES PARCEL 6-5R.2 PER DOCUMENT REC. 10-19-11 INST. 20111412892, O.R.

(F) NE'LY LINES PARCEL 5 PER DOCUMENT REC. 09-26-00 INST. 00-1513085, O.R.

(G) NE'LY LINES PARCEL 4 PER DOCUMENT REC. 09-26-00 INST. 00-1513085, O.R.

(H) NE'LY LINES PARCEL 1 PER DOCUMENT REC. 09-26-00 INST. 00-1513085, O.R.

(I) SE'LY LINE OF PARCEL MAP NO. 22992 P.M.B. 297-42-51

FEET
400' 200' 0' 400'
1" ½" 0" 1"
INCHES

H&A
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
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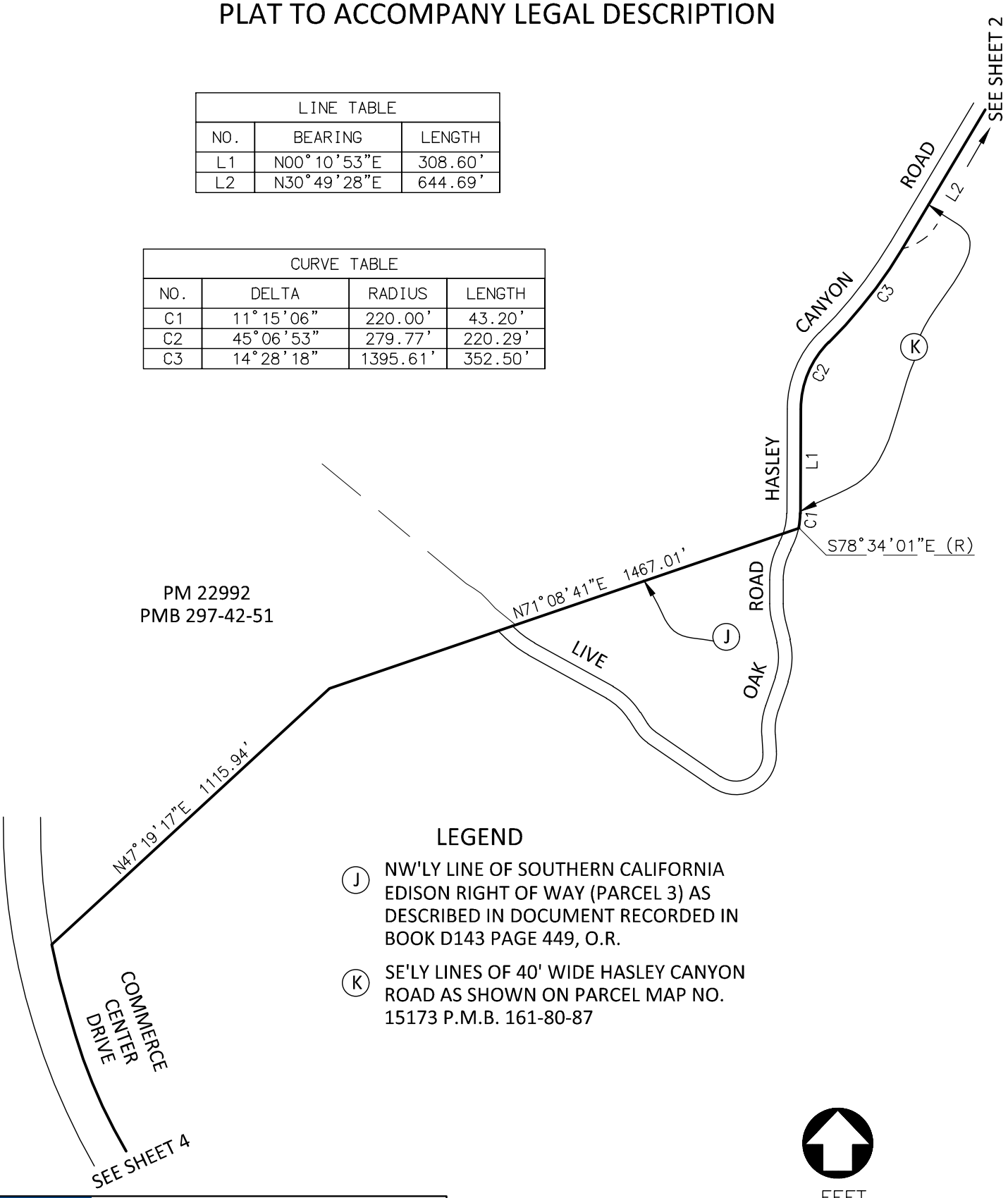
EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°10'53"E	308.60'
L2	N30°49'28"E	644.69'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	11°15'06"	220.00'	43.20'
C2	45°06'53"	279.77'	220.29'
C3	14°28'18"	1395.61'	352.50'



LEGEND

(J) NW'LY LINE OF SOUTHERN CALIFORNIA EDISON RIGHT OF WAY (PARCEL 3) AS DESCRIBED IN DOCUMENT RECORDED IN BOOK D143 PAGE 449, O.R.

(K) SE'LY LINES OF 40' WIDE HASLEY CANYON ROAD AS SHOWN ON PARCEL MAP NO. 15173 P.M.B. 161-80-87

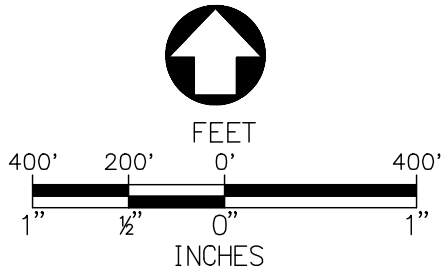


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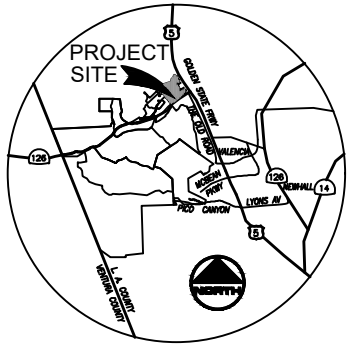
Exhibit B-2: VCC Property Depiction for Informational Purposes



VICINITY MAP

NOT TO SCALE

NORTH

FEET

600' 300' 0 600'

1" ½" 0" 1"

INCHES

VALENCIA COMMERCE CENTER VTPM 18108 OVERALL SITE EXHIBIT

DATE: 11/04/2024 REVISED ON:

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Suite #23 ▪ Valencia, CA 91355
FX: (661) 294-9890 ▪ PH: (661) 294-2211

FIVEPOINT

C:\Newhall Ranch\18108 VCC\Exh\VCC084-04_Overall Site 8.5x11.dwg Plotted on Nov 05, 2024 by jonga

Exhibit C – Community Benefits

Exhibit C-1 Entrada South Project Affordable Housing Program and Covenant[12]

Newhall agrees to and shall implement, and the County agrees to and shall cooperate and assist in the implementation of, the enhanced Affordable Housing Program for the Entrada South Project as set forth below (the "**Affordable Housing Program**" or "**Program**"). The Program is consistent with and helps to implement multiple strategies, goals and polices of the Los Angeles County General Plan 2035 to help increase the supply of affordable housing throughout the County and help meet the County's RHNA requirements, including but not limited to those strategies, goals and policies set forth on **Addendum 1** attached hereto and incorporated herein.

I. Definitions

Unless otherwise defined herein, all capitalized terms used in this Exhibit shall have the same meanings set forth in the Development Agreement (as defined below). As used herein, the following terms shall have the following meanings:

"**Additional Affordable Units**" means offsite, deed-restricted affordable rental units and/or homeownership units constructed pursuant to the Program by the County and/or other affordable housing developer(s) designated by Newhall or the County on the Castaic Site.

"**Affirmative Marketing Plan**" means the affirmative marketing plan with respect to each Onsite Affordable Housing Project pursuant to the Program.

"**Affordable Housing Developer**" means an affordable housing developer selected by Newhall to construct an Onsite Affordable Housing Project pursuant to the Program.

"**Affordable Housing Units**" means the affordable housing units required with respect to the Entrada South Project pursuant to the Program and comprised, collectively, of Onsite Affordable Rental Units and Additional Affordable Units.

"**Applicable Tenant Income Level**" means and refers to, as applicable, Acutely Low Income (equal or less than 15% AMI), Extremely Low Income (equal or less than 30% AMI), Very Low Income (greater than 30% AMI but no more than 50% AMI), Low Income (greater than 50% AMI but no more than 80% AMI), or Moderate Income (greater than 80% but no more than 150% AMI) as determined by HUD, all as adjusted for family size.

"**Castaic Site**" means the offsite land to be dedicated by Newhall or an affiliate thereof to the County pursuant to the Program and depicted on **Addendum 2** attached hereto and incorporated herein.

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[12] Although the VCC Project is part of the Entrada South/VCC Project and is also covered by the Development Agreement, the VCC Project is entirely for industrial/business park uses and not for any residential use and therefore is not subject to any affordability requirement hereunder or under any provision of the County Code or otherwise. Accordingly, all references in this Program to the Entrada South Project or the Project or the Entrada South Property are deemed to *exclude* the VCC Project and the VCC Property.

"**County**" means the County of Los Angeles, a body corporate and a political subdivision of the State of California, and each and every agency, department, board, commission, authority, employee, and/or official acting under the authority of the County, including, without limitation, the Board of Supervisors and the Regional Planning Commission.

"**County AMI**" or "**AMI**" means County Area Median Income, as adjusted for family size, as calculated by HUD or CTCAC, as applicable.

"**Covenant for Affordable Housing Program**" means the covenant to be recorded against each Onsite Affordable Housing Project Site pursuant to the Program and substantially in the form set forth in **Addendum 4** attached hereto.

"**CTCAC**" means the California Tax Credit Allocation Committee or it successor.

"**Development Agreement**" means the Development Agreement regarding the Entrada South and Valencia Commerce Center Project, entered into by and between The Newhall Land and Farming Company and the County, to which this **Exhibit C-1** is attached, as may thereafter be amended.

"**HCD**" means the California Department of Housing and Community Development.

"**HUD**" means the United States Department of Housing and Urban Development or its successor.

"**IHO**" means the County's Inclusionary Housing Ordinance, County Code Chapter 22.121 (INCLUSIONARY HOUSING).

"**LACDA"** means the Los Angeles County Development Authority.

"**Newhall**" means The Newhall Land and Farming Company, a California limited partnership, its successors and assigns.

"**Onsite Affordability Duration"** means the duration of the Program for each Onsite Affordable Housing Project as set forth herein.

"**Onsite Affordable Housing Project**" means each project within the Entrada South Project for the construction of Onsite Affordable Rental Units pursuant to the Program.

"**Onsite Affordable Housing Project Site**" means each of one or more sites within the Entrada South Project selected and identified by Newhall for the location and construction of an Onsite Affordable Housing Project pursuant to the Program.

"**Onsite Affordable Rental Units**" means the onsite, deed-restricted affordable rental apartment units to be constructed pursuant to the Program by an Affordable Housing Developer at an Onsite Affordable Housing Project Site as part of an Onsite Affordable Housing Project.

"**Other Newhall Ranch Villages**" shall mean and include the Newhall Ranch Villages commonly known and referred to as Legacy Village, Entrada North, Homestead South, Homestead North, and Potrero Valley.

II. 12% AFFORDABLE HOUSING PROGRAM

Affordable Housing Units required for the Entrada South Project shall be comprised of the following types and percentages:

(The percentages of Affordable Housing Units required under the Program are as set forth below and are calculated as a percentage of the total number of residential dwelling units entitled within the Entrada South Project, exclusive of any density bonus units and any manager's unit(s).)

Onsite Affordable Rental Units Set Aside to be constructed by an Affordable Housing Developer	**7%**
Additional Affordable Units Set Aside to be satisfied by means of dedication of the Castaic Site	**5%**
Total Affordable Housing Units Set Aside	**12%***

** Exceeds the percentage of affordable housing units for the Entrada South Project that would otherwise be required under the* IHO *in the absence of the Development Agreement. The IHO is inapplicable to the Entrada South Project pursuant to County Code Section 22.121.030.A.3 because the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."*

III. ADDITIONAL PROGRAM TERMS

A. Household Income Limits for Affordable Housing Units

1. Onsite Affordable Rental Units: Not to exceed an average of 65% County AMI for each Onsite Affordable Housing Project and not to exceed 120% County AMI for each Onsite Affordable Rental Unit, as calculated by HUD, or not to exceed an average of 60% AMI (excluding the manager's unit(s)) for each Onsite Affordable Housing Project as calculated by CTCAC.

a. As used herein, "average" affordability is calculated by taking (i) the sum of Onsite Affordable Rental Units in the Onsite Affordable Housing Project multiplied by the Applicable Tenant Income Level for each such Onsite Affordable Rental Unit, and (ii) divided by the total number of Onsite Affordable Rental Units in the Onsite Affordable Housing Project.

The following is a hypothetical example of the calculation of "average" affordability for an Onsite Affordable Housing Project based on the following hypothetical factual scenario:

The AMI is $110,000 and 65% of AMI is $71,500. The Onsite Affordable Housing Project includes a total of 300 Onsite Affordable Rental Units for which the Applicable Tenant Income Levels (4 person household) are as follows: (1) 60 such Onsite Affordable Rental Units at an Applicable Tenant Income of 30% AMI equal to $33,000 per unit or a total of $1,980,000; (2) 60 such Onsite Affordable Rental Units at an Applicable Tenant Income of 40% AMI equal to $44,000 per unit or a total of $2,640,000; (3) 80 such Onsite Affordable Rental Units at an Applicable Tenant Income of 60% AMI equal to $66,000 per unit or a total of $5,280,000; and (4) 100 such Onsite Affordable Rental Units at an Applicable Tenant Income of 90% AMI equal to $99,000 per unit or a total of $9,900,000. Under this example, "average" affordability would be equal to $66,000 ($(1,980,000+2,640,000+5,280,000 +9,900,000)/300) or 60% of AMI.

2. Additional Affordable Units: The County shall determine the applicable mix of affordability for any units above the 5% Unit Requirement (defined below).

B. Additional Program Parameters

1. Onsite Affordable Rental Units: The total number of Onsite Affordable Rental Units to be constructed within the Entrada South Project shall equate to 7% of the total number of market rate units entitled within the Entrada South Project, exclusive of any density bonus units and any manager's unit(s).

a. The Onsite Affordable Rental Units shall be rented at affordable rent, as defined in and subject to Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code, and persons and families of low or moderate income, as provided in Section 50093 of the California Health and Safety Code.

b. The County and LACDA shall not be obligated to provide any property, subsidies, financing, or other means of support, financial or otherwise that LACDA may choose to provide through its customary processes or programs, for the Onsite Affordable Housing Project or Onsite Affordable Rental Units, provided that nothing contained herein precludes an Affordable Housing

Developer from applying for or obtaining any such LACDA support.

2. Additional Affordable Units: Given that application of the State Density Bonus Law and implementing County density bonus provisions (County Code Chapter 22.120) alone may not provide Newhall with sufficient economic incentives due to a variety of factors, the Additional Affordable Units required under the Program shall be satisfied by the following to achieve the equivalent of 5% Affordable Housing Units (*i.e.*, 5 % of the total number of market rate units entitled within the Entrada South Project, exclusive of any density bonus units and any manager's unit(s) (the "**5% Unit Requirement**")):

a. Dedication of the Castaic Site by Newhall (or an affiliate thereof) to the County for its potential construction of deed-restricted affordable rental units and/or homeownership units for Extremely Low, Very Low, Low or Moderate AMI levels of affordability, subject to Section B(2)(b), below. The Parties acknowledge and agree that the Castaic Site is of sufficient size to meet the Additional Affordable Units obligation for the Entrada South Project under the Program, in accordance with the provisions of Section III.C.2 of this Exhibit regarding credit for such dedication. The Castaic Site may also be considered to meet a portion of any applicable additional affordable units obligation required by or agreed to by the County for any residential projects developed at any time by Newhall in any Other Newhall Ranch Villages outside the Newhall Ranch Specific Plan in conjunction with future approvals for such other projects. The Castaic Site shall be dedicated by Dedication Grant Deed substantially in the form of **Addendum 3** attached hereto, in its "AS-IS" condition, and free and clear of any monetary liens, covenants, easements, or other encumbrances. The Castaic Site shall be the only offsite land to be dedicated hereunder unless Newhall designates any other offsite land that is reasonably acceptable to the County, in which case all references herein to the "Castaic Site" shall mean and refer to such other offsite land.

b. The dedication in the prior paragraph obligates the County to satisfy compliance with CEQA, including the evaluation of alternatives and mitigation as necessary, and in accordance with CEQA Guidelines Section 15004, prior to determining whether to pursue any affordable housing development at the Castaic Site. The County and Newhall agree that the County has not committed to pursuing affordable housing at the Castaic Site, and the County may evaluate alternative sites, select alternative sites, or decide not to move forward with the Castaic Site at the County's discretion, including based on the County's compliance with CEQA, which

must be completed prior to the County determining whether to pursue affordable housing development at the Castaic Site.

C. Triggers/Tracking

1. Onsite Affordable Rental Units: Newhall shall select and identify to the County one or more Onsite Affordable Housing Project Site(s) for the location and construction of an Onsite Affordable Housing Project and Newhall or an Affordable Housing Developer shall submit an application for site plan review (e.g. Exhibit Map or Amended Exhibit Map) by the County for the Onsite Affordable Housing Project prior to issuance of the 500th market-rate residential building permit for the Entrada South Project. Applications for state and federal funding for each Onsite Affordable Housing Project shall be submitted within 18 months following site plan approval by the County for such Onsite Affordable Housing Project. Obtaining multiple sources of funding will require the ability to reapply over a multiple year timeframe. Construction of each Onsite Affordable Housing Project within the Entrada South Project shall commence within 12 months of securing funding of the Onsite Affordable Rental Units for such Onsite Affordable Housing Project, subject to extension for the period of any Enforced Delay. LACDA will monitor the Onsite Affordable Rental Units.

2. Additional Affordable Units: Newhall or an affiliate thereof shall dedicate the Castaic Site to the County within twelve (12) months following the Final Project Approval Date. Effective upon such dedication, and whether or not any affordable housing units are actually developed at any time upon the Castaic Site, Newhall shall be automatically and unconditionally credited under the Program for a total of 300 Additional Affordable Units (the "**Planned Castaic Affordable Units**"), to be allocated as follows: (a) the number of Planned Castaic Affordable Units required to match the 5% Unit Requirement shall be credited as and in complete and final satisfaction of Newhall's Additional Affordable Units obligation for the Entrada South Project (the "**Onsite Credited Units**"); and (b) the number of Additional Affordable Units represented by the difference between 300 Planned Castaic Affordable Units and the Onsite Credited Units shall be credited against the number of any applicable additional affordable units required by or agreed to by the County for any Other Newhall Ranch Villages outside the Newhall Ranch Specific Plan. LACDA will be involved in designing, issuing, and managing the request for proposals to select a developer, and reviewing development, operations, and funding plans.

3. Tracking/Monitoring: During the Term of the Development Agreement, Newhall shall submit to the County an annual report of affordable housing funding progress, construction, completion, and implementation monitoring under the Program concurrently with the Annual Review of

the Development Agreement for verification of compliance with the Program.

D. Duration of Affordability

1. Onsite Affordable Rental Units: The Onsite Affordability Duration for each Onsite Affordable Housing Project shall be 99 years from the date of issuance by the County of the first final certificate of occupancy for any Onsite Affordable Rental Unit developed within the Onsite Affordable Housing Project. In order to assure that the Program for each Onsite Affordable Housing Project remains in effect for the portion of the Onsite Affordability Duration occurring after expiration of the Term of the Development Agreement, following the securing of funding for each Onsite Affordable Housing Project and prior to the commencement of construction of such Onsite Affordable Housing Project pursuant to Section III.C.1 of this **Exhibit C-1**, the Affordable Housing Developer for such Onsite Affordable Housing Project and the County shall execute and, within 180 days of the housing permit effective date, cause to be recorded against such Onsite Affordable Housing Project Site a Covenant for Affordable Housing Program substantially in the form set forth in **Addendum 4** attached hereto.

2. Additional Affordable Units: The affordability duration for each Additional Affordable Unit shall be 55 years from the date of issuance by the County of the first final certificate of occupancy for any Additional Affordable Unit developed within the Castaic Site if such term is necessary to secure financing and investment; otherwise, the affordability duration for each Additional Affordable Unit shall be 99 years from the date of issuance by the County of the first final certificate of occupancy for any Additional Affordable Unit developed within the Castaic Site.

E. Affirmative Marketing Plan

In order to maximize opportunities to attract prospective qualified tenants at each Onsite Affordable Housing Project, the Affordable Housing Developer shall develop and implement an Affirmative Marketing Plan with respect to such Onsite Affordable Housing Project, including provisions regarding tenant selection, that meets the requirements set forth in **Addendum 5** attached hereto.

F. Incentives for Newhall to Implement Program

Notwithstanding any provision to the contrary elsewhere in the Development Agreement, each Onsite Affordable Housing Project within the Entrada South Project may request and, if such request is made, shall be eligible for incentives and other provisions, as requested by the Affordable Housing Developer, for the

successful development of Onsite Affordable Rental Units under this Program, including, but not limited to, the following:

1. Upon request by an Affordable Housing Developer, the County shall approve a waiver, exemption, or reduction of Impact Fees and/or Processing Fees with respect to Affordable Housing Units.

2. Minimum unit sizes, amenity requirements including common area square footage, and finishes for Onsite Affordable Rental Units shall comply with CTCAC requirements.

3. Onsite Affordable Housing Projects shall qualify for: (a) reductions in otherwise applicable County setback requirements between buildings and/or property lines; and (b) reductions in otherwise applicable County parking requirements.

4. The right to restrict each Onsite Affordable Housing Project to occupancy by seniors age 55 years or older.

5. Architectural elevations for Onsite Affordable Housing Projects may be architecturally/functionally equivalent but not necessarily identical to other rental housing units within the Entrada South Project.

6. Open or tuck-under parking shall be allowed for Onsite Affordable Housing Projects, and there shall be no requirement for garages.

7. Unit type flexibility shall be allowed in each Onsite Affordable Housing Project to appropriately accommodate the qualifying tenant households being served (e.g., seniors –studio and 1-bdrm units; large family units – studio and 1/2/3-bdrm units).

8. Without limiting the provisions of Section III.C.1 above, Onsite Affordable Housing Project Sites may be located adjacent to each other provided they are in amenity- rich areas (e.g., near transit stops, parks, schools, commercial space, etc.).

9. Newhall and each Affordable Housing Developer may benefit from, and Newhall and each Affordable Housing Developer hereby reserves and shall be entitled to density bonuses, incentives/concessions, waivers, and/or other housing incentives for each Onsite Affordable Housing Project and the Entrada South Project to the maximum extent permitted under applicable provisions of State law and the County Code.

G. Additional Considerations

1. This Affordable Housing Program is intended to memorialize Newhall's plan to enhance affordable housing in its future Entrada South village and does not constitute a commitment by the County to approve future

entitlement applications, including the Castaic Site or any other village owned by the Applicant, all of which remain subject to the full discretionary evaluation of the Board of Supervisors, including, without limitation, satisfaction of environmental review under the California Environmental Quality Act and CEQA Guidelines Section 15004.

2. Each Mortgagee of an Onsite Affordable Housing Project shall receive the protections and benefits of the mortgagee protection provisions in the Development Agreement.

ADDENDUM 1 TO EXHIBIT C-1

Revised County of Los Angeles Housing Element (2021-2029)

II. HOUSING STRATEGY

GOALS AND POLICIES

Strategy 1: Ensure Housing Availability

The State recognizes that housing availability is an issue of "vital State-wide importance." The County places particular emphasis on providing housing opportunities to extremely low, very low, low, and moderate income households, and those with special needs. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.

Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.

Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.

Policy 1.3: Coordinate with the private sector in the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives, Development Agreements, specific plans, and/or inclusionary housing requirements.

Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.

Strategy 2: Ensure Housing Affordability

To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of choices. A variety of mechanisms should be explored to enhance affordability.

Goal 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.

Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.

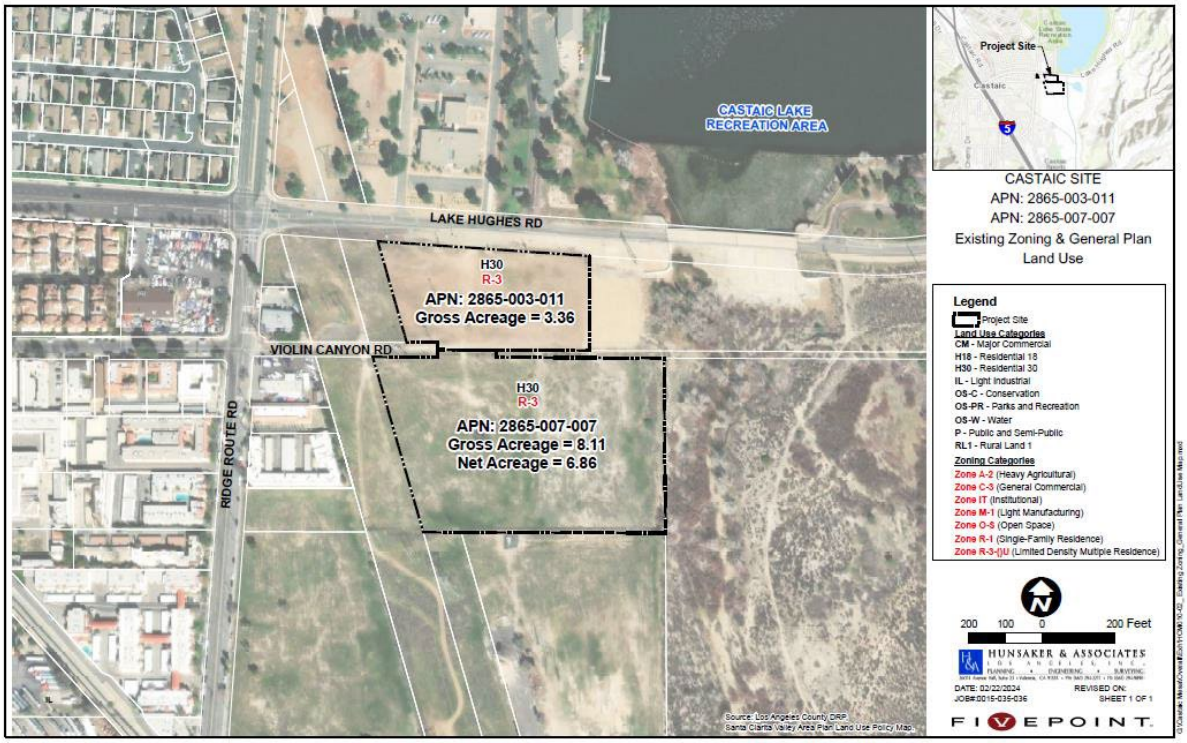
Policy 3.2: Incorporate cost-saving technologies into housing design, construction, operation, and maintenance.

Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.

Policy 3.4: Require future Development Agreements and project-based specific plans to include an affordable housing implementation plan that exceeds the requirements in the County's Inclusionary Housing Ordinance.

ADDENDUM 2 TO EXHIBIT C-1

Castaic Site Offsite Land Dedication Location



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ADDENDUM 3 TO EXHIBIT C-1

Form of Dedication Grant Deed for Castaic Site

Recording requested by and mail original to:

LOS ANGELES COUNTY
DEVELOPMENT AUTHORITY
700 W. Main Street
Alhambra, CA 91801
Attn: _____

This Space for Recorder's Use Only

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE.

Assessor's Identification Numbers:
2865-003-011 and 2865-007-007

GRANT DEED

(Lake Hughes Road and Ridge Route Road – Affordable Parcels)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP)**, a California limited partnership ("**Grantor**"), hereby grants to **COUNTY OF LOS ANGELES**, a body corporate and politic ("**Grantee**"), that certain real property described on Exhibit A attached hereto, and depicted on Exhibit B attached hereto ("**Property**").

This grant and conveyance is made and accepted subject to the following:

1. All general and special real property taxes and assessments that are not delinquent, including supplemental taxes assessed as a result of this conveyance.

2. All other covenants, conditions and restrictions and other encumbrances, easements, limitations, reservations, rights, charges, equitable servitudes, all matters that would be disclosed by an inspection and survey of the Property, and other matters of record that were recorded prior to the recordation of this Grant Deed in the Office of the Los Angeles County Recorder.

3. Grantor hereby expressly excepts and reserves from this Grant Deed all oil, asphaltum, petroleum, natural gas, hydrocarbons and all other natural mineral substances and products and other hydrocarbons by whatsoever name known, all geothermal steam, and all products derived from any of the foregoing, and all other minerals whether or not of the same character hereinabove generally described, which may be within or under the Property, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from such Property or any other property, including the right to whipstock or directionally drill and mine from properties other than the Property oil or gas wells, tunnels and shafts into, through or across the subsurface of the Property, and to the bottom such whipstocked

or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore, or operate on or through the surface of the Property or the upper 500 feet of the subsurface of the Property.

4. Grantor also expressly excepts and reserves from this Grant Deed all water, water rights now or in the future owned by Grantor, under, appurtenant to or related in any way to the Land or owned or used by Grantor in connection with or related to the Land (no matter how acquired by Grantor), together with the right and power to explore, drill, redrill, remove and store the same from, under or in the Land or to divert or otherwise utilize such water, rights or interests on any other property owned or leased by Grantor and the right and power to conduct water over or to store water underneath the Property by such means as Grantor deems reasonable. The water and water rights excepted and reserved to Grantor include, but are not limited to, all riparian water rights, all appropriative water rights, all water rights and rights to store water in subsurface reservoirs based on overlying land ownership, all littoral water rights, all rights to percolating water, all prescriptive water rights, all adjudicated, statutory or contractual water rights, all rights to aquifers, reservoirs, subsurface and surface water, and all rights to take, use and develop for use any and all water that may now exist or may in the future exist upon, in or under the Property. For the avoidance of doubt, the intent of the foregoing is that appurtenant water rights hereby reserved by Grantor, including riparian rights and overlying landowner rights to percolating groundwater as recognized by the laws of the State of California, are not severed from the Property or otherwise extinguished by this reservation, but are hereby expressly preserved to the Property to be exercised in trust by Grantor and its assigns and successors for the benefit of the Property and such other real property owned by Grantor at the time of this grant and prior; provided , that such reservation of water rights is without the right to drill, mine, store, explore or operate through the surface of the Property or the upper 50 feet of the subsurface of the Property. Nothing in this reservation shall be interpreted to limit Grantee's programs to collect stormwater and rainwater.

[signature appears on next page]

GRANTOR:

THE NEWHALL LAND AND FARMING COMPANY (A CALIFORNIA LIMITED PARTNERSHIP),
a California limited partnership

By: NWHL GP LLC,
a Delaware limited liability company,
its General Partner

By: _____

Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, 2025, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

(SEAL)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____ By: _____

Name: _____

Title: _____

RECOMMENDED FOR RECORDATION

Dated _____, 20____

COUNTY OF LOS ANGELES
DEVELOPMENT AUTHORITY

By: _____

Name: _____

Title: _____

EXHIBIT "A"

LEGAL DESCRIPTION

CASTAIC LAGOON

PARCEL 1

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 26, 1880, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF SAID WEST HALF OF THE SOUTHEAST QUARTER AND THE CENTERLINE OF THE PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED IN BOOK 7487, PAGE 91, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE

ALONG SAID CENTERLINE, NORTH 04°10'11" EAST, 318.75 FEET; THENCE

SOUTH 86°03'53" EAST, 929.35 FEET; THENCE

SOUTH 258.08 FEET TO THE SOUTHERLY LINE OF SAID SECTION 24; THENCE

ALONG SAID SOUTHERLY LINE, NORTH 89°45'43" WEST, 950.35 FEET TO THE **POINT OF BEGINNING**.

EXCEPT THEREFROM, THOSE PORTIONS OF SAID LAND AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEEDS RECORDED APRIL 6, 1927 IN BOOK 6614 PAGE 203, AND JUNE 18, 1956 IN BOOK 51482 PAGE 208, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO, EXCEPT THEREFROM, THOSE PORTIONS OF SAID LAND AS GRANT TO THE COUNTY OF LOS ANGELES, RECORDED ON AUGUST 12, 1969 AS INSTRUMENT NO. 308, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID SECTION, WITH THE EASTERLY BOUNDARY OF THAT CERTAIN 100 FOOT STRIP OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 7487 PAGE 91, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE

NORTHERLY ALONG SAID EASTERLY BOUNDARY, 150.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE

WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION TO THE CENTERLINE OF SAID 100 FOOT STRIP OF LAND; THENCE

SOUTHERLY ALONG SAID CENTERLINE TO THE SOUTHERLY LINE OF SAID SECTION; THENCE

EASTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF THAT CERTAIN 150 FOOT STRIP OF LAND DESCRIBED IN DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED IN BOOK 6614 PAGE 203, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE

NORTHERLY ALONG SAID WESTERLY LINE TO SAID PARALLEL LINE; THENCE

WESTERLY ALONG SAID PARALLEL LINE TO SAID **TRUE POINT OF BEGINNING**.

TOGETHER WITH THE ABANDONED PORTION OF RIDGE ROUTE ROAD (FORMALLY LAKE HUGHES ROAD) ADJACENT TO ABOVE DESCRIBED PROPERTY AS DESCRIBED IN DOCUMENT RECORDED OCTOBER 6,

1971 IN BOOK D5215 PAGE 734, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO, EXCEPT THEREFROM FIRE STATION SITE 149 AS SHOWN ON C.S.B. 5092 DESCRIBED IN DOCUMENT RECORDED IN BOOK D4463 PAGE 631, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LAND IS ALSO DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 5, 2006 AS INSTRUMENT NO. 06-1976105, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 3.757 ACRES, MORE OR LESS

PARCEL 2

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING EASTERLY OF THE EASTERLY LINE OF THE SOUTHERN CALIFORNIA EDISON COMPANY'S "BIG CREEK TRANSMISSION LINES", 150 FEET WIDE, SAID STRIP BEING A PORTION OF PARCEL 19 AS SHOWN ON LICENSED SURVEYOR MAPS OF A SURVEY OF A PORTION OF THE PROPERTY OWNED BY SOUTHERN CALIFORNIA EDISON COMPANY, LTD., RECORDED IN BOOK 31 PAGES 38 THROUGH 45 INCLUSIVE, OF RECORDS OF SURVEYS.

EXCEPT THEREFROM THE SOUTHERLY 828.60 FEET THEREOF.

SAID LAND IS ALSO DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED JULY 24, 2006 AS INSTRUMENT NO. 06-1632802, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

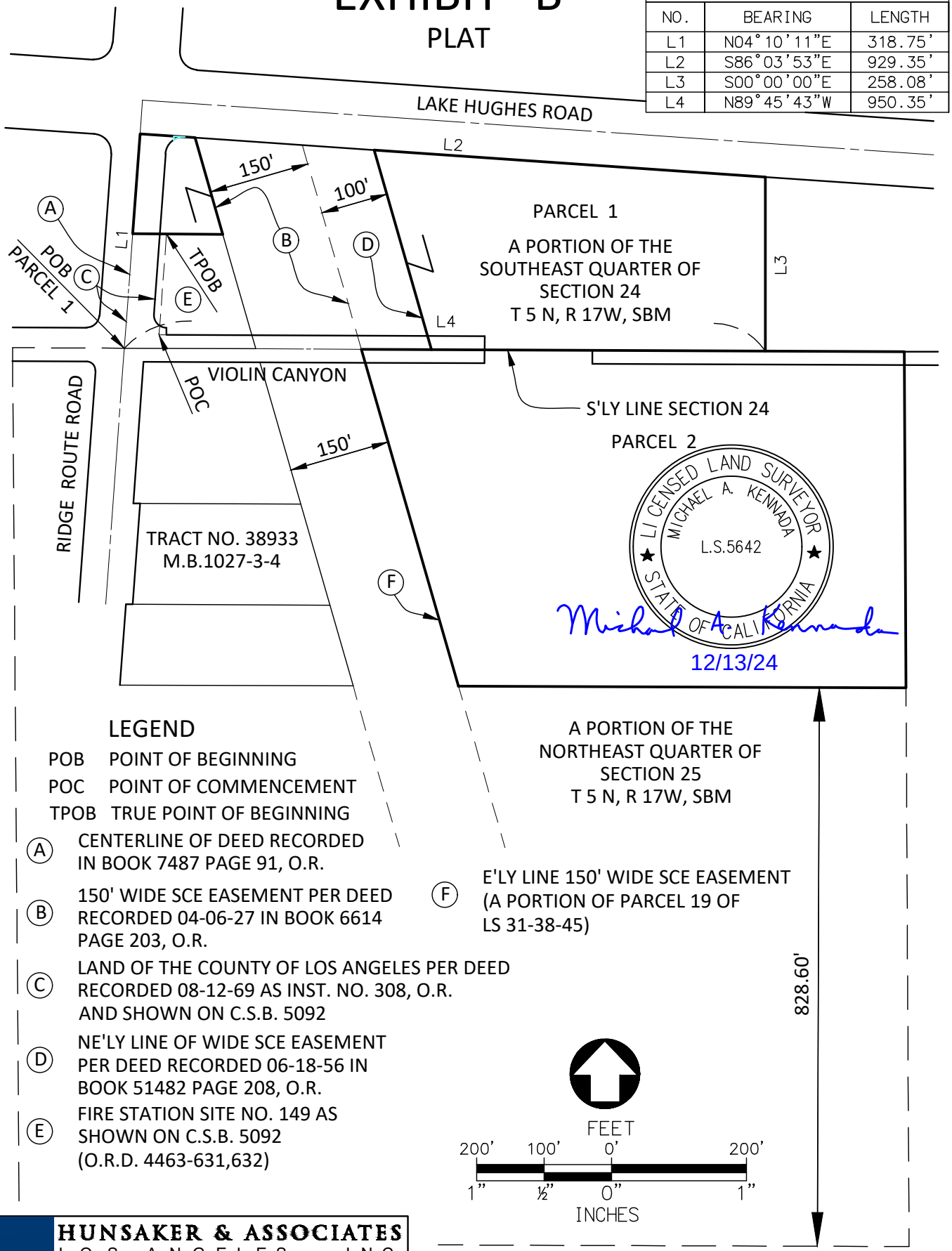
CONTAINING 8.409 ACRES, MORE OR LESS

12/13/24

EXHIBIT "B"

PLAT

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°10'11"E	318.75'
L2	S86°03'53"E	929.35'
L3	S00°00'00"E	258.08'
L4	N89°45'43"W	950.35'



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
TPOB TRUE POINT OF BEGINNING

(A) CENTERLINE OF DEED RECORDED IN BOOK 7487 PAGE 91, O.R.

(B) 150' WIDE SCE EASEMENT PER DEED RECORDED 04-06-27 IN BOOK 6614 PAGE 203, O.R.

(C) LAND OF THE COUNTY OF LOS ANGELES PER DEED RECORDED 08-12-69 AS INST. NO. 308, O.R. AND SHOWN ON C.S.B. 5092

(D) NE'LY LINE OF WIDE SCE EASEMENT PER DEED RECORDED 06-18-56 IN BOOK 51482 PAGE 208, O.R.

(E) FIRE STATION SITE NO. 149 AS SHOWN ON C.S.B. 5092 (O.R.D. 4463-631,632)

(F) E'LY LINE 150' WIDE SCE EASEMENT (A PORTION OF PARCEL 19 OF LS 31-38-45)

FEET
200' 100' 0' 200'
1" ½" 0" 1"
INCHES

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Suite #23 ▪ Valencia, CA 91355
FX: (661) 294-9890 ▪ PH: (661) 294-2211

ADDENDUM 4 TO EXHIBIT C-1

Covenant for Affordable Housing Program

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

_____
_____
_____
_____

COVENANT FOR AFFORDABLE HOUSING PROGRAM (ENTRADA SOUTH)

THIS COVENANT FOR AFFORDABLE HOUSING PROGRAM ("**Covenant**"), dated for reference purposes as of _____, is made and entered into by _____ [*insert name of Affordable Housing Developer*] ("**Affordable Housing Developer**"), in favor of the COUNTY OF LOS ANGELES, a body corporate and a political subdivision of the State of California ("**County**") (each individually a **"Party"** and collectively, the **"Parties"**). Unless otherwise defined herein, all capitalized terms used herein shall have the same meanings set forth in the Development Agreement (as defined hereinbelow).

RECITALS

A. **WHEREAS**, the Parties are subject to that certain Development Agreement regarding the Entrada South and Valencia Commerce Center Project, originally entered into by and between The Newhall Land and Farming Company and the County, dated _____, and recorded on _____, as Instrument No. _____, in the Official Records of the County of Los Angeles, as may have been thereafter amended (the "**Development Agreement**").

B. **WHEREAS**, the Development Agreement provides for the development of an Onsite Affordable Housing Project within the Entrada South Project.

C. **WHEREAS**, Affordable Housing Developer desires to develop and construct Onsite Affordable Rental Units on the Site (as defined in Recital D below) within the Entrada South Project, pursuant to the terms of **Exhibit C-1** to the Development Agreement and a copy of which **Exhibit C-1** is attached as **Exhibit 1** hereto (the "**Affordable Housing Program**").

D. **WHEREAS**, the Parties have identified certain real property situated in the County, owned by Affordable Housing Developer and more particularly described on **Exhibit 2** attached hereto, as an Onsite Affordable Housing Project Site suitable for the construction thereon of an Onsite Affordable Housing Project pursuant to the Affordable Housing Program (the "**Site**").

E. **WHEREAS**, the Affordable Housing Program provides that Onsite Affordable Rental Units shall be restricted for a term of ninety-nine (99) years commencing on the date of issuance by the County of the first final certificate of occupancy for such Onsite Affordable Rental Units and ending on the date that is ninety-nine (99) years thereafter (the "**Term**"), and requires

the execution and recording of this Covenant by the Parties in order to ensure that such restrictions remain in effect for the Term.

NOW, THEREFORE, with reference to the foregoing Recitals, which are hereby incorporated into this Covenant as if set forth in full herein, and in consideration of the mutual promises, obligations, and covenants herein contained, the Parties hereby agree as follows:

AGREEMENT

1. Term; Termination. During the Term, the Onsite Affordable Rental Units that are developed and constructed on the Site shall remain subject to, and Affordable Housing Developer shall be required to comply with, the requirements of the Affordable Housing Program. This Covenant shall automatically terminate and be released from the Site upon expiration of the Term.

2. Continued Tracking/Monitoring. During the Term, Affordable Housing Developer shall submit to the County, on or before April 1 of each year, an annual report of affordable housing funding progress, construction, completion, and implementation monitoring under the Affordable Housing Program with respect to the Onsite Affordable Housing Project on the Site, certifying that the Onsite Affordable Housing Project complies with the requirements of the Affordable Housing Program.

3. Default; Remedies. A Party shall be deemed in default under this Covenant if, during the Term, such Party (the "**defaulting Party**") fails to comply with any material provision of this Covenant and such non-compliance continues for sixty (60) days after the other Party (the "**non-defaulting Party**") gives written notice of such non-compliance to the defaulting Party, or if such noncompliance cannot reasonably be cured within such sixty (60) day period and the defaulting Party fails to commence such cure within such sixty (60) day period and thereafter to diligently prosecute such cure to completion (each, a "**Default**"). In the event of a Default, the non-defaulting Party shall have the right to proceed with any and all remedies available under law or in equity. Notwithstanding any provision in this Covenant to the contrary, a default by a party to the Development Agreement or another Affordable Housing Developer (not a Party to this Covenant) (each, a "**Third Party**") with respect to another Onsite Affordable Housing Project (not the Onsite Affordable Housing Project hereunder) or any Entrada South Property other than the Site hereunder shall not constitute a default by Affordable Housing Developer hereunder. Further, actions by a Third Party shall not affect the rights of Affordable Housing Developer under this Covenant. The County further agrees that any cure of a default by the limited partner(s) of the Affordable Housing Developer shall be deemed to be a cure by the Affordable Housing Developer and shall be accepted or rejected on the same basis as if made or tendered by the Affordable Housing Developer.

4. Discretion to Encumber; Mortgagee Protection. This Covenant shall not prevent or limit Affordable Housing Developer in any manner, in its sole discretion, from encumbering the Site or any portion thereof or any improvement thereon by any mortgage, deed of trust, or other security device securing financing with respect to the Site or its improvements (each, a "**Mortgage**"). The County acknowledges that the lenders providing such Mortgages (each, a "**Mortgagee**") may require certain interpretations and modifications of this Covenant and agrees upon request, from time to time, to meet with Affordable Housing Developer and each Mortgagee

to negotiate in good faith any such request for interpretation or modification. The County shall not unreasonably withhold its consent to any such requested interpretation or modification. Any Mortgagee of the Site shall be entitled to the following rights and privileges:

a. Neither entering into this Covenant nor a breach of this Covenant shall defeat, render invalid, diminish, or impair the lien of a Mortgage on the Site made in good faith and for value, unless otherwise required by law. If the County timely receives a request from a Mortgagee requesting a copy of a notice of default given to Affordable Housing Developer under the terms of this Covenant, the County shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to Affordable Housing Developer. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed Affordable Housing Developer under this Covenant.

c. No breach of this Covenant shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value, and a Mortgagee shall have the rights, benefits and remedies of Affordable Housing Developer under this Covenant and shall be subject to all of the terms and conditions of this Covenant.

d. A Mortgagee shall not have any obligation or duty pursuant to the terms set forth in this Covenant to perform the obligations of Affordable Housing Developer or other affirmative covenants of Affordable Housing Developer hereunder, or to guarantee such performance, except that (i) the Mortgagee shall have the right to develop the Site under the Existing Rules (as defined in the Development Agreement) provided that the Mortgagee complies with the terms of this Covenant and (ii) to the extent that any covenant to be performed by Affordable Housing Developer is a condition to the performance of a covenant by the County, the performance thereof shall continue to be a condition precedent to the County's performance hereunder. If a Mortgagee obtains ownership of less than the entirety of the Site, said Mortgagee may request, and the County shall not unreasonably refuse, an apportionment of obligations under this Covenant that assigns to said Mortgagee (i) all of the obligations of Affordable Housing Developer that are applicable solely to that portion of the Site obtained by the Mortgagee plus (ii) a pro-rata share of those obligations of Affordable Housing Developer under this Covenant that are not assigned to a specific portion of the Site.

5. Subordination. This Covenant shall remain at all times senior in priority to any Mortgage on the Site. Notwithstanding the preceding, a Mortgage necessary to finance all or any portion of the Onsite Affordable Housing Project at the Site shall, upon written request to the County by Affordable Housing Developer or the Mortgagee, have priority over this Covenant (each, a "**Subordination**") if: (i) Affordable Housing Developer or the Mortgagee obtains the written approval of the Subordination by the Chief Executive Officer of the County (or the Chief Executive Officer's designee), which shall not be unreasonably withheld, delayed or conditioned; and (ii) Affordable Housing Developer or the Mortgagee and the County execute in recordable form a written subordination agreement (or other necessary document) confirming the Subordination of this Covenant to the lien of the Mortgage (each, a "**Subordination Agreement**"). The Chief Executive Officer of the County (or the Chief Executive Officer's designee) shall have the authority on behalf of the County to execute a Subordination Agreement in such form as reasonably approved by County Counsel. Any Subordination Agreement must preserve the affordability requirements set forth herein in the event of a default or foreclosure of the Mortgage.

6. Notices. Any notice or communication required under this Covenant between the County or the Affordable Housing Developer shall be in writing, and shall be given either personally or by registered or certified mail, return receipt requested. Notice, whether given by personal delivery or registered mail, shall be deemed to have been given and received upon the receipt by the County or the Affordable Housing Developer at the addresses designated below. Either Party hereto may at any time, by giving ten (10) days' written notice to the other Party hereto, provide additional persons or addresses or designate any other person or address in substitution of the person or address to whom or to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the County:

_____
Attention: _____
County of Los Angeles
Department of _____
_____
Los Angeles, CA _____

with copies to:

_____
Attention: _____
County of Los Angeles
Department of _____
_____
Los Angeles, CA _____

County Counsel
Attention: _____
Office of the County Counsel
County of Los Angeles
_____
Los Angeles, CA _____

If to the Affordable Housing Developer:

_____
Attn: _____
_____
_____, CA _____
With a courtesy copy emailed to [●]

with copies to:

_____
Attn: _____
_____
_____
With a courtesy copy emailed to [●]

7. Entire Agreement; Amendment. Except as expressly set forth herein, this Covenant constitutes the entire agreement between the Parties with respect to the subject matter hereof. This Covenant may only be modified or amended by a writing executed by both Parties.

8. Successors and Assigns. This Covenant shall be deemed a covenant running with the ownership of the land comprising the Site, and an equitable servitude thereon, and shall be binding upon, and shall inure to the benefit of, the Parties and their respective successors and assigns.

9. Counterparts. This Covenant may be executed in counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

10. Effectiveness. This Covenant shall only become effective upon its execution by both Parties.

[Signatures on next page]

IN WITNESS WHEREOF, the Parties have executed this Covenant as of the date first written above.

"**County**"

COUNTY OF LOS ANGELES, a body politic and political subdivision of the State of California

By: _____
_____, Chair
Board of Supervisors

DATE: _____

APPROVED AS TO FORM:

_____
COUNTY COUNSEL

By: _____
Deputy

DATE: _____

ATTEST:

Executive Officer-Clerk of the Board of Supervisors

By: _____

DATE: _____

"Affordable Housing Developer"

_____,
a _____

By: _____
Name: _____
Title: _____

DATE: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
)
County of_____)

On _____, 20___, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
)
County of_____)

On _____, 20___, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT 1
TO
COVENANT FOR AFFORDABLE HOUSING PROGRAM

Affordable Housing Program
from Development Agreement

[To be attached at the time of execution of the Covenant for Affordable Housing Program]

EXHIBIT 2
TO
COVENANT FOR AFFORDABLE HOUSING PROGRAM

Legal Description of Onsite Affordable Housing Project Site

[To be attached at the time of execution of the Covenant for Affordable Housing Program]

ADDENDUM 5 TO EXHIBIT C-1

Affirmative Marketing Plan

2. The Property Owner or their designee shall also provide for the selection of applicants from a written waiting list in the chronological order of their application, insofar as is practicable, and provide prompt written notification to any rejected applicants of the grounds for any rejection.

2. The Property Owner or their designee must certify that it has affirmatively furthered fair housing at the time of lease up and annually. Review of this affirmative marketing effort for rental projects will be conducted in conjunction with the Annual Owner's Tenant Certification process.

AFFIRMATIVE MARKETING

All multi-family projects that are funded through the NOFA are required to submit for approval, the attached **Affirmative Fair Housing Marketing Plan** (AFHM) that details the marketing strategy designed to provide information and to attract eligible persons or families in the housing market area to the available units without regard to race, color, national origin, sex, gender identity, religion, marital status, familial status, disability, sexual orientation, ancestry, genetic information, source of income, or any other basis prohibited by law. The plan shall describe initial advertising, site signage, website and social media promotion, recorded messages, community outreach, and all other marketing and communication activities which will inform potential renters or buyers of the availability of the units.

The plan shall address both the initial lease-up phase and the ongoing marketing of vacancies, waiting lists, and accessible units throughout the term of affordability.

LOS ANGELES COUNTY HOUSING RESOURCE CENTER

All rental projects must register the properties on the Los Angeles County Housing Resource Center (LAC-HRC) at www.housing.lacounty.gov. This includes projects that include exclusively Special Needs or homeless units and/or projects and units that are leased through a Coordinated Entry System of any type.

Property listings must include detailed information on accessibility features of the building and all units, as well as information on the number and bedroom size of any fully accessible units. These fully accessible units must be marketed as a unique unit type (i.e., one (1) BR vs. one BR (1) accessible).

Project listings must be posted and approved prior to the first time that any rental applications are available.

Projects that offer rental opportunities available to the general public must also create a special PDF marketing flyer that describes the accessibility features and explains how a

person can apply for a unit. This flyer is posted on a page for "New Leasing Opportunities for Affordable and Accessible Housing."

The advertising of accessible rental units on the LAC-HRC helps the project comply with new regulations for Information and Communication Technology (ICT) that require the use of accessible websites that comply with requirements of Section 508 of the Rehabilitation Act of 1973, while the LAC-HRC call center is experienced in helping people who call using transfer services.

The requirement to register a property on the LAC-HRC is an ongoing obligation that requires the property listing to be updated as unit types become available, leased, or have a status change of any type.

PRE-LEASE UP MEETINGS

Rental projects are required to have a preliminary lease up meeting within 30 days of construction start and a second pre-lease up meeting between 60 and 90 days from the date that residency applications will be accepted.

The pre-lease up meetings (or conference calls) should include the Borrower's project manager, the management company, and the service provider agency. Topics to be discussed include:

- Approval of all website postings advertising the project.
- Construction sign requirements.
- Developing the Affirmative Marketing Plan
- Use of a Coordinated Entry System
- Special outreach efforts
- Interest lines and phone messages
- TTY/TDD or Relay Services
- Special marketing of accessible units
- Confirmation of no local preferences
- Registering properties on the L.A. County Housing Resource Center website

SIGNAGE AND GRAPHICS

All construction or leasing signs on projects funded by LACDA funds must include the International Symbol of Accessibility and the Equal Housing Opportunity Logo.
http://portal.hud.gov/hudportal/HUD?src=/library/bookshelf11/hudgraphics/fheologo

There must be a prominent display of the HUD Fair Housing poster at the leasing office and project site from the beginning of construction through occupancy (24 CFR 110.10). This poster must be at a minimum 11 inches by 14 inches (24 CFR 110.25). This poster is available at the local HUD office or available for download at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/marketing.

All posted rental information or interest phone numbers must include a TTY/TDD phone number or a Relay Service phone number.

An Equal Housing Opportunity logo, statement, or slogan must be included on all written outreach tools (i.e. signs, advertisements, brochures, direct mail solicitations, press releases, etc.).

Any rental office associated with the project must display the HUD Fair Housing Poster, which is available at the local HUD office or available for download at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/marketing

Rental offices must also display a Notice of Right to Reasonable Accommodation.

LANGUAGE

All marketing materials should also include a Spanish language contact. As approved in the Affirmative Marketing Plan, there may be other languages used for project marketing. It is important to register the project on the LAC-HRC, because the call center and website are bi-lingual, and the website includes a Google translator feature.

OTHER WEBSITES

Postings of project leasing information on the Borrower, architect, or management company's website must include the following items:

- International Symbol of Accessibility
- Equal Housing Opportunity logo
- TTY, TTD, or Relay Service phone number

ARCHITECTURAL RENDERINGS

Although not required, Borrowers and architects are encouraged to include representations of diverse populations of people (race, ethnicity, age, gender, family size) and at least one person with a disability (as identified with a wheelchair, cane, walker, or service animal) in renderings of the property that will be used for marketing or posting on the LAC-HRC.

AFFIRMATIVE FAIR HOUSING MARKETING PLAN REVIEW

The Borrower must review its AFHM Plan at least once every five (5) years throughout the life of the loan and to update it as needed in order to ensure continued compliance with HUD's Affirmative Fair Housing Marketing Regulations (see 24 CFR Part 200, Subpart M). This shall be done more frequently if local conditions or project demographics significantly change. The LACDA and/or HUD may monitor the implementation of this AFHM Plan at any time and may also request modification in its format and/or content, when deemed necessary.

LEASE UP CHECKLIST

6		Marketing Plan		A). Marketing Plan should address: 1). Project Description, summary of unit mix 2). Affirmative Fair Marketing Procedures 3). Procedures to provide accessible units to persons with disabilities 4). Timeline and details for outreach and marketing 5). Application and interview procedure 6). On-going advertising 7). Equal Housing and mobility logo to each page B). PMs should confirm that property management will utilize the LAC-HRC for marketing/outreach and ongoing advertising, review unit mix and confirm that project is conforming with most strict affordability restrictions and that populations align with LACDA loan documents/service plan.
7		Tenant Selection Plan		A). LACDA PM will work with Services Reviewer to review the borrower-provided Tenant Selection Plan. B). PMs should check that there are no local preferences allowed (unless previously approved by LACDA), and reviews should be coordinated with DHS and/or DMH. Plan should address all approved populations per service plan and LACDA loan documents, and also not violate Housing First principles or discriminate tenants per Section 12.1 of Loan Agreement.
8		Housing Resource Center Listing		A). The LAC-HRC listings for LACDA-funded capital projects include the following required listing obligations: 1). The entire property shall be listed on the public list if any of the units are available for leasing to the general public (or with the assistance of case managers or housing navigators) 2). Properties that special needs units and/or project-based-voucher units that are only available through Housing Authority or County Department referral services must also list the property on the Restricted-Access Registration. This includes all projects with special needs units, even if the project is also listed on the main database. 3). The LACDA loan agreement also requires that the developer list their entire portfolio of affordable housing projects with the County of Los Angeles. 4). Once Marketing has gone "live," LACDA PM should provide a project rendering, flyer, and brief project description to Beatriz Lopez who will post the flyer to the home page.

9		Marketing Flyer/ Cover Letter*		A). Marketing Components should entail: 1. Project Description 2. Include Unit Mix (table household size and AMI) 3. Photo of project 4. Equal Housing and mobility logo to each page 5. Will there be a general information number? If yes, copy of script is needed 6. Discuss Pet Policy 7. Housing first nondiscriminatory rules 8. Include expected construction completion time frame (e.g., Coming Winter, Summer, Fall, Spring/ Year) 9. Date of expected acceptance of applications B). PMs should confirm unit mix and affordability restrictions align with approved LACDA loan documents. *Per the preference of the developer, the marketing flyer and special needs and accessible marketing flyer can be combined.
10		Special Needs and Accessible Marketing Flyer*		A). Marketing Components should entail: 1. Project Description 2. Include Unit Mix (table household size and AMI) 3. Photo of project 4. Equal Housing and mobility logo to each page 5. General Information number? if Yes, copy of script is needed 6. Discuss Pet Policy 7. Housing first nondiscriminatory rules 8. Include expected construction completion time frame (e.g., Coming Winter, Summer, Fall, Spring/ year) 9. Include the amount of visual and mobility units available, number of special need units 10. Unit features description for mobility and sensory impairments (e.g., wheelchair accessible doorways, bathtubs, audible signals) 11. Where and how should applicants apply or request for sensory or mobility impaired unit 12. Date of expected acceptance of applications *Per the preference of the developer, the marketing flyer and special needs and accessible marketing flyer can be combined.

11		Other Marketing & Materials		A). Other Marketing Materials include: Flyers, Phone Line, Recorded Message, Website, Print Ads, etc. B). Marketing materials need to be submitted to the LACDA for approval prior to implementation.

Exhibit C-2 Funding for Old Road Phase II Improvements

1. Old Road payment schedule

1.1. Payment Obligation: Newhall agrees to contribute up to $62 million (the "**Old Road Funding Cap**") for improvements to the "Old Road Phase II Improvements" (defined in Section 2.2.2) pursuant to the following schedule and conditions precedent (the "**Old Road Payment Schedule**") and subject to the County and Newhall first completing the amended Acquisition Agreement in accordance with **Exhibit C-6**:

1.1.1. After the issuance of the first residential building permit for the Entrada South Project, annual payments ("**Annual Payments**") of $600,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years, for a total of $12,000,000.

1.1.2. After the issuance of the first residential building permit for the Homestead South Project, additional Annual Payments of $1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of $25,000,000.

1.1.3. After the issuance of the first residential building permit for the Legacy Village Project, additional Annual Payments of $1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of $25,000,000.

1.1.3.1. The Annual Payments described in Sections 1.1.2 and 1.1.3 for the Homestead South and Legacy Village Projects (collectively, the "**Additional Projects**") are in addition to the Annual Payments for Entrada South required under Section 1.1.1, above.

1.2. Funding Commitment; DA Fee: Subject to the provisions in Section 1.1, above, the Annual Payments will continue until Newhall has fully satisfied its Old Road Funding Cap (i.e., its $62 million commitment) and Newhall's obligation to make the Annual Payments shall survive expiration of this Agreement. This Agreement and (if applicable) any development agreement associated with the Homestead South Project and/or Legacy Village Project shall provide that the Annual Payments are a development agreement fee (per Gov. Code Sections 65865(e) or other relevant sections of the Gov. Code).

1.3. County Discretion Reserved: Inclusion of Newhall's Additional Projects (i.e., Homestead South Project and Legacy Village Project) in the Old Road Payment Schedule is intended to memorialize Newhall's intent to provide such funding for development in such other villages and does not constitute a commitment by the County to approve future entitlement applications for any such Additional Project, all of which remain subject to the full discretionary evaluation of the Board of Supervisors, including, without limitation, satisfaction of environmental review under the California Environmental Quality Act and CEQA Guidelines Section 15004.

The County has full discretion to consider alternatives to the Old Road Phase II Improvements,

or decide not to move forward with the Old Road Phase II Improvements, based on the County's compliance with CEQA. The parties recognize that Newhall's obligations to provide funding for the Old Road Phase II Improvement described in this Agreement and Exhibit C-2 will not apply if the County elects not to move forward with the Old Road Phase II Improvements.

1.4. B&T District Fees:

1.4.1.1. The Newhall westside communities/villages both inside and outside the Specific Plan (collectively for purposes of this **Exhibit C-2**, the "**Newhall Ranch Villages**") are subject to B&T District fees, which fund improvements including the Old Road Phase II Improvements. Newhall will continue to pay, cause to be paid, or apply B&T credits for its properties per the normal B&T process.

1.4.1.2. As previously acknowledged by the County, Newhall shall be provided a dollar-for-dollar credit under the B&T District for the Annual Payments, concurrent with the making of each such payment, whether or not reimbursed through the CFD or other means.

1.5. CFD: As described in **Exhibit C-6**, the CFD Acquisition Agreement will be revised to allow for the financing (i.e., reimbursement to Newhall from the County) of the Annual Payments upon payment to the County of an equivalent amount from CFD proceeds (bonds or paygo). The County shall adopt a reimbursement resolution pursuant to Federal tax law to allow for the financing of the Annual Payments from tax-exempt bonds. These changes are in addition to the other changes to the CFD Acquisition Agreement contemplated in Section 2.2.6 and Exhibit C-6 to this Development Agreement.

1.6. No Additional Mitigation: The Old Road Payment Schedule represent an acceleration and excess contribution of Newhall's total fair share financial obligation regarding the Old Road Phase II Improvements for the entirety of Newhall Ranch Villages, thereby providing a public benefit through earlier funding than would be anticipated under the normal course of development. Together with the Entrada North Right-of-Way (ROW) dedication and B&T District payments and/or credits, the Annual Payments up to the Old Road Funding Cap shall fully satisfy Newhall's total fair share obligations to assist with funding, construction and/or any other aspect of the Old Road and ancillary improvements, upgrades or repairs[1] for all future Newhall Ranch Villages, subject to the Board of Supervisors' discretion described in Section 1.3, above. For the avoidance of doubt, as requested by DPW, this confirms that the Old Road Phase II Improvements do not include relocation of the Rye Canyon ramps to Interstate 5 or any widening project for The Old Road north of SR 126 in Castaic.

[1] The Old Road and ancillary improvements, upgrades or repairs include but are not limited to the improvements, upgrades, repairs, and other actions covered by the EIR for the "The Old Road over Santa Clara River and the Southern Pacific Transportation Company (SPT Co.) Bridge, Et Al.," County Department of Public Works, Dec. 2024, SCH 2023030209.

Exhibit C-3 Rights-of-Way

1. ENTRADA NORTH RIGHT-OF-WAY FOR THE OLD ROAD PHASE I IMPROVEMENTS

1.1. Right of Way. DPW has identified that certain right-of-way owned by Newhall along the Entrada North property as essential to the **"**Old Road Phase I Improvements,**"**[1] as generally depicted in **Exhibit C-3-A** (the **"**Entrada North ROW**"**).

1.2. Conveyance of Entrada North ROW. Within ninety (90) days of the later of (i) the Final Project Approval Date of this Agreement or (ii) the County**'**s completion of CEQA review for the Old Road Phase I Improvements, Newhall shall convey to the County the Entrada North ROW through an easement that is substantially similar in form and substance to prior transfers that Newhall has made to the County, unless a Third-Party Legal Challenge has been brought before that date, in which case the conveyance shall occur within the later of the above timing or ninety (90) days after a final adjudication of such Third-Party Legal Challenge. The conveyance instrument shall restrict the use of the Entrada North ROW to uses related to the Phase I Old Road Improvements.

1.3. No Payment for Entrada North ROW. The County shall not be required to pay any fee or purchase price for the Entrada North ROW in consideration for the County**'**s obligations under this Agreement.

1.4. Public Benefit. Newhall**'**s obligation to provide the Entrada North ROW would not have been triggered until Newhall developed the Entrada North project; therefore, Newhall**'**s earlier commitment to provide the Entrada North ROW in this Agreement represents a public benefit. No additional requirements, mitigation, or conditions for the Entrada North ROW will be imposed on Newhall related to Old Road Phase I improvements with respect to the Entrada North project or any other Newhall Ranch Village (as defined in **Exhibit C-2**).

2. ADDITIONAL RIGHTS OF WAY

2.1. Right of Way for Old Road Phase II Improvements (Street Improvements Only)

2.1.1. Right of Way. DPW has identified that certain right-of-way owned by Newhall associated with the Old Road Phase II Improvements, which only involve street improvements, as generally depicted in **Exhibit C-3-B** (the "**Old Road Improvements Phase II ROW**").

---

[1] "Phase I Old Road Improvements" means the first phase of the Old Road South Project (Segment 2) covering the roadway portion from North of Interstate 5 Rye Canyon Ramps to Henry Mayo Drive, as identified by DPW in its "Board Motion of September 13, 2022, Agenda Item 84-B, Emergency Mobility Options in Santa Clarity Valley Interstate 5 Freeway – Financing Plan," Attachment II (The Old Road South Project Recommended Budget Estimate And Financing Plan).

2.1.2. Conveyance of ROW. Newhall agrees to dedicate the ROW thirty (30) days prior to the start of construction of the Old Road Phase II Improvements.

2.1.3. No Payment for ROW. The County shall not be required to pay any fee or purchase price for the Old Road Phase II Improvements ROW in consideration for the County's obligations under this Agreement.

2.2. Old Road Trail

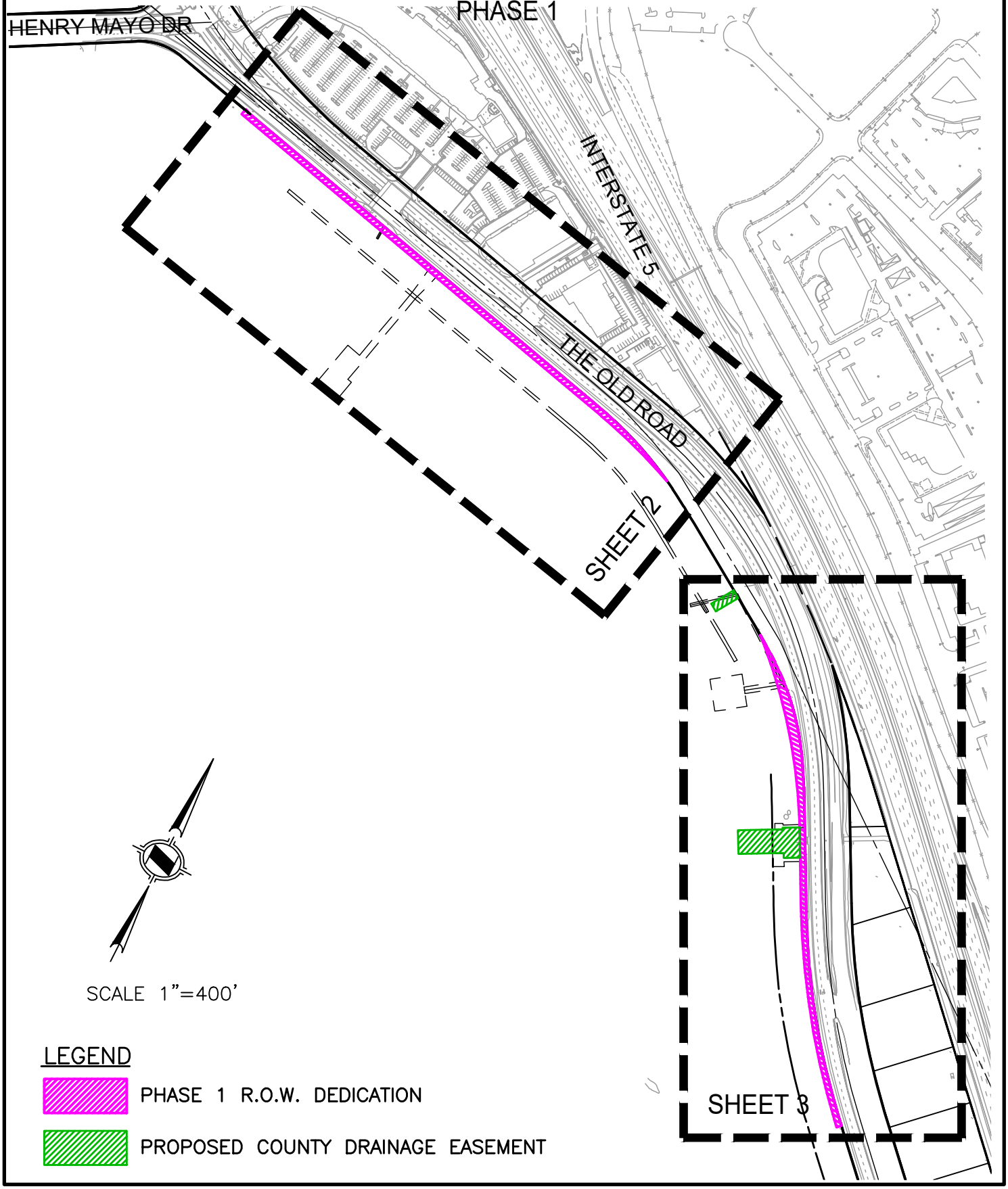
2.2.1. Old Road Trail Alignment. The County has proposed developing a public trail along the Old Road (the "**Old Road Trail**"). A portion of the proposed trail utilized Newhall property under Newhall ownership through the Valencia Water Reclamation Plant Site. Newhall has offered this property to the County Sanitation District; however, Newhall did not dedicate ROW for the portion of the Old Road Trail through the Valencia Water Reclamation Plant. As consideration for this Agreement, the County agrees to (i) align the Old Road Trail along the Old Road adjacent to the Valencia Water Reclamation Plant (i.e., not through the Valencia Water Reclamation Plant site), (ii) extend the trail northward along the Old Road across the existing drainage culvert, and (iii) as part of its planning process, complete the necessary CEQA review for the Old Road Trail.

2.2.2. Dedication Not Required by Newhall. For avoidance of doubt, Newhall will not be obligated to dedicate a ROW for the Old Road Trail through the Valencia Water Reclamation Plant site.

Exhibit C-3-A Depiction of the Entrada North ROW

EXHIBIT C-3-A

THE OLD ROAD PROPOSED
RIGHT-OF-WAY
PHASE 1



SCALE 1"=400'

LEGEND

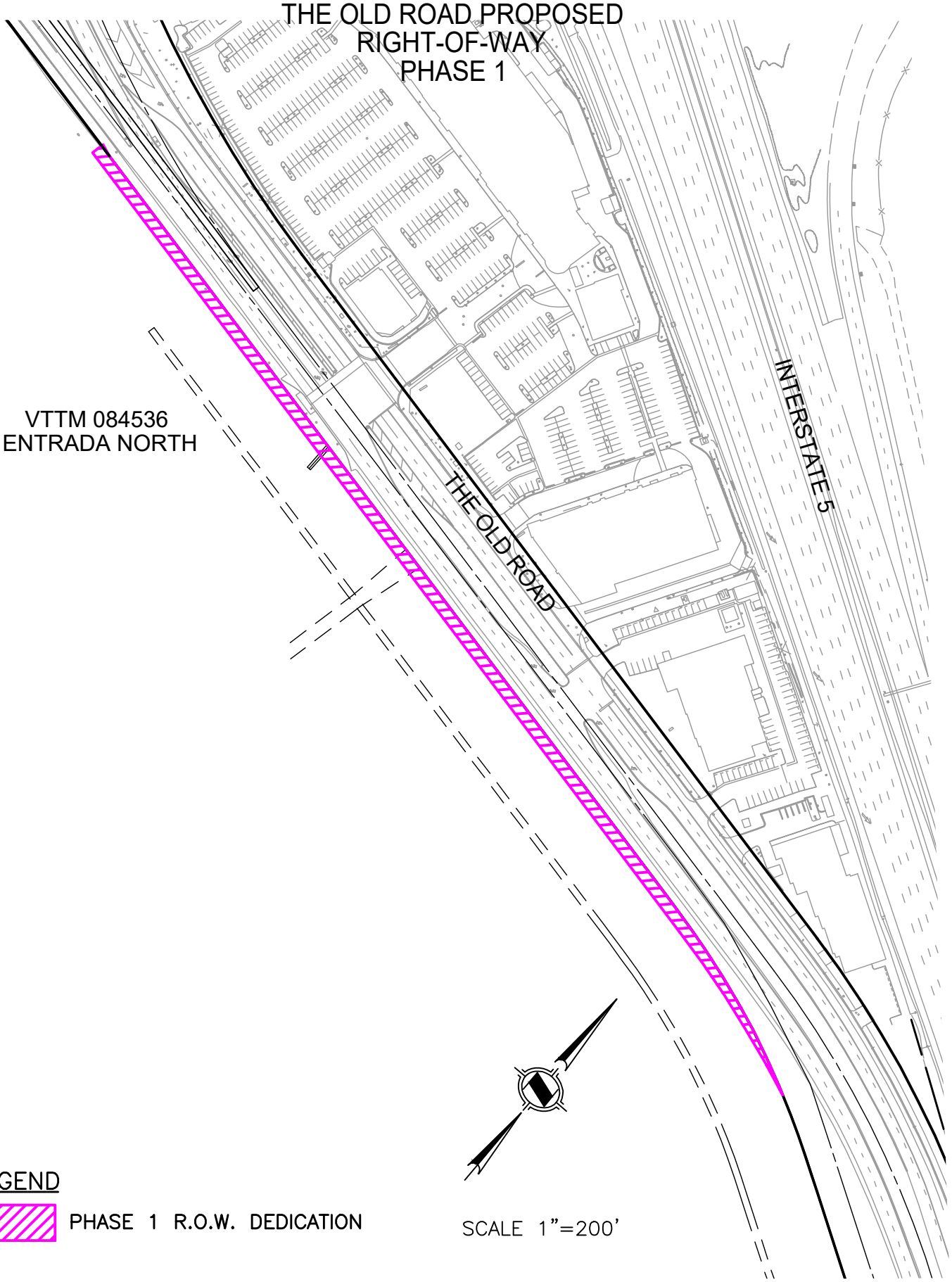
PHASE 1 R.O.W. DEDICATION

PROPOSED COUNTY DRAINAGE EASEMENT

G:\Newhall Ranch\Overall\Exh\HNR641-01_The Old Rd ROW Phased Dedications.dwg Plotted on Oct 09, 2024 by adamw

EXHIBIT C-3-A

THE OLD ROAD PROPOSED
RIGHT-OF-WAY
PHASE 1



LEGEND

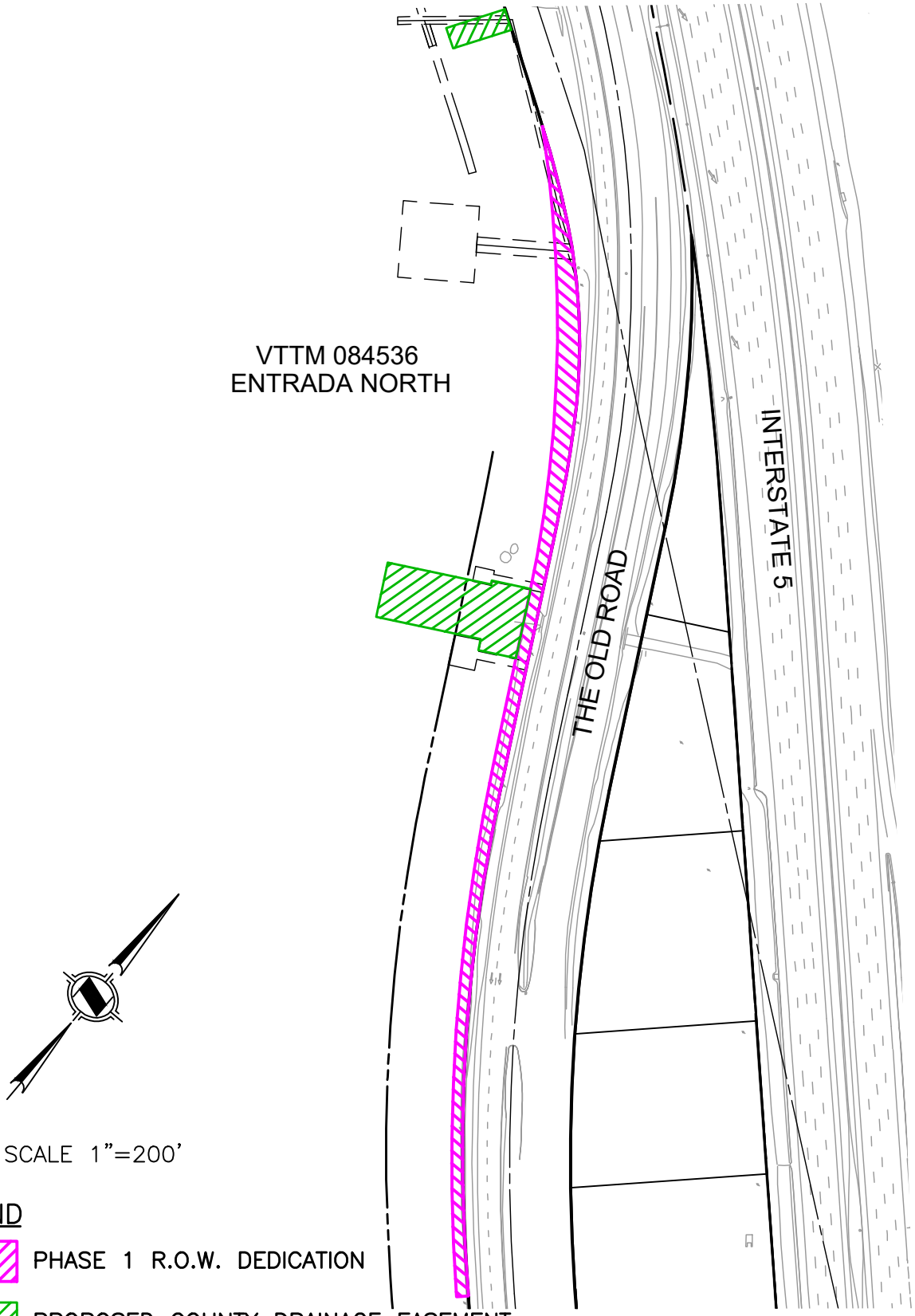
PHASE 1 R.O.W. DEDICATION

SCALE 1"=200'

G:\Newhall Ranch\Overall\Exh\HNR641-01_The Old Rd ROW Phased Dedications.dwg Plotted on Oct 08, 2024 by adamw

EXHIBIT C-3-A

THE OLD ROAD PROPOSED
RIGHT-OF-WAY
PHASE 1



SCALE 1"=200'

LEGEND

PHASE 1 R.O.W. DEDICATION

PROPOSED COUNTY DRAINAGE EASEMENT

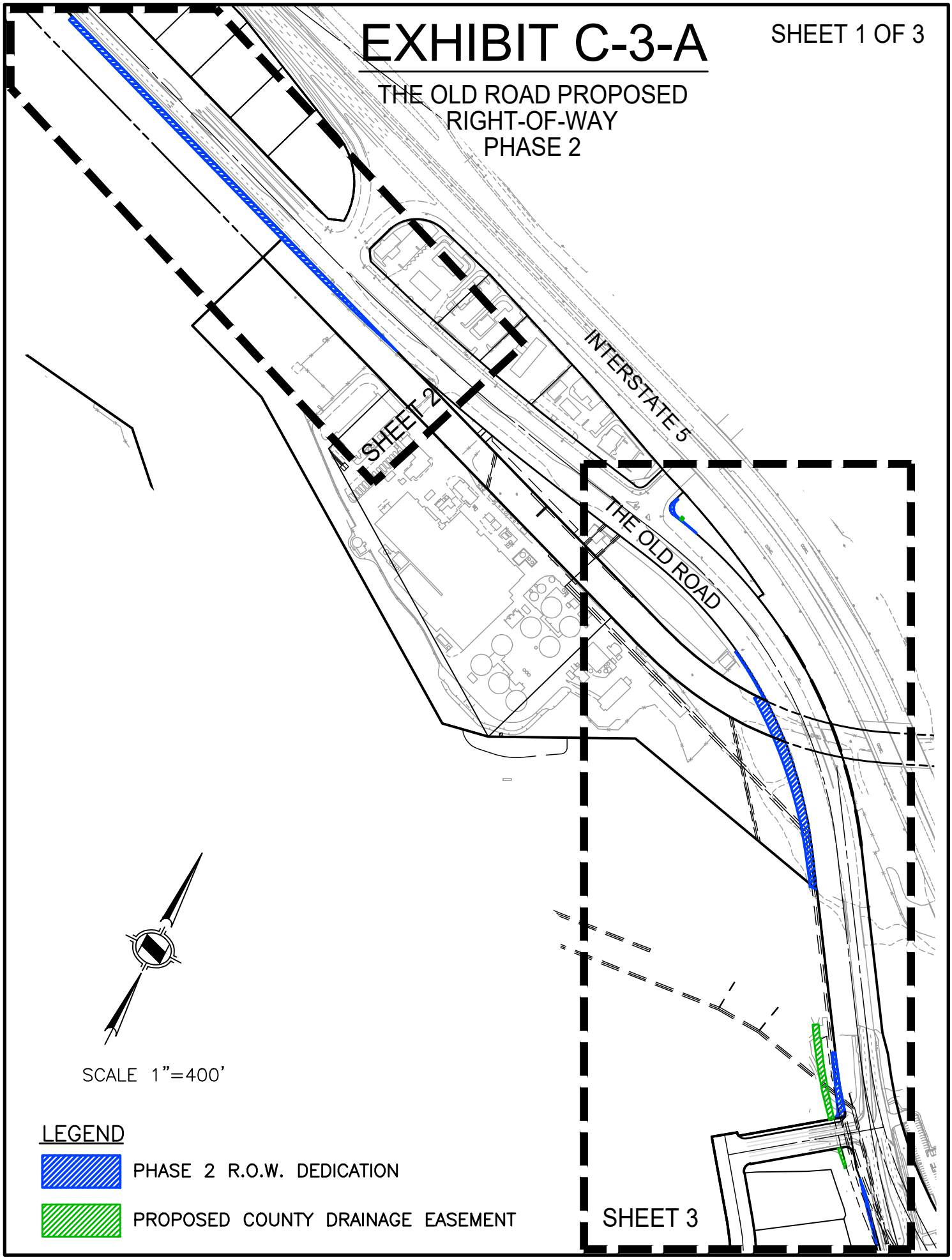
G:\Newhall Ranch\Overall\Exh\HNR641-01_The Old Rd ROW Phased Dedications.dwg Plotted on Oct 08, 2024 by adamw

Exhibit C-3-B Depiction of the Old Road Phase II Improvements ROW

EXHIBIT C-3-A

SHEET 1 OF 3

THE OLD ROAD PROPOSED
RIGHT-OF-WAY
PHASE 2



SCALE 1"=400'

LEGEND

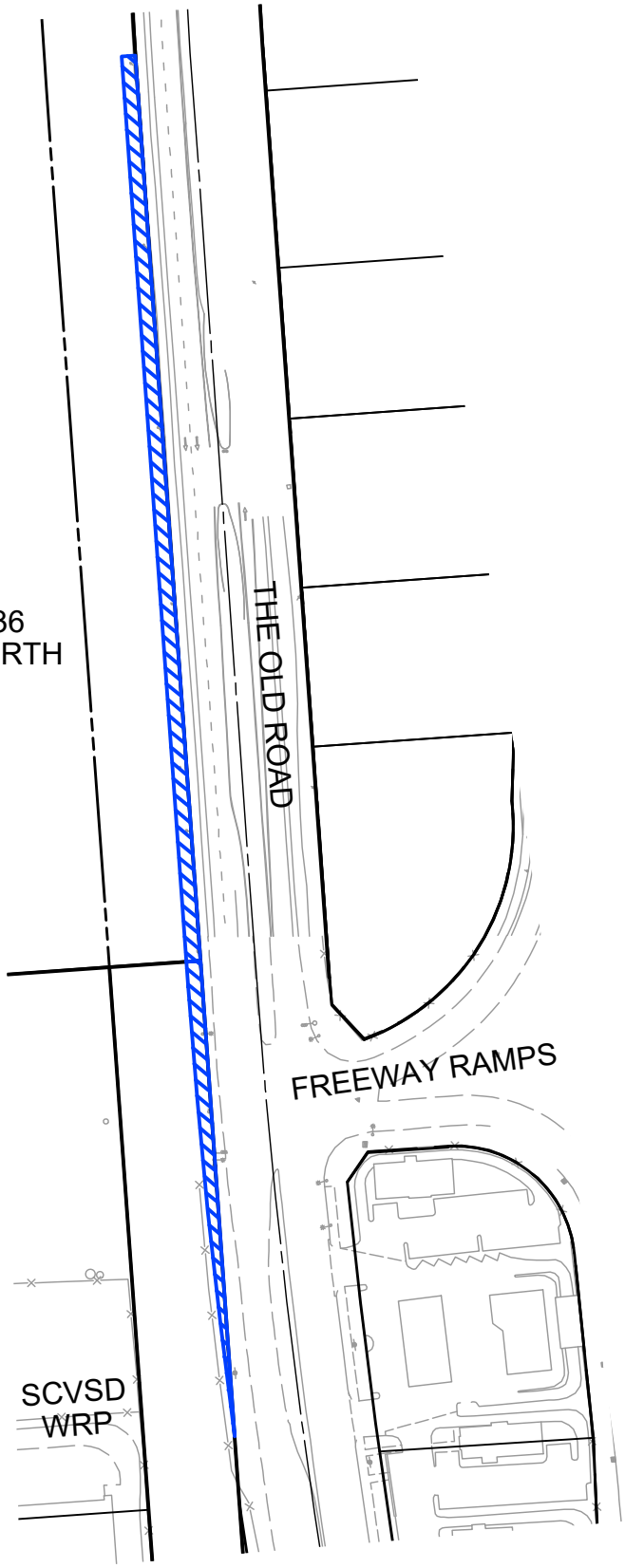
PHASE 2 R.O.W. DEDICATION

PROPOSED COUNTY DRAINAGE EASEMENT

G:\Newhall Ranch\Overall\Exh\HNR641-01_The Old Rd ROW Phased Dedications.dwg Plotted on Oct 08, 2024 by adamw

EXHIBIT C-3-B

THE OLD ROAD PROPOSED RIGHT-OF-WAY PHASE 2



SCALE 1"=200'

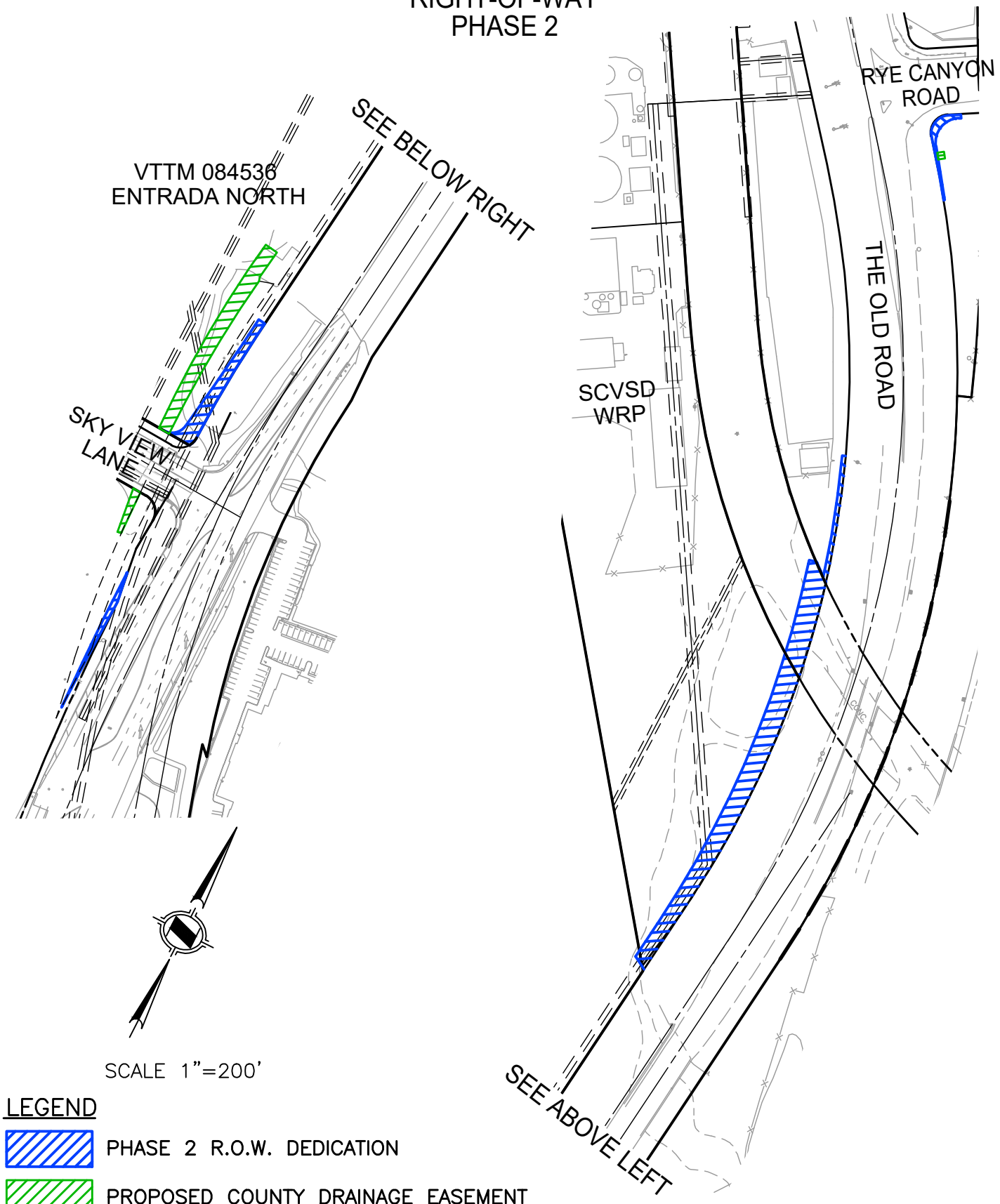
LEGEND

PHASE 2 R.O.W. DEDICATION

G:\Newhall Ranch\Overall\Exh\HNR641-01_The Old Rd ROW Phased Dedications.dwg Plotted on Oct 08, 2024 by adamw

EXHIBIT C-3-B

THE OLD ROAD PROPOSED RIGHT-OF-WAY PHASE 2



LEGEND

PHASE 2 R.O.W. DEDICATION

PROPOSED COUNTY DRAINAGE EASEMENT

G:\Newhall Ranch\Overall\Exh\HNR641-01_The Old Rd ROW Phased Dedications.dwg Plotted on Oct 08, 2024 by adamw

Exhibit C-4 DPW Maintenance Yard

1. DPW MAINTENANCE YARD SITE

1.1. DPW Maintenance Yard Request. As consideration for this Agreement, DPW requested that Newhall convey to the County, at no cost to the County, approximately 7 acres as a potential site for DPW developing and operating a DPW maintenance yard that would involve maintenance yard-related facilities and activities ("**Maintenance Yard Purposes**"), subject to DPW first satisfying Section 1.4. Newhall has agreed to dedicate a site to the County for Maintenance Yard Purposes subject to the terms of this Agreement.

1.2. Maintenance Yard Site. Newhall has identified an approximately 25-acre site that it owns within the existing Valencia Commerce Center, located in unincorporated Los Angeles County, as described in **Exhibit C-4-A** ("**Maintenance Yard Site**").

1.2.1. Utility Easement. County acknowledges that the Maintenance Yard Site is subject to an easement belonging to Southern California Edison and adjacent to an existing flood control channel.

1.2.2. Utilities. Newhall shall provide the location of known utilities in the vicinity of the Maintenance Yard Site. County shall be responsible for installation of utilities to serve the Maintenance Yard Site including connection points to utilities adjacent to the Maintenance Yard Site.

1.2.3. DPW's Ongoing Obligations. DPW shall be solely responsible for the costs and actions necessary to develop and use the Maintenance Yard Site for Maintenance Yard Purposes, subject to DPW first satisfying Section 1.4. For avoidance of doubt, Newhall will have no ongoing obligations under this Agreement with respect to the construction or operation of the Maintenance Yard Site.

1.3. Alternative Maintenance Yard Site. Upon completion of DPW's reasonable diligence of the Maintenance Yard Site, if Public Works determines the Maintenance Yard Site is infeasible for Maintenance Yard Purposes based solely on information obtained during the diligence period, DPW shall select one of two "**Alternative Maintenance Yard Sites**" as described in **Exhibits C-4-B**, in which case, the selected Alternative Maintenance Yard Site will be deemed the Maintenance Yard Site for purposes of this Agreement.

1.4. CEQA Compliance by County. The County must satisfy compliance with CEQA, including in accordance with CEQA Guidelines Section 15004, with respect to DPW's possible development and use of the Maintenance Yard Site for Maintenance Yard Purposes. For avoidance of doubt, the County and Newhall agree that the County has full discretion to consider alternatives to the Maintenance Yard Site, or decide not move forward with the Maintenance Yard Site for Maintenance Yard Purposes, including based on the County's compliance with CEQA (including the evaluation of alternatives and mitigation as necessary), which must be completed prior to the DPW determining whether to pursue development of the Maintenance Yard Site for Maintenance Yard Purposes.

1.5. Conveyance of Maintenance Yard Site. Newhall shall, within ninety (90) days after the later of (i) the Final Project Approval Date of this Agreement or (ii) the County's completion of CEQA for DPW's development and use of the Maintenance Yard Site for Maintenance Yard Purposes, convey to the County the Maintenance Yard Site through a grant deed that is substantially similar in form and substance to other grants that Newhall has made in prior dedications to the County, unless a Third-Party Legal Challenge to this Agreement or the County's CEQA compliance for the Maintenance Yard Site has been brought before that date, in which case the conveyance shall occur within the later of the above timing or ninety (90) days after a final adjudication of such Third-Party Legal Challenge. The grant deed shall restrict the use of the Maintenance Yard Site to Maintenance Yard Purposes.

1.6. No Payment for Maintenance Yard Site. The County shall not be required to pay any fee or purchase price for the Maintenance Yard Site in consideration for its obligations under this Agreement.

Exhibit C-4-A Legal Description of the Maintenance Yard Site

EXHIBIT "A"

LEGAL DESCRIPTION

PARDEE MAINTENANCE YARD

BEING A PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 10062 FILED IN BOOK 96 PAGES 1 THROUGH 7 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE

ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, SOUTH 30°58'26" EAST 421.61 FEET; THENCE

ALONG THE NORTHWESTERLY LINE OF RYE CANYON ROAD, 100.00-FOOT-WIDE, AS SHOWN ON SAID PARCEL MAP, SOUTH 63°04'59" WEST 30.08 FEET; THENCE

LEAVING SAID NORTHWESTERLY LINE, NORTH 30°58'26" WEST 296.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 141.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 30°38'34" EAST, SAID POINT BEING THE SOUTHWESTERLY LINE OF THAT EASEMENT TO THE COUNTY OF LOS ANGELES FOR STORM DRAIN AND INGRESS AND EGRESS PURPOSES, AS SHOWN ON SAID PARCEL MAP; THENCE

NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°47'37" AN ARC DISTANCE OF 41.33 FEET; THENCE

CONTINUING ALONG SAID SOUTHWESTERLY LINES, THE FOLLOWING COURSES:

NORTH 76°09'03" WEST 103.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 534.13 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 16°16'12" EAST;

WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'08" AN ARC DISTANCE OF 207.29 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 480.86 FEET;

WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°37'32" AN ARC DISTANCE OF 80.78 FEET;

NORTH 74°24'32" WEST 8.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 533.38 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°25'11" AN ARC DISTANCE OF 218.02 FEET;

NORTH 50°55'16" WEST 233.63 FEET;

NORTH 48°36'12" WEST 30.03 FEET;

NORTH 50°59'21" WEST 225.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 467.87 FEET;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'46" AN ARC DISTANCE OF 140.29 FEET;

SOUTH 30°59'19" EAST 13.46 FEET;

SOUTH 59°00'41" WEST 30.00 FEET;

NORTH 30°59'19" WEST 49.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 467.87 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 16°07'05" EAST;

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°23'20" AN ARC DISTANCE OF 35.84 FEET; THENCE

ALONG THE NORTHWESTERLY BOUNDARY OF PARCEL MAP NO. 8940 FILED IN BOOK 136 PAGES 63 THROUGH 70 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 30°58'26" WEST 1,350.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,886.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 01°33'04" WEST, SAID POINT BEING ON THE SOUTHERLY LINE OF NEWHALL RANCH ROAD AS DESCRIBED IN DOCUMENT RECORDED JULY 19, 2005 AS INSTRUMENT NO. 05-1699814, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE

EASTERLY ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°36'11" AN ARC DISTANCE OF 651.32 FEET; THENCE

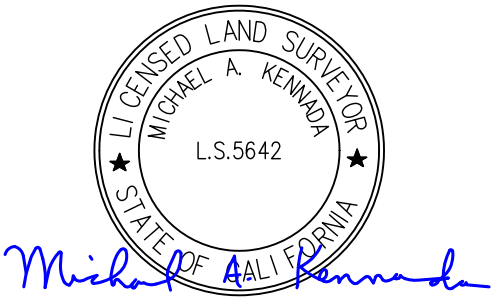
NORTH 88°29'25" EAST 155.14 FEET; THENCE

ALONG THE WESTERLY LINE OF LOT 1 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 82 PAGE 89 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SOUTH 30°03'12" EAST 230.62 FEET; THENCE

CONTINUING ALONG SAID WESTERLY LINE, SOUTH 30°58'26" EAST 1,701.84 FEET; THENCE

ALONG THE SOUTHERLY LINE OF SAID RECORD OF SURVEY, NORTH 59°00'39" EAST 74.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 29.472 ACRES, MORE OR LESS

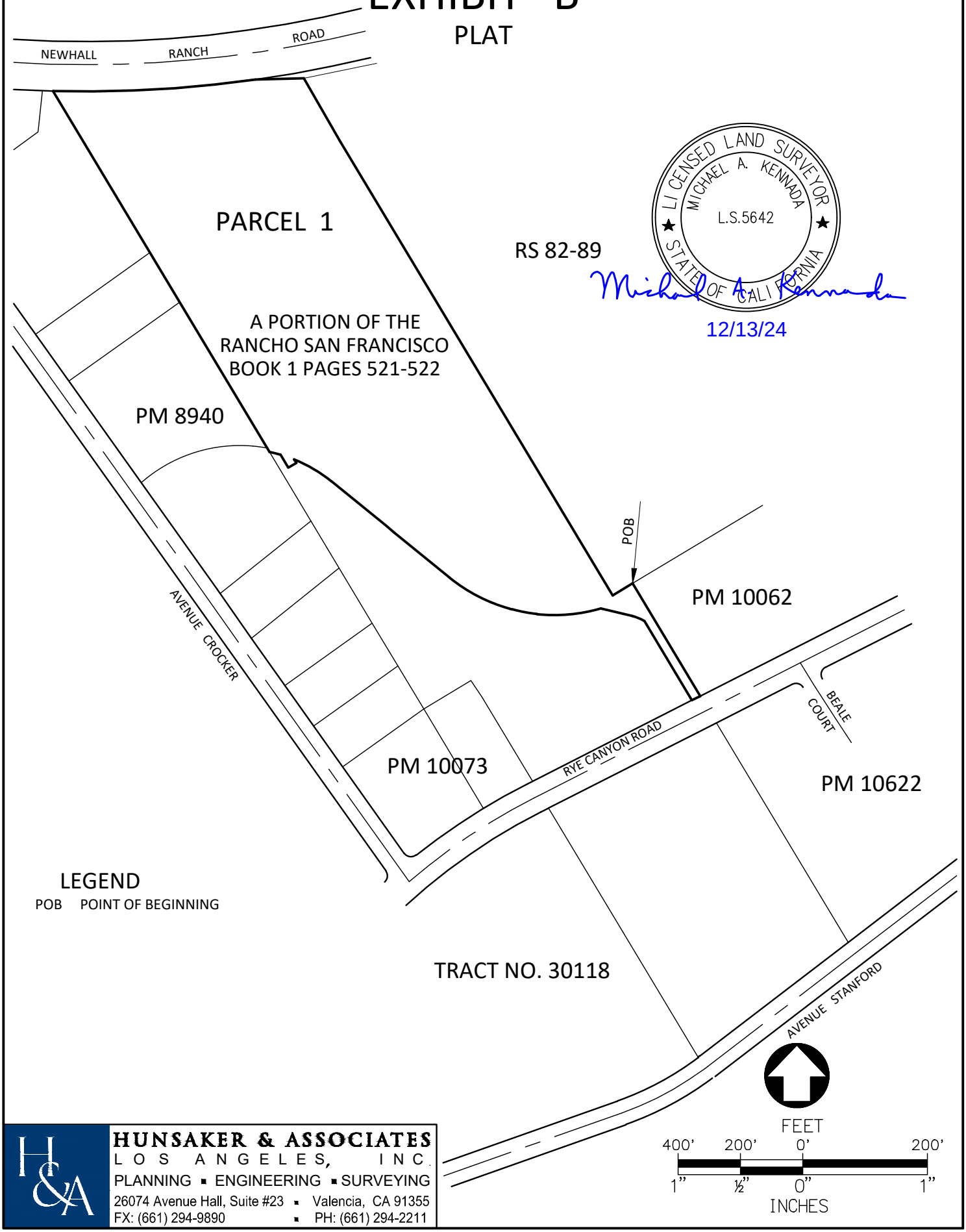


12/13/24

EXHIBIT "B"

PLAT

SHEET 1 OF 3



LEGEND

POB POINT OF BEGINNING

FEET

400' 200' 0' 200'

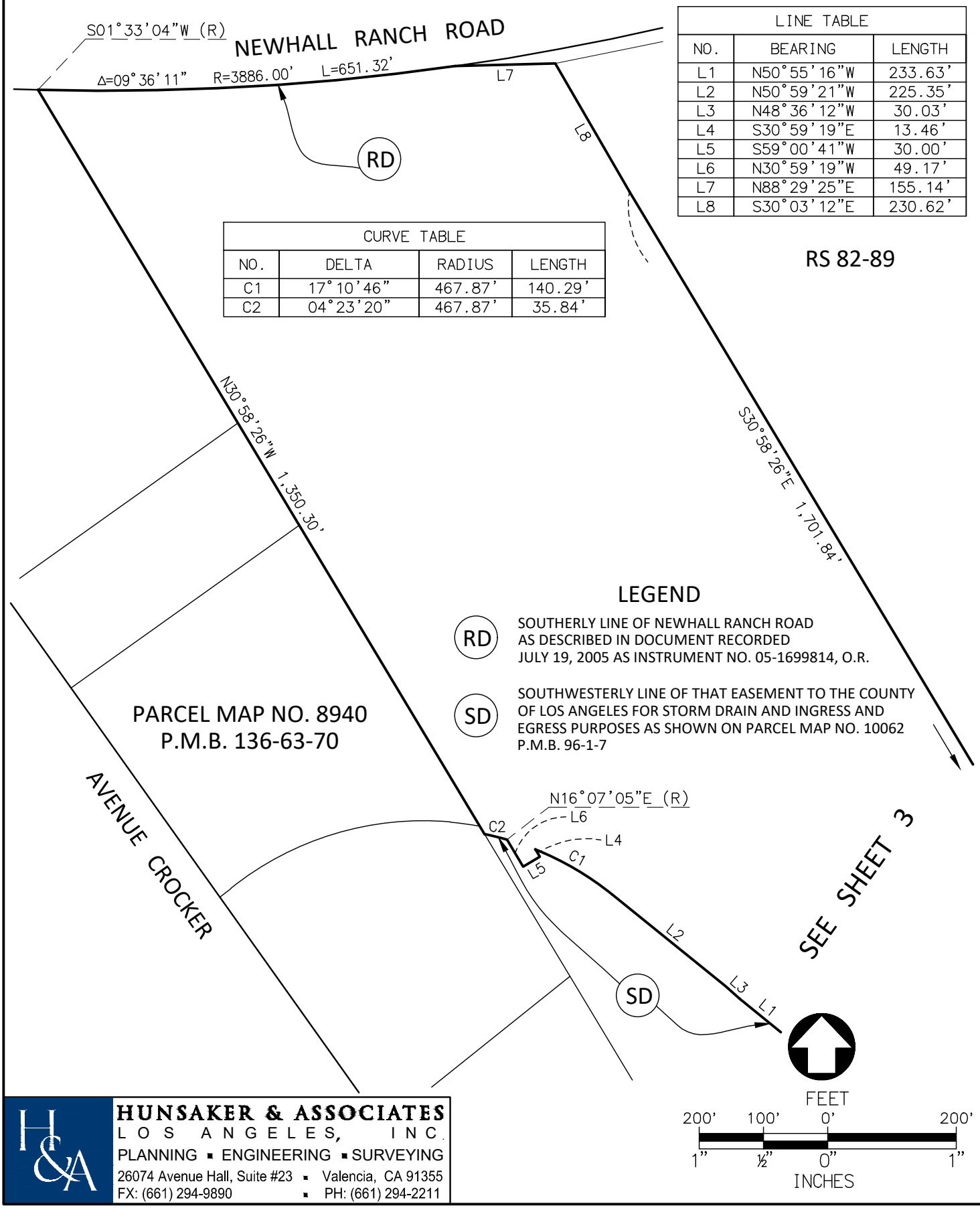
1" ½" 0" 1"

INCHES

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Suite #23 ▪ Valencia, CA 91355
FX: (661) 294-9890 ▪ PH: (661) 294-2211

EXHIBIT "B"

PLAT



LINE TABLE		
NO.	BEARING	LENGTH
L1	N50°55'16"W	233.63'
L2	N50°59'21"W	225.35'
L3	N48°36'12"W	30.03'
L4	S30°59'19"E	13.46'
L5	S59°00'41"W	30.00'
L6	N30°59'19"W	49.17'
L7	N88°29'25"E	155.14'
L8	S30°03'12"E	230.62'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	17°10'46"	467.87'	140.29'
C2	04°23'20"	467.87'	35.84'

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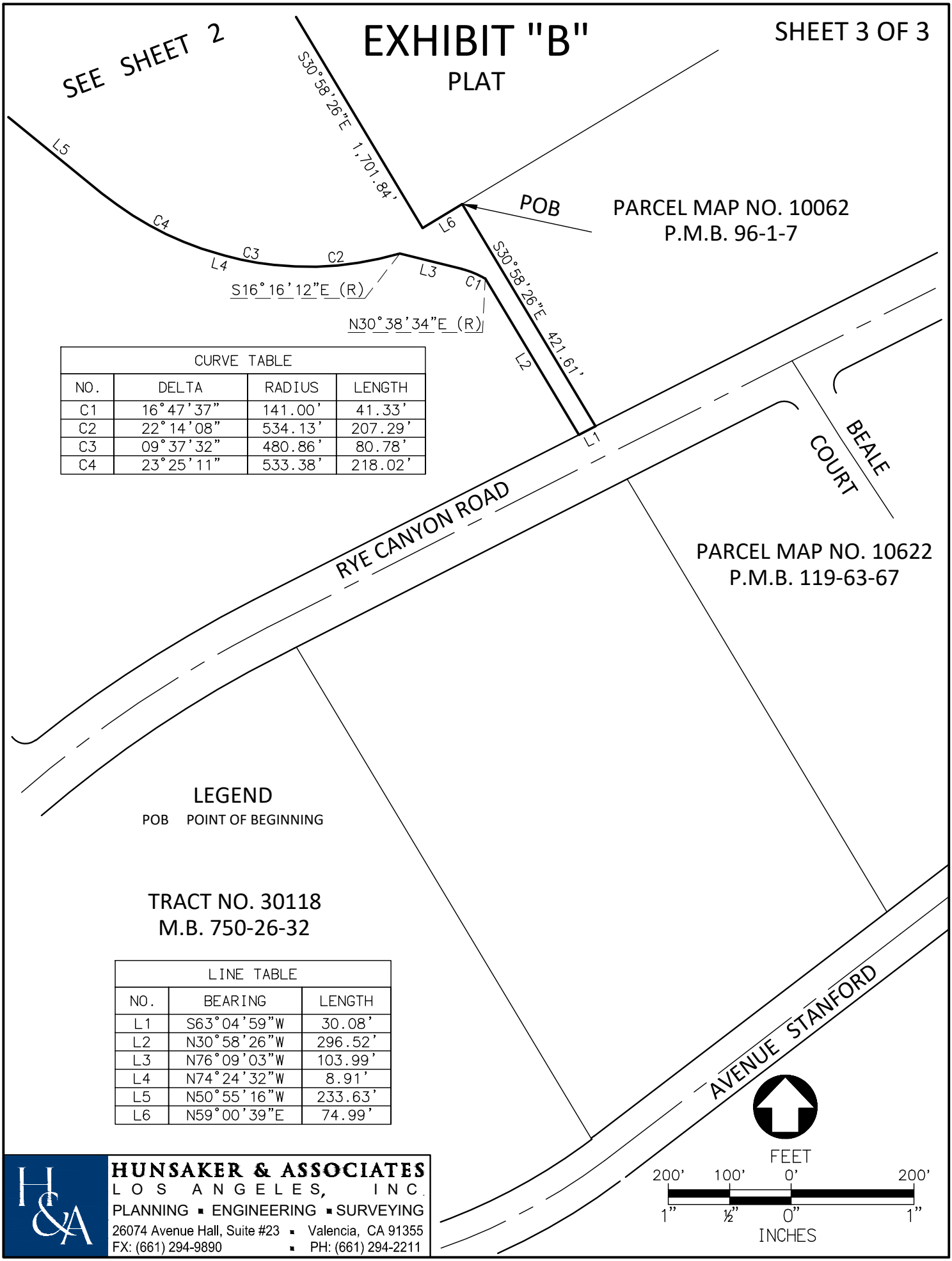
EXHIBIT "B"

PLAT

SHEET 3 OF 3



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	16°47'37"	141.00'	41.33'
C2	22°14'08"	534.13'	207.29'
C3	09°37'32"	480.86'	80.78'
C4	23°25'11"	533.38'	218.02'

LEGEND

POB POINT OF BEGINNING

TRACT NO. 30118
M.B. 750-26-32

LINE TABLE		
NO.	BEARING	LENGTH
L1	S63°04'59"W	30.08'
L2	N30°58'26"W	296.52'
L3	N76°09'03"W	103.99'
L4	N74°24'32"W	8.91'
L5	N50°55'16"W	233.63'
L6	N59°00'39"E	74.99'

FEET
200' 100' 0' 200'
1" ½" 0" 1"
INCHES

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Exhibit C-4-B Legal Descriptions of the Alternative Maintenance Yard Sites

EXHIBIT "A"

LEGAL DESCRIPTION

MAINTENANCE YARD

BEING A PORTION OF THE RANCHO SAN FRANCISCO, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE SOUTHWESTERLY LINE OF LIVINGSTON AVENUE, 84.00 FEET WIDE, WITH THE NORTHWESTERLY LINE OF THAT 300-FOOT WIDE SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT AS DESCRIBED IN DOCUMENT RECORDED JULY 1, 1958 AS INSTRUMENT NO. 4125 IN BOOK D143 PAGE 449 AND DOCUMENT RECORDED FEBRUARY 8, 1960 AS INSTRUMENT NO. 3843 IN BOOK D743 PAGE 487, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SHOWN ON PARCEL MAP NO. 19784-01 FILED IN BOOK 279 PAGES 34 THROUGH 44 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE

ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL MAP NO. 19784-01, SOUTH 47°19'17" WEST 1,692.38 FEET; THENCE

ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL MAP NO. 19784-01 AND THE SOUTHWESTERLY BOUNDARY OF PARCEL MAP NO. 19784-02 FILED IN BOOK 285 PAGES 90 THROUGH 99 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 42°40'17" WEST 1,537.43 FEET; THENCE

ALONG THE NORTHWESTERLY BOUNDARY OF SAID RANCHO SAN FRANCISCO, SOUTH 33°22'45" WEST 204.87 FEET; THENCE

ALONG THE SOUTHWESTERLY LINES OF CERTIFICATE OF COMPLIANCE LOT LINE ADJUSTMENT NO. 101,171 (PARCEL 3) AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 173 PAGES 78 THROUGH 86 INCLUSIVE, OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE FOLLOWING COURSES:

SOUTH 54°21'14" EAST 701.79 FEET;

SOUTH 10°02'54" EAST 640.75 FEET;

SOUTH 23°34'50" WEST 648.73 FEET;

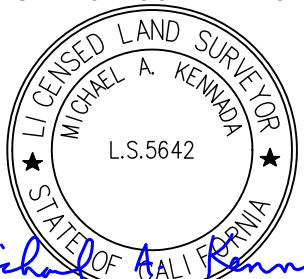
SOUTH 42°41'13" EAST 600.00 FEET; THENCE

ALONG THE NORTHWESTERLY BOUNDARY OF PARCEL MAP NO. 22261 FILED IN BOOK 273 PAGES 27 THROUGH 37 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THE NORTHWESTERLY BOUNDARY OF PARCEL MAP NO. 20839 FILED IN BOOK 273 PAGES 38 THROUGH 43 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NORTH 47°19'17" EAST 2,867.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,708.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 41°02'02" EAST, SAID CURVE BEING ON SAID SOUTHWESTERLY LINE OF LIVINGSTON AVENUE; THENCE

NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°22'03" AN ARC DISTANCE OF 547.54 FEET; THENCE

CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LIVINGSTON AVENUE, NORTH 67°20'01" WEST 82.04 FEET TO THE **POINT OF BEGINNING.**

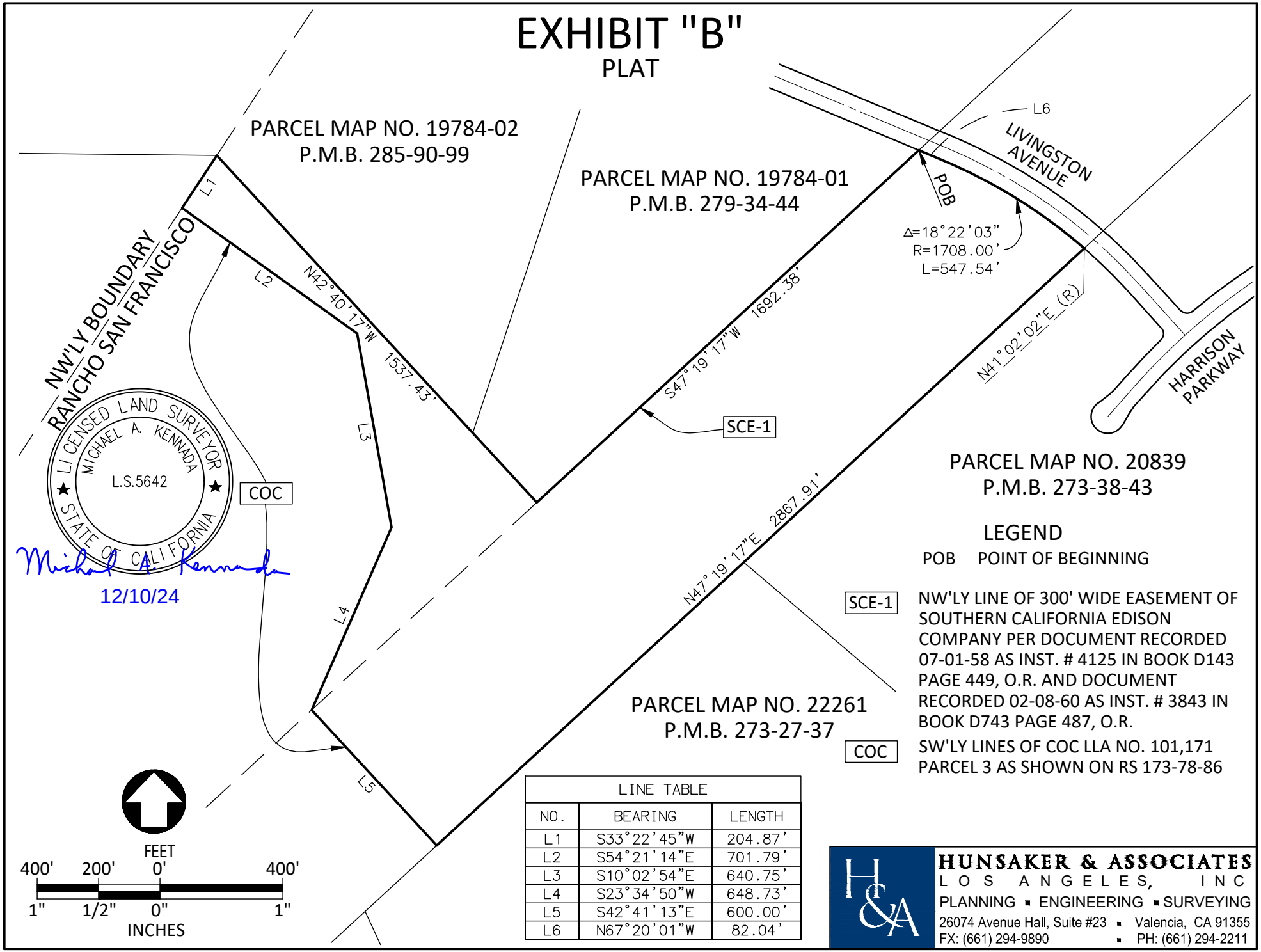
CONTAINING 47.693 ACRES, MORE OR LESS



Michael A. Kennada

12/10/24

EXHIBIT "B"
PLAT



LINE TABLE		
NO.	BEARING	LENGTH
L1	S33°22'45"W	204.87'
L2	S54°21'14"E	701.79'
L3	S10°02'54"E	640.75'
L4	S23°34'50"W	648.73'
L5	S42°41'13"E	600.00'
L6	N67°20'01"W	82.04'

LEGEND

POB POINT OF BEGINNING

SCE-1 NW'LY LINE OF 300' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED 07-01-58 AS INST. # 4125 IN BOOK D143 PAGE 449, O.R. AND DOCUMENT RECORDED 02-08-60 AS INST. # 3843 IN BOOK D743 PAGE 487, O.R.

COC SW'LY LINES OF COC LLA NO. 101,171 PARCEL 3 AS SHOWN ON RS 173-78-86

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26074 Avenue Hall, Suite #23 ▪ Valencia, CA 91355
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EXHIBIT “A”

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 88 PAGE 100, OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT COURSE IN THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK D3851 PAGE 467, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS HAVING A BEARING AND DISTANCE OF NORTH 45°55’33” WEST 958.00 FEET, AND FOR THE PURPOSE OF THIS DESCRIPTION SHALL BEAR NORTH 45°43’22” WEST; THENCE

ALONG SAID SOUTHWESTERLY LINE, NORTH 45°43’22” WEST 859.60 FEET; THENCE

LEAVING SAID SOUTHWESTERLY LINE, NORTH 63°37’43” WEST 158.74 FEET; THENCE

SOUTH 24°54’51” WEST 285.33 FEET; THENCE

SOUTH 45°43’22” EAST 916.05 FEET; THENCE

NORTH 44°16’38” EAST 318.00 FEET TO THE **POINT OF BEGINNING**.

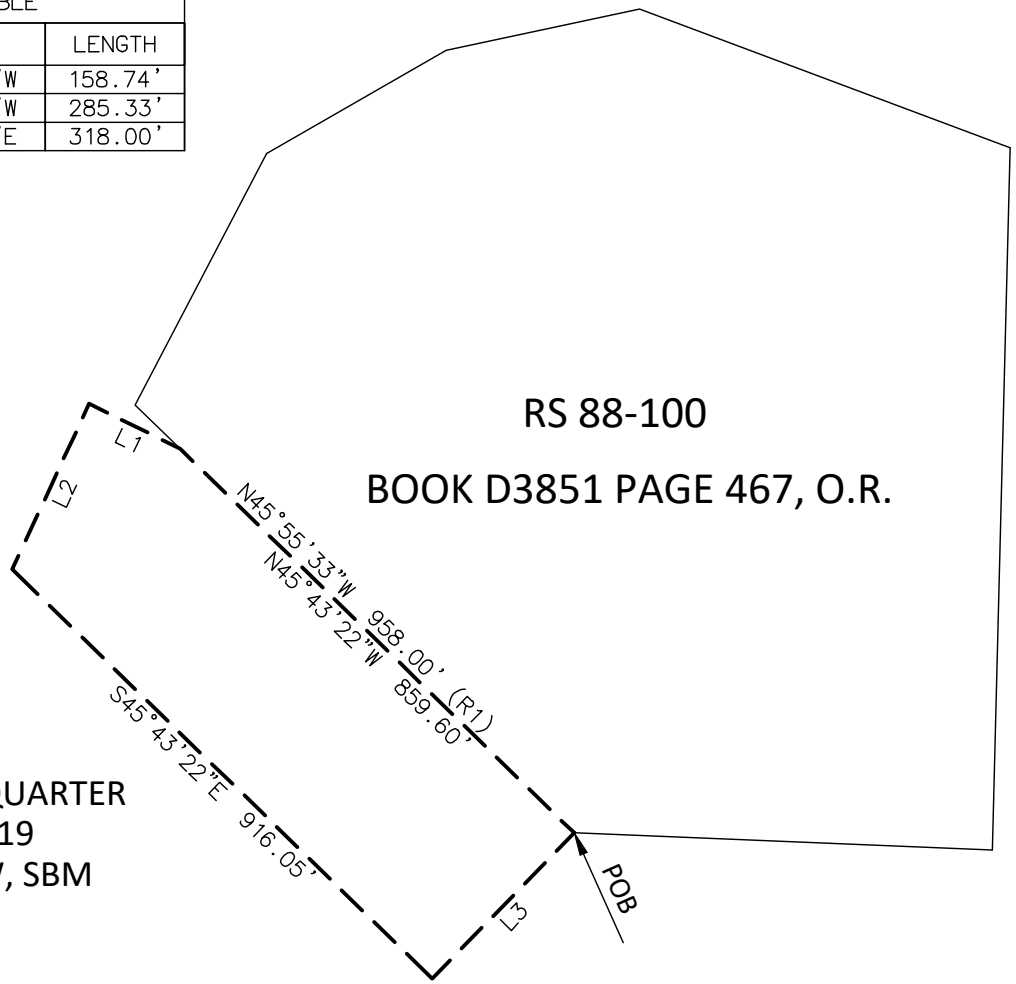
CONTAINING 7.00 ACRES, MORE OR LESS

12/09/24

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NO.	BEARING	LENGTH
L1	N63°37'43"W	158.74'
L2	S24°54'51"W	285.33'
L3	N44°16'38"E	318.00'



RS 88-100

BOOK D3851 PAGE 467, O.R.

SOUTHWEST QUARTER
SECTION 19
T 5 N, R 16 W, SBM

LICENSED LAND SURVEYOR
MICHAEL A. KENNADA
L.S.5642
STATE OF CALIFORNIA

Michael A. Kennada

12/09/24

LEGEND

POB	POINT OF BEGINNING
R1	RS88-100

FEET
300' 150' 0' 300'
1" ½" 0" 1"
INCHES

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
26074 Avenue Hall, Suite #23 ▪ Valencia, CA 91355
FX: (661) 294-9890 ▪ PH: (661) 294-2211

Exhibit C-5 Net-Zero GHG Program

1. NET-ZERO GHG PROGRAM SATISFIES CLIMATE ACTION PLAN

1.1. Adopted Net-Zero GHG Program. The net-zero GHG program in the State-certified EIR, enumerated in thirteen mitigation measures (MM 2-1 through 2-13), implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of EV charging stations throughout LA County and implementing a Building Retrofit Program in disadvantaged communities within the County ("**Net-Zero GHG Program**").

- The California Air Resources Board evaluated the Net-Zero GHG Program and determined that it "will not result in any net additional greenhouse gas emissions."[1]

- The California Department of Fish and Wildlife similarly concluded that "the Project represents an ***innovative*** demonstration of a mixed-use development project ***providing needed housing*** and commercial development in a manner consistent with California's GHG reduction goals … the Project will be one of the largest, if not the ***largest developments in California ever to achieve net zero GHG emissions***."[2]

Further, when the County Board of Supervisors reapproved Mission Village and Landmark Village, the Board found that the same Net-Zero GHG Program would feasibly achieve net-zero GHG emissions based on substantial evidence in the record:

- "The Board further finds that, based on substantial evidence in the record, potentially significant GHG impacts of the Mission Village Project are reduced to less-than-significant levels with implementation of the following measures and that the Project will ***feasibly and reliably achieve net zero GHG emissions***."[3]
- "In addition, because the Project would result in ***no net increase of GHG emissions***, it would not conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs."[4]

The Board concluded that the Net-Zero GHG Program for Mission Village and Landmark Village "represents ***an innovative*** demonstration of a mixed-use development ***Project providing***

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[1] California Air Resources Board, Letter from Richard Corey, Executive Officer, to Chuck Bonham, Director, California Department of Fish and Wildlife, June 7, 2017.

[2] California Department of Fish and Wildlife, Final Actions and Supplemental Findings for Newhall Ranch RMDP/SCP, p. 40, June 14, 2017 (emphasis added).

[3] Los Angeles County, Mission Village, Supplemental CEQA Findings and Statement of Overriding Considerations, p. 15, July 2017.

[4] *Id*., p. 26 (emphasis added).

needed housing and commercial development in a ***manner consistent with California's GHG reduction goals***."[5]

1.2. CARB Scoping Plan. The 2022 Scoping Plan by the California Air Resources Board expressly identifies multiple compliance pathways for evaluating a project's GHG impacts under CEQA, including for projects demonstrated to achieve "net-zero GHG emissions."[6] The 2022 Scoping Plan specifically recognizes Newhall as an example net-zero GHG project that satisfies this CEQA compliance pathway.[7]

1.3. Newhall Commits to Implementing the Net-Zero GHG Plan. Newhall shall implement the Net-Zero GHG Program for the Entrada South/VCC Project.

1.4. Satisfaction of the Climate Action Plan. The Parties agree that implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. Further, the GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR.[8] Accordingly, the Entrada South/VCC Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any Future Rule intended or designed to reduce GHG emissions, unless otherwise applicable as a Future Applicable Rule (as defined in Section 2.5.1).

1.5. Tracking/Monitoring. During the Term of the Development Agreement, Newhall shall submit to the County an annual report of the Net-Zero GHG Program progress, completion, and implementation concurrently with the Annual Review of the Development Agreement for verification of compliance with the Net-Zero GHG Program, consistent with the annual reporting required for the Mitigation Monitoring and Reporting Program for the Entrada South/VCC Project.

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[5] *Id*., p. 39 (emphasis added).

[6] 2022 Scoping Plan Update, Appendix D (Local Actions).

[7] 2022 Scoping Plan Update, Appendix D (Local Actions), Section 3.2.2.

[8] Appendix F of the County's 2024 Climate Action Plan is not applicable because its purpose is to determine if a project qualifies to streamline its GHG analysis under CEQA. The Entrada South/VCC Project does not need to streamline its GHG analysis under CEQA because the Entrada South/VCC Supplemental EIR is tiering off the State-certified EIR, which fully analyzed the GHG impacts of the Entrada South/VCC Project, including the Net Zero GHG Program.

Exhibit C-6 Community Facility District Matters

1.1. The County has requested that Newhall remove its right to reimbursements for the full costs of the library, public parks and fire stations constructed by Newhall, as currently contemplated under the Acquisition Agreement, and instead allow reimbursements only to the extent the costs incurred are in excess of the amount that Newhall would be obligated to pay as the applicable impact fee for each such public facility Newhall did not construct ("**CFD Exh A Reductions**"). Newhall is willing to remove such reimbursements and accept the CFD Exh A Reductions, provided that Newhall and the County amend the Acquisition Agreement as follows: (i) to add new public, CFD-eligible improvements to **Exhibit A** of the Acquisition Agreement (i.e., improvements that are not currently approved for funding under the Acquisition Agreement) with a value (i.e., cost to construct) at least equal to, and so as to replace, the reduction in reimbursements Newhall would incur due to any CFD Exh A Reductions, (ii) to add the ability to finance the Old Road Facilities (as defined herein) and receive reimbursement of Annual Payments (as defined in **Exhibit C-2** of this Agreement), (iii) provided the County's Bond Counsel determines that change proceedings are not required, to make certain changes to the annexation procedures in the Acquisition Agreement to allow for the annexation of property to a then-existing improvement area in addition to the ability to create a new improvement area, (iv) to confirm that any annexation of Entrada South Property into the Services CFD shall be at the same special tax rates as currently set forth for Zone 1, as further described in Section 1.2 below, and (v) to confirm that the Facilities CFD, and each improvement area of the Facilities CFD, are not subject to any future changes to the County's Community Facilities District Goals and Policies, unless required by State law.

1.2. Given that future phases of the westside villages (i.e., areas within and outside of the Newhall Ranch Specific Plan) will be part of the Services CFD and that the tax rates under the Services CFD will necessarily impact/reduce the tax rates and net bond proceeds under the Facilities CFD, it is imperative that the parties agree on a formula for establishing the Services CFD tax rates going forward. Accordingly, any annexation of Entrada South Property will be annexed into the existing Zone 1 of the Services CFD at the Zone 1 Services CFD Special Tax Rates in effect at the time of annexation (which already includes an annual escalation provision).

Exhibit C-7 Oil/Gas Extraction Prohibition

1. OIL/GAS EXTRACTION PROHIBITION ON ENTRADA SOUTH/VCC PROPERTY

1.1. No Existing Extraction. Newhall confirms that, as of the Final Project Approval Date, there are no active extraction operations of subsurface oil or gas reserves ("**Oil/Gas Extraction**")[1] on the Entrada South/VCC Property.

1.2. No Future Extractions. Newhall agrees that after the Final Project Approval Date it will not pursue future Oil/Gas Extraction on the Entrada South/VCC Property.

[1] For purposes of this Agreement, Oil/Gas Extraction does not include, without limitation: (a) gas stations or gas station services; or (b) the use or production of oil- or gas-related materials or products that do not involve the extraction of subsurface oil or gas reserves.

Exhibit D Substantial Conformance Review Process

For purposes of this Agreement, the County incorporates by reference the Substantial Conformance review process described in Section 5.2.2 (Substantial Conformance) of the Newhall Ranch Specific Plan, provided, however, that any references to the Newhall Ranch Specific Plan, or citations to the Newhall Ranch Specific Plan, do not apply to this Agreement. Provisions in Section 5.2.2 (Substantial Conformance) of the Newhall Ranch Specific Plan that reference or cite the Newhall Ranch Specific Plan shall be interpreted as referencing and citing this Agreement, Existing Rules, and Future Applicable Rules.

Exhibit E Existing Rules Acknowledgement

As described in Section 1.41, for the convenience of the Parties in administration of this Agreement, Newhall has separately compiled the Existing Rules and the County has reviewed and concurred with said compilation, the acknowledgment of which is memorialized by the execution of this Agreement. For convenience purposes only, each Party will maintain a copy of the Existing Rules at the following locations:

County:

County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Newhall:

The Newhall Land and Farming Company
25124 Springfield Court, Suite 300
Valencia, CA 91355

RECORDING REQUESTED BY:

LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING

AND WHEN RECORDED MAIL TO:

Property Owner
Property Owner Address

Attention: General Counsel

Exempt from Recording Fees (Govt. Code §§ 6103 and 27383)

CERTIFICATE OF COMPLIANCE FOR DEVELOPMENT AGREEMENT BY AND AMONG LOS ANGELES COUNTY AND NEWHALL LAND AND FARMING COMPANY

This CERTIFICATE OF COMPLIANCE FOR DEVELOPMENT AGREEMENT (this "Certificate"),effective as of_____, 20__ ("Effective Date"), is made by the COUNTY OF LOS ANGELES, a body corporate and a political subdivision of the State of California ("County") and provided to and for the benefit of [NEWHALL LAND AND FARMING COMPANY, a California limited partnership] ("Property Owner").

RECITALS

A. In accordance with the Development Agreement Statute, of the State of California (Government Code Section 65864 *et seq.*), Title 22, Chapter 22.162, Section 40 of the Los Angeles County Code, and the implementing procedures of the County, the County acting through its Board of Supervisors, approved a Development Agreement for a project as therein described (the "Project") on Property as therein described located within Los Angeles County, by adopting Ordinance No. _____, on _____, 2025 (the "Development Agreement"). [If any amendments have been made, identify such amendments in this recital and revise defined terms accordingly.] The Property is described on Exhibit A attached hereto and incorporated herein by this reference.

B. The Development Agreement was recorded in the Office of the Recorder of the County of Los Angeles, State of California (the "Official Records") on_____, 2025, as Instrument No. _____. The Development Agreement has a term of thirty (30) years commencing on _____, 2025. Unless otherwise defined in this Certificate, all initially capitalized defined terms used in this Certificate shall have the respective meanings given them in such Development Agreement.

C. The Development Agreement provides for the development of the Property, in the manner described in the Project Approvals approved by the County on _____, 2025.

D. The Development Agreement provides for the periodic review of the Property

Owner's good faith compliance with the terms of the Development Agreement commencing 12 months after the Effective Date of the Development Agreement and continuing annually thereafter on, or shortly following, the yearly anniversary of the Effective Date of the Development Agreement, which reviews are termed an "Annual Review." The Development Agreement provides the process for and items subject to review in each Annual Review.

E. Consistent with the requirements of the Development Agreement, the Development Agreement Act and the Development Agreement Ordinance, the County conducted an Annual Review for the __ year [Insert year of review, 30 year term] of the Development Agreement's Term on _____ , 20__ and concluded that the Property Owner was in good faith compliance with the Development Agreement during such period. [Insert date of and action taken by County regarding determination of compliance for the Annual Review.]

F. Pursuant to Section 4.2 of the Development Agreement, the Parties now desire to memorialize the County's determinations made during the Annual Review for year __ of the Term by the making of this Certificate.

NOW, THEREFORE, the County certifies, represents and warrants for the benefit of the Property Owner and all those holding title in the Property as follows:

1. Development Agreement in Effect. The Development Agreement is in full force and effect, and County has not agreed to any amendment of any provision of the Development Agreement [other than as expressly identified in the Recital A of this Certificate].

2. Compliance with Development Agreement. Property Owner is, to the current knowledge of the County, and based on the County's investigation during the Annual Review, in good faith compliance with the Development Agreement, as required by Section 65865.1 of the Development Agreement Act and Los Angeles County Code Section 22.162.120.

3. No Defaults. To the actual knowledge of County, no default on the part of Property Owner, and no breach or failure of condition that, with notice or lapse of time or both, would constitute a default on the part of Property Owner, exists under the Development Agreement.

4. Determinations Conclusive. This Certificate constitutes and shall evidence the County's conclusive determination of the matters set forth herein.

[Signature page follows.]

IN WITNESS WHEREOF, County has caused this Certificate to be duly executed on its behalf as of the Effective Date.

COUNTY OF LOS ANGELES, a body politic and political subdivision of the State of California

By: _____
_____, Chair
Board of Supervisors

DATE: _____

APPROVED AS TO FORM:

_____
COUNTY COUNSEL

By: _____
_____, Deputy

DATE: _____

ATTEST:

_____
Executive Officer-Clerk of the Board of Supervisors

By: _____

DATE: _____

Exhibit F – Form of Certificate of Agreement Compliance

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, before me,_____, Notary Public in and for said state, personally appeared_____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF_____)

On _____, before me,_____, Notary Public in and for said state, personally appeared_____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

RECORDING REQUESTED BY:

LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING

AND WHEN RECORDED MAIL TO:

Property Owner
Property Owner Address

Attention: General Counsel

Exempt from Recording Fees (Govt. Code §§ 6103 and 27383)

ESTOPPEL CERTIFICATE FOR DEVELOPMENT AGREEMENT BY AND AMONG LOS ANGELES COUNTY AND NEWHALL LAND AND FARMING COMPANY

This ETOPPEL CERTIFICATE (this "Certificate"),effective as of_____, [YEAR] ("Effective Date"), is made by the COUNTY OF LOS ANGELES, a body corporate and a political subdivision of the State of California ("County") and provided to and for the benefit of [NEWHALL LAND AND FARMING COMPANY, a California limited partnership] ("Property Owner").

RECITALS

A. In accordance with the Development Agreement Statute, of the State of California (Government Code Section 65864 *et seq.*), Title 22, Chapter 22.162, Section 40 of the Los Angeles County Code, and the implementing procedures of the County, the County acting through its Board of Supervisors, approved a Development Agreement for a project as therein described (the "Project") on Property as therein described located within Los Angeles County, by adopting Ordinance No. _____, on _____, 2025 (the "Development Agreement"). [If any amendments have been made, identify such amendments in this recital and revise defined terms accordingly.] The Property is described on Exhibit A attached hereto and incorporated herein by this reference.

B. The Development Agreement was recorded in the Office of the Recorder of the County of Los Angeles, State of California (the "Official Records") on___, 2025, as Instrument No. _____. The Development Agreement has a term of thirty (30) years commencing on _____, 2025. Unless otherwise defined in this Certificate, all initially capitalized defined terms used in this Certificate shall have the respective meanings given them in such Development Agreement.

C. The Development Agreement provides for the development of the Property, in the manner described in the Project Approvals approved by the County on _____, 2025.

D. Pursuant to Section 4.3 of the Development Agreement, the Property Owner may

request that the County provide this Certificate for the purpose of representing that (a) the Development Agreement is unmodified and in full force and effect, or if there have been modifications hereto, that the Development Agreement is in full force and effect as modified and stating the date and nature of such modifications; (b) that there are no known current uncured defaults under the Development Agreement or specifying the dates and nature of any such known default; and (c) as to any other reasonable information requested by the Property Owner.

E. County has received a request from the Property Owner to provide this Certificate.

NOW, THEREFORE, the County certifies, represents and warrants for the benefit of the Property Owner and all those holding title in the Property as follows:

1. Development Agreement in Effect. The Development Agreement is in full force and effect, and County has not agreed to any amendment of any provision of the Development Agreement [other than as expressly identified in the Recital A of this Certificate].

2. Compliance with Development Agreement. Property Owner is, to the current knowledge of the County, and based on the County's investigation during the Annual Review, in good faith compliance with the Development Agreement, as required by Section 65865.1 of the Development Agreement Act.

3. No Defaults. To the actual knowledge of County, no default on the part of Property Owner, and no breach or failure of condition that, with notice or lapse of time or both, would constitute a default on the part of Property Owner, exists under the Development Agreement.

4. [Other Information Requested. As provided in Section 4.3 of the Development Agreement, the Property Owner has requested that the County certify, represent and warrant that _____.]

5. Determinations Conclusive. This Certificate constitutes and shall evidence the County's conclusive determination of the matters set forth herein.

[Signature page follows.]

IN WITNESS WHEREOF, County has caused this Certificate to be duly executed on its behalf as of the Effective Date.

COUNTY OF LOS ANGELES, a body politic and political subdivision of the State of California

By: _____
_____, Chair
Board of Supervisors

DATE: _____

APPROVED AS TO FORM:

_____
COUNTY COUNSEL

By: _____
_____, Deputy

DATE: _____

ATTEST:

_____
Executive Officer-Clerk of the Board of Supervisors

By: _____

DATE: _____

Exhibit G – Form of Estoppel Certificate

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, before me,_____, Notary Public in and for said state, personally appeared_____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF_____)

On _____, before me,_____, Notary Public in and for said state, personally appeared_____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

Exhibit H – Form of Assignment and Assumption Agreement

RECORDING REQUESTED BY:

LOS ANGELES COUNTY DEPT. OF REGIONAL PLANNING

AND WHEN RECORDED MAIL TO:

LOS ANGELES COUNTY
County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Attention: Amy J. Bodek, AICP

Exempt from Recording Fees (Govt. Code § 6103)

[PARTIAL] ASSIGNMENT, ASSUMPTION AND RELEASE AGREEMENT FOR DEVELOPMENT AGREEMENT BY AND AMONG LOS ANGELES COUNTY AND NEWHALL LAND AND FARMING COMPANY

This ASSIGNMENT, ASSUMPTION AND RELEASE AGREEMENT (this "AARA"), dated as of_____, 20__, is entered into by and among the COUNTY OF LOS ANGELES, a body corporate and a political subdivision of the State of California ("County"), and [NEWHALL LAND AND FARMING COMPANY, a California limited partnership] ("Landowner"), and____, a__ ("Transferee"), with respect to the property described in Exhibit 1 attached hereto and made a part hereof (the "Transferred Property").

RECITALS

A. In accordance with the Development Agreement Statute, of the State of California (Government Code Section 65864 *et seq.*), Title 22, Chapter 22.162, Section 40 of the Los Angeles County Code, and the implementing procedures of the County, the County acting through its Board of Supervisors, approved a Development Agreement for a project as therein described (the "Project") on Property as therein described located within Los Angeles County, by adopting Ordinance No. ____, on _____, 2025 (the "Development Agreement"). [If any amendments have been made, identify such amendments in this recital and revise defined terms accordingly.]

B. The Development Agreement was recorded in the Office of the Recorder of the County of Los Angeles, State of California (the "Official Records") on_____, 2025, as Instrument No. _____. The Development Agreement has a term of thirty (30) years commencing on _____, 2025. Unless otherwise defined in this AARA, all initially capitalized defined terms used in this AARA shall have the respective meanings given them in such Development Agreement.

C. The Development Agreement provides for the development of the Property, which includes within its boundaries the Transferred Property that is the subject of this AARA, in

the manner described in the Project Approvals approved by the County on _____, 2025.

D. In order to facilitate the development of the Project within the Property as well as the Transferred Property, the County adopted certain Project Approvals for the Project, a list of which is set forth on Exhibit 2 attached hereto and made a part hereof. The list of Project Approvals attached hereto as Exhibit 2 is illustrative of the material documents and instruments governing development of land within the Property, and the Transferred Property in particular, but is not intended to be an exhaustive list of all documents, instruments, and/or other matters that may govern development of the Property.

E. The Development Agreement provides that, subject to the terms and conditions contained in Section 6.10 thereof, the Landowner shall have the right to make an Assignment (as that term is defined in the Development Agreement) of all or any portion of its rights and obligations under the Development Agreement, but only in connection with a Property Transfer (as that term is defined in the Development Agreement). Such Assignment does not require the consent of the County, except as otherwise provided in Section 6.10. The Assignee shall be liable for the performance of the designated obligations of the Assignor after the date of the Assignment solely with respect to the portion of the Property so transferred. The Assignor shall not be released from any duty to perform obligations under the Development Agreement unless and until the requirements set forth in Section 6.10.4 are satisfied, including obtaining the County's written consent for a Permitted Delegation, which consent shall not be unreasonably withheld. Additionally, Newhall cannot assign and shall remain solely responsible for providing the Community Benefits set forth in Section 2.2 and Exhibit C of the Development Agreement unless specific conditions are met as outlined in Section 6.10.2.

F. Pursuant to Section 6.10.5 of the Development Agreement, any Assignment shall be evidenced by a written assignment and assumption agreement.

G. Landowner and Transferee have entered into that certain Purchase [Transfer] Agreement dated as of _ , pursuant to which Landowner has agreed to sell or transfer to Transferee, and Transferee has agreed to acquire from Landowner, the Transferred Property upon the terms and conditions therein set forth.

H. In connection with the conveyance of the Transferred Property from Landowner to Transferee pursuant to Section 6.10 of the Development Agreement, Landowner desires to assign to Transferee effective as of the Landowner's conveyance of the Transferred Property to Transferee (the "Assignment Effective Date") certain of Landowner's rights, title, interest, burdens and obligations under the Development Agreement applicable to the Transferred Property, and Transferee is willing to accept such rights, title and interests and to assume such burdens and obligations, on the terms and conditions set forth in the Development Agreement and this AARA. In addition, in connection with the foregoing assignment and assumption, Landowner desires to be released by County from Landowner's obligations under the Development Agreement applicable to the Transferred Property (except as expressly provided below), and County is willing to release Landowner from such obligations, on the terms and conditions set forth in this AARA.

[Agreement continues on following pages.]

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County, Landowner, and Transferee agree as follows:

1. [Partial] Assignment By Landowner.

1.1 Transferred Rights and Obligations. Except as provided in Section 1.2 hereof with respect to the Excluded Rights and Obligations (defined below), Landowner hereby assigns, conveys and transfers to Transferee as of the Assignment Effective Date each and all of the rights, title and interests of the Landowner under the Development Agreement to the extent applicable to the Transferred Property (collectively, the "Transferred Rights") and each and all of the burdens, obligations, terms, covenants, and agreements of the Landowner under the Development Agreement to the extent applicable to the Transferred Property (collectively, the "Transferred Obligations"), including without limitation, the obligations to comply with the following requirements of the Development Agreement with respect to the Transferred Property:
[(a) the Entrada South/VCC MMRP, (b) the Affordable Housing Program and Covenant as provided in Exhibit C-1 of the Development Agreement, (c) The Net Zero GHG Program as provided in Exhibit C-5 of the Development Agreement, and (d) hold harmless and indemnification obligations, accruing, arising out of, or relating to events or occurrences from and after the Effective Date] *[Note: List to be tailored based on the particulars of an assignment/transfer, and if any obligations are retained as joint with Transferee, modified accordingly]*.] The Transferred Rights and the Transferred Obligations are sometimes collectively referred to herein as the "Transferred Rights and Obligations".

1.2 Excluded Rights and Obligations. Landowner and Transferee hereby expressly confirm and agree that the assignment and assumption contemplated in this Agreement shall not include or affect any of the following specifically excluded rights and obligations ("Excluded Rights and Obligations"): _____ *[Note: List to be tailored based on particulars of an assignment/transfer]*, and that Landowner further retains all of the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other portions of the Property owned by Landowner, or which are not specifically assigned to and assumed by Transferee under this AARA.

2. [Partial] Assumption By Transferee.

2.1 Transferee's Assumption. Transferee hereby accepts each and every Transferred Right(s), and Transferee hereby assumes and agrees to be bound by and to perform, as a direct obligation of Transferee to County, each and every Transferred Obligation(s) as of the Assignment Effective Date. The parties intend that, upon the Assignment Effective Date, Transferee shall become substituted for Landowner under the Development Agreement with respect to the Transferred Property for all Transferred Rights and Obligations.

2.2 Transferee's Acknowledgment. Transferee hereby acknowledges that Transferee has reviewed the Development Agreement and agrees to be bound by the Development

Agreement and all conditions and restrictions applicable to the Transferred Property, including, without limitation, all conditions and restrictions contained in the Project Approvals that are applicable to the Transferred Property (as stated in Recital C above). The Project Approvals listed in Exhibit 2 attached hereto are illustrative of the material documents and instruments governing development of Property, but such list is not intended to be an exhaustive list of all documents, instruments, and/or other matters that may govern development of Property including Transferred Property.

3. Reaffirmation of Indemnifications; Survival of Community Benefits. Transferee hereby consents to and expressly reaffirms any and all indemnities and obligations to hold the County harmless set forth in the Development Agreement, including, without limitation, Section 6.12 of the Development Agreement. Transferee understands that certain Community Benefits and Public Improvement obligations could survive the expiration of, or be obligations independent of, the Development Agreement.

4. Representations and Warranties of Landowner. Landowner hereby makes the following representations and warranties to County and Transferee as of the Assignment Effective Date:

4.1 Development Agreement. To the extent applicable to the Transferred Property, the Development Agreement is [unmodified] and in full force and effect.

4.2 No Defaults. To the actual knowledge of Landowner, no default on the part of Landowner, and no breach or failure of condition that, with notice or lapse of time or both, would constitute a default on the part of Landowner, exists under the Development Agreement with respect to the Transferred Property [expect as specifically disclosed as follows: _____].

4.3 No Set-Offs. To the actual knowledge of Landowner, there are no set-offs or defenses against the enforcement of any right or remedy, or any duty or obligation, of County or Landowner under the Development Agreement with respect to the Transferred Property [expect as specifically disclosed as follows: _____].

4.4 No Termination Right. Landowner currently has no right to terminate the Development Agreement with respect to the Transferred Property pursuant to the Development Agreement.

4.5 Consents. Landowner has obtained all consents to the assignments and transfers of the Transferred Property to Transferee that may be required by any agreement to which Landowner is a party. Other than the consents so obtained, no consent to the Assignment of the Transferred Property to Transferee is required under any agreement to which Landowner is a party or by which the Transferred Property is bound (other than the Development Agreement).

4.6 No Conflicts. The execution, delivery, and performance by Landowner of this AARA (i) will not contravene any legal requirements applicable to Landowner or the Transferred Property, (ii) will not conflict with, breach or contravene any other agreement binding upon Landowner or the Transferred Property, and (iii) will not result in the creation or imposition of any liens on any portion of the Transferred Property (except as may be permitted under the terms of the Development Agreement).

5. Representations and Warranties of Transferee. Transferee hereby makes the following representations and warranties to County as of the Assignment Effective Date:

5.1 No County Representations. Transferee has reviewed and is familiar with the terms and conditions of the Development Agreement. Transferee recognizes and acknowledges that, except as expressly provided herein, County makes no representation or warranty hereby, express or implied, regarding the amount, nature, or extent of any obligation, liability, or duty under the Development Agreement with regard to the Transferred Property. Transferee understands and acknowledges that: (i) Transferee is responsible for satisfying itself as to the existence and extent of the Transferred Rights and Obligations, and (ii) in accordance with the representations made by County in Paragraph 6 below, County has not agreed to any amendment of any provision of the Development Agreement with regard to the Transferred Property and, except as expressly provided herein or in the Development Agreement, County has not waived any right of County or obligation of Landowner under the Development Agreement with respect to the Transferred Property.

5.2 Consents. Transferee has obtained all consents in connection with its assumption of the Transferred Obligations and for its acquisition of the Transferred Property that may be required by any agreement to which it is a party. Other than the consents so obtained, no consent to the acquisition of the Transferred Property is required under any agreement to which Transferee is a party.

5.3 No Conflicts. The execution, delivery, and performance by Transferee of this Agreement and of the Transferred Obligations (i) will not contravene any legal requirements applicable to Transferee, (ii) will not conflict with, breach, or contravene any other agreement binding upon Transferee, and (iii) will not result in the creation or imposition of any liens on any portion of the Transferred Property (except as may be permitted under the terms of the Development Agreement).

5.4 Litigation. To the current actual knowledge of Transferee, there are no actions, suits, or proceedings at law or in equity or by or before any governmental authority pending or threatened against or affecting Transferee in which there is a reasonable possibility of a determination adverse to Transferee and that are reasonably likely, individually or in the aggregate, if determined adversely to Transferee, to have a material adverse effect on the ability of Transferee to perform the Transferred Obligations.

5.5 [Financial Resources; Experience. Transferee (a) has provided certified financial statements of the proposed Transferee as well as any from the proposed guarantor or surety (as defined in Section 6.10.4 of the Development Agreement) or other financial resources that meet the standard set forth in Section 6.10.4 of the Development Agreement, and (b) has a development team with experience in developing projects of comparable scope and complexity to the project contemplated on the Transferred Property and has successfully completed such developments.]

6. Representations and Warranties of County. County hereby makes the following representations and warranties to Landowner and to Transferee as of the Assignment Effective Date:

6.1 Development Agreement. The Development Agreement is in full force and effect, and County has not agreed to any amendment of any provision of the Development Agreement with respect to the Transferred Property [other than as expressly identified in the Recital A of this AARA].

6.2 No Waivers. Except as expressly provided herein or in the Development Agreement, County has not waived any right of County or any obligation of Landowner under the Development Agreement with respect to the Transferred Property.

6.3 No Defaults. To the actual knowledge of County, no default on the part of Landowner, and no breach or failure of condition that, with notice or lapse of time or both, would constitute a default on the part of Landowner, exists under the Development Agreement with respect to the Transferred Property [except as specifically disclosed as follows: _____].

6.4 No Set-Offs. To the actual knowledge of County, there are no set-offs or defenses against the enforcement of any right or remedy, or any duty or obligation, of County or Landowner under the Development Agreement with respect to the Transferred Property [except as specifically disclosed as follows: _____].

6.5 No Termination Right. To the actual knowledge of County, County currently has no right to terminate the Development Agreement [except as specifically disclosed as follows: _____].

7. Release of Landowner.

7.1 Qualifying Transfer. Consistent with Section 6.10.4 in the Development Agreement, County hereby agrees to release Landowner from its obligations under the Development Agreement applicable to the Transferred Property, as more particularly set forth in Paragraph 7.2 below.

7.2 County Release. County hereby unconditionally and irrevocably fully releases and discharges Landowner from the Transferred Obligations of Landowner under the Development Agreement applicable to the Transferred Property as of the Assignment Effective Date, unless any Transferred Obligation applicable to the Transferred Property is retained as a joint obligation of Landowner. Without limiting the generality of the foregoing, County acknowledges and agrees that Landowner shall not be liable for any default by Transferee with respect to the Transferred Obligations, and no default by Transferee with respect to the Transferred Obligations shall entitle County to modify or terminate the Development Agreement, or otherwise affect any rights thereunder, with respect to any portion of the Property other than the Transferred Property. With respect to the foregoing release, County hereby acknowledges that such release is made with the advice of counsel and with full knowledge and understanding of the consequences and effects of such release. Further, as to unknown and unsuspected claims as of the Assignment Effective Date, County hereby acknowledges that such release is made with the full knowledge, understanding, and agreement that California Civil Code Section 1542 provides as follows, and County hereby agrees that the protection afforded by said Code Section and any similar law of the State of California or any other jurisdiction is specifically waived:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE

CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

County

By: _____

7.3 County's Acknowledgment; No Cross Default. Without in any way modifying, limiting, or expanding the provisions of Section 6.10 of the Development Agreement, County hereby confirms that, pursuant thereto (i) Transferee shall not be liable for any default by Landowner or any other Transferee in the performance of their respective obligations under the Development Agreement, (ii) without limiting the foregoing, a default under the Development Agreement by Landowner or any other Transferee shall not entitle County to modify or terminate the Development Agreement, or otherwise affect any rights under the Development Agreement, with respect to the Transferred Property, (iii) any default by Transferee with respect to the Transferred Obligations shall not be considered a default by Landowner as to the remaining Property and shall not impact Landowner's development rights with respect to the remaining Property under the Development Agreement.

8. General Provisions.

8.1 Amendments to Development Agreement. Transferee agrees that Landowner and/or County shall have the unfettered and absolute right to amend the Development Agreement without the approval of Transferee if such amendment does not relate to the Transferred Property or otherwise modify the Development Agreement in a manner that materially and adversely affects the Transferee's Rights and Obligations. Landowner shall have no rights as they relate to amendment or modification of the Development Agreement solely with respect to the Transferred Property so long as any such amendment or modification does not materially and adversely affect the Landowner's rights and obligations in the Development Agreement as they relate to the remaining Property.

8.2 Solicitation of Consideration. It is improper for any County officer, employee or agent to solicit consideration in any form from another party with the implication, suggestion or statement that the provision of the consideration may secure more favorable treatment in determining whether to consent to this [partial] assignment or that failure to provide such consideration may negatively affect the County's offer to consent to the [partial] assignment of the Transferred Property. No party shall offer or give, either directly or through an intermediary, consideration in any form to a County officer, employee or agent who has had any involvement in the negotiation, consummation or administration/management of determining whether to grant the County's consent to this [partial] assignment. Transferee and the Landowner represent that they have made no such offer of consideration to any County officer, employee or agent who has had any involvement in the negotiation, consummation or administration/management of determining whether to grant the County's consent to this [partial] assignment.

8.2.1 Report of Solicitation. Transferee and/or Landowner shall immediately report any attempt by a County officer, employee or agent to solicit such improper consideration.

The report shall be made either to the County manager charged with the supervision of the employee or to the County Auditor-Controller's Employee Fraud Hotline at (213) 974-0914 or (800) 544-6861.

8.3 Attorneys' Fees.

8.3.1 Prevailing Party. Should any party hereto institute any action or proceeding in court or other dispute resolution mechanism (including without limitation as provided in Section 6.6 of the Development Agreement) ("DRM") to enforce any provision of this AARA or for damages by reason of an alleged breach of any provision in the prevailing party(ies) shall be entitled to receive from the losing party(ies) court or DRM costs or expenses incurred by the prevailing party(ies), including, without limitation, expert witness fees, document copying expenses, exhibit preparation costs, carrier expenses and postage and communication expenses, and such amount as the court or DRM may adjudge to be reasonable attorneys' fees for the services rendered the prevailing party(ies) in such action or proceeding. Attorneys' fees under this Paragraph 8. include attorneys' fees on any appeal, and, in addition, a party entitled to attorneys' fees shall be entitled to all other reasonable costs and expenses incurred in connection with such action; (2) in any action or proceeding or other DRM in which the County is a party, each party shall bear its own costs and expenses (including, without limitation, such party's own attorneys' fees), except that any mediator service cost resulting from a request for mediation pursuant to Section 6.6 of the Development Agreement shall be borne by the party requesting mediation.

8.3.2 Reasonable Attorneys' Fees. For purposes of this AARA, reasonable fees of attorneys and any in-house counsel for Landowner or Transferee shall be based on the fees regularly charged by private attorneys with an equivalent number or years or professional experience in the subject matter area of the law for which the party's in-house counsel's services were rendered who practice in the same city in law firms with approximately the same number of attorneys as employed by the outside counsel for Landowner or Transferee, respectively.

8.4 Notices. A notice or communication under this Agreement by any party to any other party shall be sufficiently given or delivered if dispatched by hand or by registered or certified mail, postage prepaid, addressed as follows:

If to the County:

Director of Regional Planning
Attention:_____
County of Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

with copies to:

Director of Public Works
Attention:_____
County of Los Angeles Department of Public Works
900 South Fremont Avenue
Alhambra, CA 91803

County Counsel
Attention: _____
Office of the County Counsel
County of Los Angeles

500 West Temple Street, 6th Floor
Los Angeles, CA 90012

If to Landowner:

[Newhall Land and Farming Company
Attn: [Legal Notices],
[25124 Springfield Court, Suite 300
Valencia, CA 91355]

with copies to:

Newhall Land And Farming Company
c/o Five Point Holdings, LLC
Attn: [Legal Notices],
[2000 FivePoint, 4th Floor]
Irvine, CA 92618]

If to Transferee:

with copies to:

For the convenience of the parties, copies of notices may also be given by telefacsimile or electronic mail ("e-mail"); however these methods are not considered official or binding.

8.4.1 Effective Date of Notice. Any mailing address may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. All notices under this AARA shall be deemed given, received, made, or communicated on the date personal receipt actually occurs or, if mailed, on the delivery date or attempted delivery date shown on the return receipt. The effective time of a notice shall not be affected by the receipt, prior to receipt of the original, of a telefacsimile or e-mail copy of the notice.

8.5 Successors and Assigns. This AARA shall be binding upon and inure to the benefit of each of the parties hereto and their respective executors, administrators, successors, and assigns.

8.6 Counterparts. This AARA may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one instrument. It shall not be necessary in making proof of this Agreement to account for more than one counterpart.

8.7 Captions. Any captions to, or headings of, the Sections, subsections or Paragraphs of this AARA are solely for the convenience of the parties hereto, are not a part of this AARA, and shall not be used for the interpretation or determination of the validity of this AARA or any provision hereof.

8.8 Amendment To Agreement. The terms of this AARA may not be modified or amended except by an instrument in writing executed by each of the parties hereto.

8.9 Exhibits. The Exhibits attached hereto are hereby incorporated herein by this reference for all purposes.

8.10 Waiver. The waiver or failure to enforce any provision of this AARA shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

8.11 Applicable Law. This AARA shall be governed by and construed and enforced in accordance with the laws of the State of California.

8.12 Fees and Other Expenses. Except as otherwise provided herein, each of the parties shall pay its own fees and expenses in connection with this AARA.

8.13 Partial Invalidity. If any portion of this AARA as applied to any party or to any circumstances shall be adjudged by a court to be void or unenforceable, such portion shall be deemed severed from this AARA and shall in no way affect the validity or enforceability of the remaining portions of this AARA.

8.14 Independent Counsel. Each party hereto acknowledges that: (a) it has been represented by independent counsel in connection with this AARA; (b) it has executed this AARA with the advice of such counsel; and (c) this AARA is the result of negotiations between the parties hereto and the advice and assistance of their respective counsel.

8.15 Development Agreement Controls. As between Landowner, Transferee, and County, neither the making nor the acceptance of this AARA shall: (a) constitute a waiver or release by any party of any representations, warranties, liabilities, duties, or obligations imposed upon a party by the terms, conditions and provisions of the Development Agreement (with the exception of those specifically identified in this AARA, including without limitation in Section 7.2); or (b) enlarge, extend, restrict, supersede, replace, amend, waive, limit or otherwise modify the terms and conditions and provisions of the Development Agreement (with the exception of those specifically identified in this AARA). In the event of any dispute between the terms hereof and the Development Agreement, the terms of the Development Agreement shall control.

[Signatures contained on following pages.]

IN WITNESS WHEREOF, County has caused this Agreement to be duly executed on its behalf as of the Effective Date.

COUNTY OF LOS ANGELES, a body politic and political subdivision of the State of California

By: _____
_____, Chair
Board of Supervisors

DATE: _____

APPROVED AS TO FORM:

_____
COUNTY COUNSEL

By: _____
_____, Deputy

DATE: _____

ATTEST:

_____
Executive Officer-Clerk of the Board of Supervisors

By: _____

DATE: _____

LANDOWNER

[NEWHALL LAND AND FARMING COMPANY,
a California limited partnership

By: _____
Name: [NAME],
Its: [TITLE]

By: _____
Name: _____
Its: Authorized Representative

DATE:_____]

TRANSFEREE

[**INSERT NAME OF TRANSFEREE**]

By: _____
Print Name: _____
Print Title: _____

By: _____
Print Name: _____
Print Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, before me,_____, Notary Public in and for said state, personally appeared_____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF_____)

On _____, before me,_____, Notary Public in and for said state, personally appeared_____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

EXHIBIT 1
LEGAL DESCRIPTION OF TRANSFERRED PROPERTY

[To be attached on following pages]

EXHIBIT 2
PROJECT APPROVALS

[Include list of Project Approvals from the DA and any subsequent project approvals applicable to the Transferred Property]

DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 00-210 AND PROJECT NO. 87-150

DEVELOPMENT AGREEMENT NO. RPPL2025003357

WHEREAS, pursuant to Article 2.5 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65864), and Chapter 22.162 of Division 8 of Title 22 of the Los Angeles County Code (commencing with Section 22.162.010), the County of Los Angeles ("County") is authorized to enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property; and

WHEREAS, the Newhall Land and Farming Company, a California limited partnership and subsidiary of FivePoint Holdings, LLC ("Newhall"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit A, and the "VCC Property," as legally described in Exhibit A; and

WHEREAS, Newhall proposes to subdivide the 382.3-gross-acre Entrada South Property into a total of 200 lots to create a mixed-use development that is comprised of: 91 multi-family lots developed within 1,574 attached multi-family, townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 gross acres) consisting of 87.1 acres of open space, 28.0 acres of Spineflower Preserve, 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 acres in size); 11 public facility lots (drainage, debris and water quality basins); six private drive lots; a potential school site; and an onsite Spineflower preserve; and a trails system; and

WHEREAS, Newhall proposes to subdivide the 328.8-gross-acre VCC Property into a total of 104 lots to create 61 commercial lots and 43 open space lots; and

WHEREAS, Newhall has requested approval of Development Agreement No. RPPL2025003357 ("Entrada South/VCC DA"), which sets forth public benefits to the County and the vested rights of Newhall; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210-(5) (the "Entrada South Project"), consisting of Vesting Tentative Tract Map ("VTTM") No. 53295, Zone Change ("ZC") No. 00-210, Conditional Use Permit ("CUP") No. 00-210, Parking Permit (“PP”) No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit (“AHP”) No. RPPL2024000343, Entrada South/VCC DA, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits"); and

WHEREAS, the Commission conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150-(5) (the "VCC Project," and collectively with the Entrada South Project, the "Entrada South/VCC Project"), consisting of Vesting Tentative Parcel Map ("VTPM") No. 18108, PP No. RPPL2022007239, OTP No. 200700022,

Entrada South/VCC DA, and Environmental Assessment No. RPPL2021007114 (collectively, the "VCC Project Permits," and together with the Entrada South Project Permits, the "Entrada South/VCC Permits"); and

WHEREAS:

1. The Entrada South/VCC DA applies to both the Entrada South Project and the VCC Project.

2. The Entrada South Property is approximately 382.3 acres of land located west of Interstate 5 (“I-5”) and The Old Road, north and south of the Magic Mountain Parkway, and east of Commerce Center Drive and Westridge Parkway, in an unincorporated area in the northwest portion of the County within the Santa Clarita Valley Area Plan ("SCVAP"), a component of the General Plan. Six Flags Magic Mountain theme park and vacant land are located north of the Entrada South Property. The existing community of Westridge is located immediately south. The City of Santa Clarita is located to the east and is separated from the Entrada South Property by The Old Road and I-5. Vacant land within the Newhall Ranch Specific Plan area is located to the west. The approved Mission Village community within the Newhall Ranch Specific Plan area is located immediately west of the Entrada South Property and is currently under construction.

3. The VCC Property is approximately 328.8 acres of land located west of the I-5 and The Old Road, north of State Route 126 (“SR-126”), and east of Commerce Center Drive, in an unincorporated area in the northwest portion of the County within the SCVAP.

4. The Entrada South Property and VCC Property are adjacent to, but not located within, the Newhall Ranch Specific Plan area.

5. The Entrada South Property and VCC Property are located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

6. The SCVAP is generally surrounded by the Los Padres and Angeles National Forests to the north; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys, to the south; Agua Dulce and the Angeles National Forest to the east; and the County Ventura to the west.

7. The Entrada South Property is generally comprised of vacant and undeveloped land, abandoned oil wells, and associated access roads. A recently constructed extension of Magic Mountain Parkway traverses the property from east to west. The southern boundary of the Entrada South Property is developed with Southern California Edison (“SCE”) electric transmission lines and towers, and a 34-inch high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the property from east to west.

8. The Entrada South Property exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level ("AMSL") and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or

enclosed within storm drains. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

9. The VCC Property is generally comprised of vacant and undeveloped land, a recreational vehicle ("RV") park that is currently leasing space on the property, and some agricultural uses adjacent to SR-126. The property is bisected by Hasley Creek and Castaic Creek. The property is located within an undeveloped portion of the partially completed VCC non-residential center (industrial/business/office park), which was originally approved for development by the County through the issuance of various entitlements, including CUP No. 87-360, and certification of an Environmental Impact Report ("EIR"), SCH No. 1987-123005), in 1991. The VCC Property's elevations range from approximately 980 to 1,200 feet AMSL. The VCC Property is surrounded by existing single-family residential, industrial, commercial and recreation uses to the north; existing industrial and commercial uses as well as parking and vacant land to the east; vacant land as well as government, parking and commercial uses to the south; and the previously developed portion of the VCC non-residential center (industrial/business/office park) as well as vacant land to the west.

10. Both the Entrada South Property and the VCC Property are located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an EIR and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area," and the VCC Property was identified in the State-certified EIR as the "VCC Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South/VCC Project implements the development within the Entrada South Property and the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property and VCC Property, are referred to herein as the "2017 Project."

11. The Entrada South/VCC DA is a request to adopt by ordinance a voluntary agreement between the County and Newhall that memorializes the terms, conditions, and obligations of the Entrada South/VCC Project, and provides vesting development rights for the Entrada South/VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the County and Newhall with long-term contractual assurances that the Entrada South/VCC Project includes public benefits and can be built out as approved in the Entrada South/VCC Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South/VCC Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property and VCC Property; the density and intensity of uses allowed on the Entrada South Property and VCC Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by Newhall in the absence of the Entrada South/VCC DA.

12. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Permits and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits, including:

    a. *Affordable Housing Program*: Newhall will set aside for affordable housing 12 percent of the total number of market rate units entitled within the Entrada South Project, including 110 onsite affordable rental units (7 percent of the total number of onsite market rate units entitled within the Entrada South Project). Newhall will also dedicate to the County a 12-acre site (the "Castaic Site") for the potential construction of deed restricted affordable rental units and/or homeownership units. Pursuant to the Entrada South/VCC DA, the affordability level for the onsite affordable rental units will not exceed an average of 65 percent County Area Median Income ("AMI"). Of Newhall's total 12 percent affordable housing units set aside, 5 percent will be achieved by developing additional affordable units on the Castaic Site. The Entrada South Because the Project has a DA, it is not subject to County Inclusionary Housing Ordinance ("IHO"), pursuant to County Code Section 22.121.030 (Inclusionary Housing), but the percentage of affordable housing units for the Entrada South Project exceeds the percentage that would otherwise be required under the IHO in the absence of the Entrada South/VCC DA.

    b. *Financing for The Old Road Phase II Improvements*: Newhall will finance up to $62 million for improvements to Phase II of the County Department of Public Works ("DPW") "The Old Road over Santa Clarita River and Southern Pacific Transportation Company Bridge Project" ("Old Road Phase II Improvements").

    c. *Rights-of-Way for The Old Road Phase I and Phase II Improvements*: Newhall will dedicate a right-of-way for Phase I of The Old Road improvements (the "Entrada North ROW") and a right-of-way for The Old Road Phase II Improvements (the "Old Road Improvements Phase II ROW"). Under the Entrada South/VCC DA, the County shall not be required to pay any fees or purchase rights for either of the rights-of-way. Newhall shall convey to the County the Entrada North ROW through an easement, which shall restrict the use of the Entrada North ROW to uses related to Phase I of The Old Road improvements.

    d. *DPW Maintenance Yard:* Newhall will dedicate, at no cost to the County, approximately seven acres to the County as a potential site for a DPW maintenance yard (the "Maintenance Yard Site"). The Maintenance Yard Site is subject to an easement belonging to SCE and is adjacent to an existing flood control channel. Under the Entrada South/VCC DA, DPW shall be solely responsible for the costs and actions necessary to develop and use the Maintenance Yard Site, including compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA").

e. *Net-Zero Greenhouse Gas ("GHG") Program*: Newhall will implement a "Net-Zero GHG Program" to reduce the Entrada South/VCC Project's GHG emissions to net zero.

f. *Community Facilities District Matters*: Newhall has agreed to certain amendments to the proceedings associated with the County Community Facilities District No. 2021-01 (Facilities) ("Facilities CFD") and County Community Facilities District No. 2021-02 (Services) ("Services CFD"), including the terms of the Acquisition, Funding and Disclosure Agreement, dated as of June 1, 2022, by and among the County, the Facilities CFD, and Newhall (the "Acquisition Agreement").

g. *Oil/Gas Extraction Prohibition*: Newhall will restrict oil/gas extraction of subsurface reserves on the Entrada South Property and VCC Property.

13. The ZC is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Sections 22.52.040 (Development Program) and 22.198.050 (ZCs Findings and Decision). The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village.

14. VTTM No. 53295 is a related request to subdivide the 382.3-acre Entrada South Property for a mixed-use development consisting of 200 lots on 382.3 acres, including 90 multi-family lots with 1,574 attached, multi-family, townhome and detached condominium units, 51 open space lots (totaling 140.4 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

15. VTPM No. 18108 is a related request to subdivide the 328.8-gross-acre VCC Property to create 104 total lots with 61 commercial lots and 43 open space lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

16. CUP No. 00-210 is a related request to authorize: a Development Program (“DP”) within the MXD-DP and C-3-DP Zones pursuant to County Code Chapter 22.52 (Development Program Zone); development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards pursuant to County Code Section 22.140.240 (Grading Projects); a haul route for offsite grading; and walls and fences exceeding six feet in height. The grading amounts for the Entrada South

Project include 6,500,000 million cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill (located on the adjacent Mission Village site), 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

17. AHP No. RPPL2024000343 is a related request to provide 110 affordable rental units out of the 1,574 total units (7 percent of the total number of market rate units entitled within the Entrada South Project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County AMI. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the IHO because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

18. PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the Project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

19. PP No. RPPL2022007239 is a related request to allow shared, reciprocal and offsite parking across the entire VCC Project pursuant to County Code Chapter 22.178 (Parking Permits). The VCC Project will provide a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 retail parking spaces are required. There will be 7,276 office parking spaces provided where 7,276 office parking spaces are required. There will be 945 industrial parking spaces provided where 945 industrial parking spaces are required.

20. OTP No. 200700018 is a related request to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023 Oak Tree Report (“Oak Tree Report”), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one oak tree, which is a heritage oak tree, will be encroached into its protected zone by development of the Entrada South Project in accordance with

the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

21. OTP No. 200700022 is a related request to remove 26 non-heritage oak trees on the VCC Property. There are no encroachments, so there would be a total of 26 oak tree-related impacts on the VCC Property pursuant to County Code Chapter 22.174 (Oak Tree Permits).

22. Pursuant to Government Code Section 65866, the County and Newhall agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South/VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

23. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

24. The current land use designation for the Entrada South Property is as follows: the Entrada South Property is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the SCVAP Land Use Policy Map.

25. The current zoning for the Entrada South Property is as follows: the Entrada South Property is located within the Newhall Zoned District, which is an overlay that covers a wider area than the Newhall Ranch Specific Plan. The property is currently zoned R-1, C-3, and C-R.

26. The land use designations for the properties surrounding the Entrada South Property include:

    North: CM;
    East: H2 (Residential 2 – 0 to 2 Dwelling Units Per Acres), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acres), CM;
    South: OS-C (Conservation), OS-PR (Parks and Recreation);
    West: H2, SP-MU (Specific Plan-Mixed Use), SP-LM (Specific Plan–Low-Medium Density), SP-M (Specific Plan-Medium Density).

27. The properties surrounding the Entrada South Property are zoned as following:

    North: C-3, C-R
    East: C-3;
    South: C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural);
    West: R-1, SP (Specific Plan)

28. The land uses for the properties surrounding the Entrada South Property include:

    North: Commercial, parking;
    East: Commercial;
    South: Recreational, single-family residential;
    West: Vacant.

29. The current land use designation for the VCC Property is as follows: the VCC Property is located within the IO (Industrial Office) land use category of the SCVAP Land Use Policy Map.

30. The current zoning for the VCC Property is as follows: the VCC Property is located within the Newhall Zoned District, and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing–Development Program).

31. The land use designations for the properties surrounding the VCC Property include:

    North: H2, MU, CG;
    East: CG, P (Public and Semi-Public), IL (Light Industrial), IO;
    South: IO, CM (Major Commercial), IL;
    West: IO.

32. The properties surrounding the VCC Property are zoned as following:

    North: M-1.5-DP, R-1, and C-3;
    East: M-1.5-DP, C-3;
    South: C-3, M-1.5-DP;
    West: M-1.5-DP.

33. The land uses for the properties surrounding the VCC Property include:

    North: Industrial, single-family residential, commercial;
    East: Vacant, industrial, commercial, parking;
    South: Vacant, government, parking, commercial;
    West: Vacant, industrial.

34. The Entrada South Project will add new detached and attached residences at urban densities consistent with surrounding development, which includes a mixture of residential, recreational, and commercial uses. An open space Spineflower Preserve occupies the southeasterly portion of the Entrada South Property, which is compatible with recreation open space just south beyond the Entrada South Property's border.

35. The maximum density of the Entrada South Project is 4.9 dwellings per acre, which is consistent with the H5 land use designation that covers much of the Entrada South Property.

36. The visual and physical impacts of the proposed Entrada South Project will not increase in relation to the surrounding neighborhood. Residential building heights will be three stories or less, and mixed-use commercial development will blend in with the adjacent Mission Village commercial center. The design of the Entrada South Project will be similar to and compatible with the Mission Village development, which is already in buildout with more than 2,000 dwellings constructed.

37. The 2017 Project proposed 1,725 dwellings and 450,000 square feet of non-residential space for the Entrada South Project. The current Entrada South Project requests 1,574 dwellings (a reduction of 151 units) and 730,000 square feet of non-residential space. As a result of these changes, the proposed Entrada South Project

will be able to include a neighborhood park and potential school site, a Spineflower Preserve, and important trail links and infrastructure. These modifications allow the Entrada South Project to be more compatible with the existing urbanization and buildout of the nearby Mission Village and other villages that are included in the adjacent Newhall Ranch Specific Plan.

38. A proposed hotel of 165,000 square feet and up to 75 feet in height is planned in the Entrada South Project. The hotel will be located furthest north in the Entrada South Project, adjacent to Six Flags Magic Mountain, where it will lessen visual/physical impacts due to the complementary uses.

39. The 110 affordable housing units that are required under the Entrada South/VCC DA will be dispersed throughout the Entrada South Property, supporting community needs for additional housing that is feasible for homeowners compared with the prevailing housing market in the area.

40. The Entrada South Project includes a 5.4-gross-acre public park lot as well as smaller recreation lots situated next to residences where they can be easily accessed.

41. Two large open space corridors protect a restored drainage channel on the Entrada South Property as well as providing a buffer against existing residential and commercial-recreational development to the south.

42. The Entrada South Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants providing sufficient fire lanes for ingress/egress requiring fuel modification plans (for removing dead or fallen plant material) and sprinkler systems within the commercial portions of the project.

43. The Entrada South Project would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Project would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

44. The Entrada South Project would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Project, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Project would also serve as bike routes.

45. Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each Planning Area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

46. The VCC Project, once constructed, will add new office and light industrial/warehouse buildings, but will remain consistent with surrounding development, which includes a mixture of commercial-office and light industrial uses. An intermittent wash (the Santa Clara River) courses through the VCC Property and will remain undeveloped.

47. The visual and physical impacts of the VCC Project will not increase in relation to the surrounding area. Building height and bulk will be consistent with existing light industrial, warehouse, business office, and commercial uses surrounding the VCC Property. The design of the VCC Project will be similar to previous large industrial-warehouse centers in the immediate area of Santa Clarita and Valencia. The design will encompass large warehouse-style buildings ranging from 50,000 square feet to 100,000 square feet or more. Ample parking for customers, clients, and workers will be provided, along with landscaping planters and tree plantings to shade the parking and driveway pavement.

48. The VCC Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants, providing sufficient fire lanes for ingress/egress, requiring fuel modification plans (for removing dead or fallen plant material), and sprinkler systems within the Project.

49. For internal circulation in the VCC Project, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC Project, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension would connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC Project. Emergency access would be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast. Parking would be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas. A system of private driveways and fire lanes ranging from 26 to 35 feet of pavement width will be installed. Loading areas and accessible parking will be located at specific areas close to the buildings.

50. A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC Project, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Project, which can be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC Project. A Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.

51. Bicycle route improvements in and around the VCC Project would connect to an extensive system of continuous bikes paths within the Newhall Ranch Specific Plan and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

52. Newhall will dedicate the Castaic Site to the County in its "AS-IS" condition, free and clear of any monetary liens, covenants, easements, or other encumbrances, pursuant to a grant deed, which is included as Addendum 3 to Exhibit C-1 of the Entrada South/VCC DA. The Castaic Site is located south of Lake Hughes Road and east of Ridge Route Road. The County and Newhall agree that the Castaic Site is of sufficient size to develop at least 78 affordable housing units (i.e., 5 percent of the total number of market rate units entitled within the Entrada South Project). The County and Newhall have agreed that the County has not committed to pursuing affordable housing at the Castaic Site, and the County may evaluate alternative sites, select alternative sites, or decide not to move forward with the Castaic Site at the County's discretion, including based on the County's compliance with CEQA, which must be completed prior to the County determining whether to pursue affordable housing development at the Castaic Site. Upon dedication of the Castaic Site to the County, and whether or not any affordable housing units are actually developed at any time upon the Castaic Site, Newhall shall be automatically and unconditionally credited with a total of 300 affordable units. These units may be considered to meet a portion of any applicable additional affordable units obligation required by or agreed to by the County for any residential projects developed at any time by Newhall in other villages Newhall may develop outside the Newhall Ranch Specific Plan in conjunction with future approvals for such other projects.

53. Newhall will contribute up to $62 million for The Old Road Phase II Improvements pursuant to the following schedule and conditions precedent, and subject to the County and Newhall first completing the amended Acquisition Agreement:

    a. After the issuance of the first residential building permit for the Entrada South Project, annual payments ("Annual Payments") of $600,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years, for a total of $12,000,000;

    b. After the issuance of the first residential building permit for the Homestead South Project (a development planned within the Newhall Ranch Specific Plan), additional Annual Payments of $1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of $25,000,000; and

    c. After the issuance of the first residential building permit for the Legacy Village Project (a development Newhall plans to develop outside the Newhall Ranch Specific Plan), additional Annual Payments of $1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of $25,000,000.

    The Annual Payments described above for the Homestead South Project and Legacy Village Project are in addition to the Annual Payments for the Entrada South Project. The Annual Payments will continue until Newhall has fully satisfied its $62 million commitment and Newhall's obligation to make the Annual Payments shall survive expiration of the Entrada South/VCC DA.

54. Newhall will implement the Net-Zero GHG Program in the Entrada South/VCC Project. The Net-Zero GHG Program is enumerated in 13 mitigation measures (MM 2-1 through 2-13) in the State-certified EIR. It implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of electric vehicle ("EV") charging stations throughout the County and implementing a building retrofit program in disadvantaged communities within the County.

55. Implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. The GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR. Accordingly, the Entrada South/VCC Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any future rule intended or designed to reduce GHG emissions, unless otherwise applicable as a "Future Applicable Rule" under the Entrada South/VCC DA.

56. The Commission finds that, with the proposed ZC, the Entrada South/VCC Project would be consistent with applicable provisions of Title 22 (Planning and Zoning) of the County Code (the "Zoning Code") for the reasons stated herein, in other documents that constitute the record for the Entrada South/VCC Project Permits and based on testimony delivered to the Commission in writing and orally.

57. The County is the lead agency for the Entrada South/VCC Project for purposes of CEQA in accordance with the State CEQA Guidelines section 15050. The Entrada South/VCC Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property and VCC Property, as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South/VCC Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the Entrada South/VCC Project's incremental changes from the 2017 Project as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South/VCC Project is referred to as the "Modified Project" in the SEIR.

58. The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program ("MMRP") for the Entrada South/VCC Project ("MMRP").

59. This Resolution incorporates by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South/VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South/VCC Project would not result in any new or substantially more severe significant impacts.

60. On December 20, 2024, a Notice of Completion ("NOC") and Notice of Availability ("NOA") of the Draft SEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Entrada South/VCC Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Signs noticing the NOC and NOA were also posted on both the Entrada South Property and VCC Property on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025.

61. There was a total of 11 comments on the Draft SEIR - five by public agencies, one by tribes, three by community groups, and two by individuals. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties. While certain changes were made to the SEIR in response to these comments, the Final EIR does not include significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5.

62. A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. During public testimony, **[X]** persons spoke in favor of the Entrada South/VCC Project, citing reasons such as: **[RESERVED]**. In addition, **[X]** persons spoke in opposition or otherwise had concerns with the Entrada South/VCC Project, citing reasons such as: **[RESERVED]**.

63. During the October 1, 2025 public hearing, after hearing all testimony, the Commission discussed the Entrada South/VCC Project on the following points: **[RESERVED]**.

64. In its actions on October 1, 2025, the Commission certified the Final SEIR as to the following components of the Entrada South/VCC Project: VTTM No. 53295; VTPM No. 18108; CUP No. 00-210; PP No. 200700013; PP No. RPPL202207239; OTP No. 200700018; OTP No. 200700022; and AHP No. RPPL2024000343. As to these listed components of the Entrada South/VCC Project, the Commission adopted the proposed CEQA FOF and SOC for the Entrada South/VCC Project, adopted the MMRP, and determined the Entrada South/VCC Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations through adopting the proposed SOC. Further, the Commission recommended that the Board certify the Final SEIR for the Entrada South/VCC Project as to the Entrada South/VCC DA and ZC, along with the required CEQA FOF, SOC, and MMRP for the Entrada South/VCC Project.

65. The County Subdivision Committee ("Subdivision Committee") consists of representatives from the County Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on tentative maps and exhibit maps dated January 15, 2025, the Subdivision Committee cleared the Entrada South/VCC Project for public hearing and recommended its approval.

66. The County is authorized to enter into the Entrada South/VCC DA with Newhall for the development of the Entrada South Property and VCC Property, because Newhall has a legal or equitable interest in the real property to which the Entrada South/VCC DA would apply.

67. The Entrada South/VCC DA is consistent with the General Plan and SCVAP. The Entrada South Project has long been planned for residential and non-residential development under the SCVAP, which is a component of the General Plan. No General Plan or SCVAP amendments are required within the Entrada South Property or VCC Property to implement the Entrada South/VCC Project. Additionally, as outlined in the consistency findings, below, the Entrada South/VCC Project would be consistent with the goals and policies of the General Plan and SCVAP.

68. The Entrada South Project is consistent with General Plan, Housing Element, Policy 3.1: "*Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.*" The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

69. The Entrada South/VCC Project is consistent with General Plan, Parks & Recreation, Policy P/R 4.3: "*Develop a network of feeder trails into regional trails.*" A community trail system would connect the Entrada South Property and VCC Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Property and VCC Property, the proposed trail systems would include community trails, NEV/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Property and VCC Property would also serve as bike routes. As part of the VCC Project, a series of multi-use trails and paved pedestrian trails (also providing County flood control access) would be introduced along the banks of Hasley Creek and Castaic Creek within the VCC Property to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC Planning Area, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Property, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential site (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC Project improvements. Also, within the VCC Property, a Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension. The bicycle route improvements in and around the Entrada South/VCC Project site would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent

with the County's Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.

70. The VCC Project is consistent with General Plan, Economic Development, Policy ED 2.1: "*Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.*" Development of the VCC Project with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the SCVAP's IO land use designation will protect the VCC Property from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

71. The Entrada South/VCC Project is consistent with General Plan, Economic Development, Policy ED 2.5: *"Encourage employment opportunities to be located in proximity to housing.*" The Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing. The Entrada South Project is also in proximity to the VCC Project, which will add new office and light industrial/warehouse space (61 commercial lots). The VCC Project includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community, which will facilitate the generation of local jobs and economic activity.

72. The Entrada South/VCC Project is consistent with General Plan, Land Use, Policy LU4.1: "*Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*" The Entrada South Property and VCC Property are currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. The VCC Project will add new office and light industrial/warehouse space within 61 commercial lots. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community, which will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South/VCC Project supports infill development in suburban areas on underutilized land.

73. The Entrada South/VCC Project is consistent with General Plan, Land Use, Policy LU 5.2: "*Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*" The Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services as well as public facilities, within and proximate to the Entrada South Project site. The Entrada South Project is also in proximity to the VCC Project, which will add new office and light industrial/warehouse space within 61 commercial lots. Therefore, the Entrada South/VCC Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

74. The Entrada South Project is consistent with the goals and policies of the SCVAP because the H5, CM, and OS-PR designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

75. The VCC Project is consistent with the goals and policies of the SCVAP because the IO (Industrial Office) designation is intended for the commercial, office, light industrial, and open space uses that are included in the VCC Project. In addition, the VCC Project realizes a substantial amount of new commercial square footage which is needed to encourage economic development opportunities in the region. Furthermore, the VCC Project will implement substantial open space in the form of a natural drainage channel that runs-through the VCC site.

76. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.1.3: "*Discourage urban sprawl into rural areas by limiting non-contiguous, 'leap-frog' development outside of areas designated for urban use.*" The Entrada South Property has long been planned for residential and commercial development under the SCVAP and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leap-frog development. The development proposed for the Entrada South Property is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner. Similarly, the VCC Property Area has also been designated for urban use and will be developed adjacent to existing communities, avoiding leap-frog development. Development of the VCC Project is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner.

77. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.1.4: "*Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*" The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas. Similarly, open space areas within the VCC Property, including Castaic and Hasley Creeks, would be maintained to preserve scenic character. Development of the VCC Project would not

impact any prominent ridgelines identified in the SCVAP. The Entrada South/VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

78. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.5: "*Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*" The Entrada South Project includes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes existing infrastructure from the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a related ZC for mixed-use development.

79. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.3.6: "*Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.*" The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. Similarly, development of the VCC Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

80. The Entrada South/VCC Project is consistent with SCVAP, Conservation and Open Space Element, Policy CO-10.1.5: "*Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.*" No prominent ridgelines are designated by the SCVAP within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the

Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents and guests with access to natural areas and preserves scenic beauty. Similarly, development of the VCC Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing residents and guests with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Creek and Castaic Creek. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC Property, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Property, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential site (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

81. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits. For the reasons set forth herein, the development allowed by the Entrada South/VCC DA and Entrada South/VCC Project Permits is consistent with the goals and policies of the SCVAP, a component of the General Plan. Those goals and policies of the SCVAP are furthered by the additional environmental and project benefits agreed to in the Entrada South/VCC DA, including an affordable housing program that exceeds the County's IHO requirements, additional financing for the necessary Old Road Phase II Improvements, dedication of rights-of-way to support The Old Road improvements, a site for a potential DPW maintenance yard, a commitment to implement the Net-Zero GHG Program, and a prohibition on future oil and gas extraction on the Entrada South Property and VCC Property. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the General Plan and SCVAP. Thus, the Entrada South/VCC DA is consistent with the General Plan and SCVAP.

82. The Entrada South/VCC DA complies with zoning, subdivision, and other applicable ordinances and regulations, as amended by the ZC. The Entrada South Property and VCC Property have long been planned for residential and non-residential development under the SCVAP, a component of the General Plan. Additionally, as outlined in the consistency findings, above, the Entrada South/VCC Project would be consistent with the goals and policies of the General Plan and SCVAP. The VCC Project would be developed consistent with the uses and allowed by and standards

established in the County-approved Master CUP No. 87-360 for the existing VCC. With the ZC, development of the Entrada South Project would be consistent with the land use designations in the SCVAP and zoning standards in the County Code.

83. The Entrada South/VCC DA requires compliance with applicable federal and state regulations, along with the Existing Rules (as defined in the Entrada South/VCC DA), including compliance with current Government Code Section 65867.5 pertaining to the preparation of a water supply verification in accordance with Government Code Section 66473.7 for a tentative map involving a subdivision as defined by Government Code Section 66473.7.

84. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with County zoning, subdivision, or other appliable ordinances and regulations. Thus, the Entrada South/VCC DA complies with the zoning, subdivision, and other applicable ordinances and regulations.

85. The Entrada South/VCC DA is consistent with the public safety, welfare, and convenience and, therefore, it is in the public interest to enter into the Entrada South/VCC DA with Newhall. The Entrada South/VCC Project has been designed to be compatible with nearby communities and is consistent with the public safety, welfare, and convenience. Construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, DPW, DPW Building and Safety inspectors, and the Entrada South/VCC Project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

86. The Entrada South/VCC Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Entrada South/VCC Project, along with other cumulative projects in the area, must comply with more stringent state and local regulatory compliance measures than were in place at the time of the State-certified EIR, including more rigorous building fire codes (e.g., Chapter 7A of the Building Code) and fuel modification zone requirements. By incorporating the latest fire-resistant building codes and fuel management standards, the Entrada South/VCC Project reduces the potential for ignition and fire spread. Evidence demonstrates that master-planned communities, such as the Entrada South/VCC Project (which include fuel modification zones protecting the community, fire-resistant structures, fire-resistant landscaping, long-term maintenance through the homeowners association, multiple points of ingress/egress and code-compliant

streets to support evacuation and first responder access, among other features), have proven to be highly resistant to encroaching wildfires and can act as a line of defense to decrease the spread of wildfire. The implementation of fire-hardening techniques and fuel modification zones creates a buffer against any encroaching wildfires, minimizing the risk of both onsite and offsite fire impacts. In addition, even though the Entrada South/VCC Project does not result in new significant wildfire impacts compared to the 2017 Project, the Entrada South/VCC Project has incorporated multiple project design features to further reduce wildfire risks during construction and operations, providing additional safety benefits. The Entrada South/VCC Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Entrada South/VCC Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

87. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA is consistent with the public safety, welfare, and convenience, making it in the public interest to enter into the Entrada South/VCC DA with Newhall.

88. The Entrada South/VCC DA will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP, and construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

89. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not adversely affect the health, peace, comfort, and welfare of persons residing or working in the surrounding area.

90. The Entrada South/VCC DA will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP, and construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

91. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Entrada South/VCC Project site.

92. The Entrada South/VCC DA will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP and will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

93. As noted above, the Entrada South/VCC Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Entrada South/VCC Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Entrada South/VCC Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

94. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

95. Neither the Entrada South Property nor the VCC Property are located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.

96. Consistent with County Code Section 22.222.160 (Notification Radius), the community and neighboring property owners within a 1,000-foot radius of the Entrada South/VCC Project were properly notified of the public hearing by mail, newspaper, and property posting.

BASED ON THE FOREGOING, the Commission finds as follows**:**

A. The above recitals are true and correct and are incorporated herein by reference.

B. The Commission has reviewed and considered the Final SEIR.

C. Newhall has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through K are true, as supported by the recitals above, the Burden of Proof Statements included in the attachment to the Commission's Staff Analysis, and the administrative record for the Entrada South/VCC Project.

D. Based on the substantial evidence in the record, including, without limitation, the written and oral staff reports, the Final SEIR, the General Plan, and the documentary record and testimony before the Commission, the Entrada South/VCC DA is consistent with the objectives, goals, and policies of the General Plan, and is consistent with the SCVAP, for the reasons set stated in the recitals above, in other documents that constitute the record for the Entrada South/VCC Project Permits, the administrative record, and based on testimony delivered to the Commission in writing and orally.

E. The Entrada South/VCC DA complies with the County's zoning, subdivision, and other applicable ordinances and regulations, as amended by ZC No. 00-210, considered concurrently.

F. The Entrada South/VCC DA is consistent with public safety, convenience, welfare, and good land use practice, making it in the public interest to enter into the DA with Newhall, as supported by the recitals above and the materials included in the administrative record for the Entrada South/VCC Project.

G. Taking into account the conditions and site-specific regulations contained in the SCVAP and the RMDP/SCP, the Entrada South/VCC DA will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

H. The Entrada South/VCC DA complies with the prescribed terms, conditions, restrictions, and requirements set forth in County Code Sections 22.162.040 (DA-Findings and Conditions) and 22.162.050 (DA-Conditions of Approval). Pursuant to Section 22.162.050, the Entrada South/VCC DA provides terms for the duration of the DA; the termination date of the DA; the uses permitted on the subject property; the density and intensity of use allowed on the subject property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; and the time schedule established for periodic review of the DA. Such terms, conditions, restrictions and requirements in the Entrada South/VCC DA are not contrary to zoning, subdivision, other ordinances, laws, or regulations applicable to the proposed development.

I. Pursuant to Government Code Section 65867.5, the Entrada South/VCC DA contains a provision specifying that the VTTM and VTPM approved for the Project will comply with the provisions of Government Code Section 66473.7.

J. The Entrada South/VCC DA is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

K. The Entrada South/VCC DA does not include any applicant obligations or County activities that would cause any physical changes to the environment that fall outside the boundaries of the area designated for future development within the Entrada South Property or VCC Property. The Entrada South/VCC DA likewise does not include any type of facility or land use that falls outside the scope of land uses that were identified in the SCVAP or RMDP/SCP, and analyzed in the accompanying Final SEIR. Accordingly, implementation of the Entrada South/VCC DA will not result in any significant new impacts to the environment, or worsen any previously-identified significant environmental impact, in relation to impacts already considered in the Draft SEIR. The proposed Entrada South/VCC DA does not require recirculation or supplemental environmental analyses under CEQA.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the County Board of Supervisors ("Board"):

1. Hold a public hearing to consider Project No. 00-210-(5), which includes Development Agreement No. RPPL2025003357, ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, Administrative Housing Permit No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114;

2. Hold a public hearing to consider Project No. 87-150-(5), which includes Development Agreement No. RPPL2025003357, Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, Oak Tree Permit No. 200700022, and Environmental Assessment No. RPPL2021007114;

3. Review, consider and certify the Final SEIR and adopt the associated MMRP, FOF, and SOC in compliance with CEQA and the State and County guidelines related thereto;

4. Approve Development Agreement No. RPPL2025003357;

5. Review, consider and adopt the Findings and Conditions for Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343;

6. Find that ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343 are consistent with the General Plan;

7. Find that ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343 are consistent with the SCVAP;

8. Review, consider and adopt the Findings and Conditions for Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022;

9. Find that Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022 are consistent with the General Plan; and

10. Find that Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022 are consistent with the SCVAP.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 1, 2025.

_____

Elida Luna, Secretary
County of Los Angeles
Regional Planning Commission

DRAFT

ORDINANCE NO. _____

An ordinance approving the Entrada South Project and VCC Project **Development Agreement** pursuant to Section 65868 of the Government Code and Section 22.162.080 of Title 22 of the County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. The Board of Supervisors hereby approves Development Agreement No. RPPL2025003357, a copy of which is attached hereto.

DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES PROJECT NO. 00-210

ZONE CHANGE ("ZC") NO. 00-210

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.198 (ZCs) of Division 8 of Title 22 of the Los Angeles County Code (commencing with Section 22.198.010), the County of Los Angeles ("County") is authorized to adopt ZCs and other amendments to Title 22 of the County Code; and

WHEREAS, the Newhall Land and Farming Company, a California limited partnership and subsidiary of FivePoint Holdings, LLC ("Newhall"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit A; and

WHEREAS, Newhall proposes to subdivide the 382.3-gross-acre Entrada South Property into a total of 200 lots to create a mixed-use development that is comprised of: 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 51 open space lots (totaling 115.1 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross-acres in size, for an overall total of 140.4 acres of open space); 11 public facility lots (drainage, debris and water quality basins); six private drive lots; including a potential school site; and an onsite Spineflower preserve; and

WHEREAS, Newhall has requested approval of ZC No. 00-210 to amend the Entrada South Property's existing zoning to allow mixed-use and commercial development; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210 (the "Entrada South Project"), consisting of the ZC, Development Agreement No. RPPL2025003357 (the "Entrada South/VCC DA"), Vesting Tentative Tract Map ("VTTM") No. 53295, Conditional Use Permit ("CUP") No. 00-210, Parking Permit ("PP") No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit ("AHP") No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits"); and

WHEREAS:

1. The Entrada South Property is approximately 382.3 acres of land located west of Interstate 5 ("I-5") and The Old Road, north and south of the Magic Mountain Parkway, and east of Commerce Center Drive and Westridge Parkway, in an unincorporated area in the northwest portion of the County within the Santa Clarita Valley Area Plan ("SCVAP"). Six Flags Magic Mountain theme park and vacant land are located north of the Entrada South Property. The existing community of Westridge is located immediately south. The City of Santa Clarita is located to the east and is separated from the Entrada South Property by The Old Road and I-5. Vacant land within the Newhall Ranch Specific Plan area is located to the west. The approved Mission Village

community within the Newhall Ranch Specific Plan area is located immediately west of the Entrada South Property and is currently under construction.

2. The Entrada South Property is adjacent to, but not located within, the Specific Plan area.

3. The Entrada South Property is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

4. The SCVAP is generally surrounded by the Los Padres and Angeles National Forests to the north; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys, to the south; the unincorporated community of Agua Dulce and the Angeles National Forest to the east; and the County of Ventura to the west.

5. The Entrada South Property is generally comprised of vacant and undeveloped land, abandoned oil wells, and associated access roads. A recently constructed extension of Magic Mountain Parkway traverses the property from east to west. The southern boundary of the Entrada South Property is developed with Southern California Edison electric transmission lines and towers, and a 34-inch, high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the property from east to west.

6. The Entrada South Property exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level ("AMSL") and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or enclosed within storm drains. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

7. The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.

8. The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report (“EIR”) and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the

Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

9. The requested ZC would amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Section 22.198.050 (ZCs Findings and Decision). The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village.

10. The Entrada South/VCC DA is a related request to adopt by ordinance a voluntary agreement between the County and Newhall that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the developer with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by Newhall in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

11. VTTM No. 53295 is a related request to authorize a subdivision for a mixed-use development consisting of 200 lots on 382.3 acres, including 90 multi-family lots with 1,574 attached townhome and detached condominium units; 51 open space lots (totaling 115.1 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross acres in size, with an overall total of 140.4 acres of open space for the Project); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

12. CUP No. 00-210 is a related request to authorize: a DP (Development Program) Zone pursuant to County Code Chapter 22.52 (DP Zone); development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading pursuant to County Code Section 22.140.240 (Grading Projects); and walls and fences exceeding six feet in height. The grading amounts for the Entrada South Project include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill (within the Mission Village site), and 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

13. AHP No. RPPL2024000343 is a related request to provide an overall 189 affordable units (12 percent of the total 1,574 units), to include 110 affordable rental units (seven percent of the total number of units entitled within the Entrada South Project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Area Median Income ("AMI"). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the inclusionary housing ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

14. PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (PPs). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for the hotel use. Although the Entrada South Project has requested shared and reciprocal parking, the Project will provide a surplus of parking compared to County requirements (i.e., providing 3,921 residential parking spaces and 1,795 commercial parking spaces compared to the 3,852 residential and 1,789 commercial spaces required). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

15. OTP No. 200700018 is a related request for the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023 Oak Tree Report (Oak Tree Report), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one oak tree, which is a heritage oak tree, will be encroached into its protected zone by development of the Entrada South Project in accordance with

the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

16. Pursuant to Government Code Section 65866, the County and Newhall agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South/VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

17. The current land use designation for the Entrada South Property is as follows: the Entrada South Property is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the SCVAP Land Use Policy Map, a component of the County General Plan ("General Plan").

18. The current zoning for the Entrada South Property is as follows: the Entrada South Property is located within the Newhall Zoned District. The Property is currently zoned R-1 , C-3, and C-R.

19. The land uses for the properties surrounding the Entrada South Property include:

    North: Commercial, parking;
    East: Commercial;
    South: Recreational, single-family residential;
    West: Vacant.

20. The properties surrounding the Entrada South Property are zoned as following:

    North: C-3, C-R
    East: C-3;
    South: C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural);
    West: R-1, SP (Specific Plan).

21. The Entrada South Project will add new detached and attached residences at urban densities consistent with surrounding development, which includes a mixture of residential, recreational, and commercial uses. An open space Spineflower Preserve occupies the southeasterly portion of the Entrada South Property, which is compatible with recreation open space just south beyond the Entrada South Property's boundary.

22. The maximum density of the Entrada South Project is 4.9 dwellings per acre, which is consistent with the H5 land use designation that covers much of the Entrada South Property.

23. The visual and physical impacts of the proposed Entrada South Project will not increase in relation to the surrounding neighborhood. Residential building heights will be three stories or less, and mixed-use commercial development will blend in with the adjacent Mission Village commercial center. The design of the Entrada South Project

will be similar to and compatible with the Mission Village development, which is already in buildout with more than 2,000 dwellings constructed.

24. The 2017 Project proposed 1,725 dwellings and 450,000 square feet of non-residential space for the Entrada South Project. The current Entrada South Project requests 1,574 dwellings (a reduction of 151 units) and 730,000 square feet of non-residential space. As a result of these changes, the proposed Entrada South Project will be able to include a neighborhood park and potential school site, a Spineflower Preserve, and important trail links and infrastructure. These modifications allow the Entrada South Project to be more compatible with the existing urbanization and buildout of the nearby Mission Village and other villages that are included in the adjacent Newhall Ranch Specific Plan.

25. A proposed hotel of 165,000 square feet and up to 75 feet in height is planned in the Entrada South Project. The hotel will be located furthest north in the Entrada South Project, adjacent to Six Flags Magic Mountain, where it will lessen visual/physical impacts due to the complementary uses.

26. The 110 affordable rental housing units that are required under the Entrada South/VCC DA will be dispersed throughout the Entrada South Property, supporting community needs for additional housing that is feasible for homeowners compared with the prevailing housing market in the area.

27. The Entrada South Project includes a 5.4-acre public park lot as well as smaller recreation lots situated next to residences where they can be easily accessed.

28. Two large open space corridors protect a restored drainage channel on the Entrada South Property, as well as providing a buffer against existing residential and commercial-recreational development to the south.

29. The Entrada South Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants, providing sufficient fire lanes for ingress/egress, requiring fuel modification plans (for removing dead or fallen plant material), and sprinkler systems within the commercial portions of the project.

30. The Entrada South Project would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Project would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

31. The Entrada South Project would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Project, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types that would serve as bicycle

routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Project would also serve as bike routes.

32. Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

33. Newhall will implement the Net-Zero Greenhouse Gas (“GHG”) Program in the Entrada South Project. The Net-Zero GHG Program is enumerated in 13 mitigation measures (MM 2-1 through 2-13) in the State-certified EIR. It implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of electric vehicle ("EV") charging stations throughout the County and implementing a building retrofit program in disadvantaged communities within the County.

34. Implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. The GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR. Accordingly, the Entrada South Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any future rule intended or designed to reduce GHG emissions, unless otherwise applicable as a "Future Applicable Rule" under the Entrada South/VCC DA.

35. The Commission finds that, with the proposed ZC, the Entrada South Project would be consistent with applicable provisions of Title 22 (Planning and Zoning) of the County Code (the "Zoning Code") for the reasons stated herein, in other documents that constitute the record for the Entrada South Project Permits and based on testimony delivered to the Commission in writing and orally.

36. The County is the lead agency for the Entrada South Project for purposes of CEQA in accordance with the State CEQA Guidelines section 15050. The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property, as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is a component of the "Modified Project" referred to and described in the SEIR.

37. The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the

comments, and Mitigation Monitoring and Reporting Program (“MMRP) for the Entrada South Project ("MMRP").

38. This Resolution incorporates by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

39. On December 20, 2024, a Notice of Completion ("NOC") and Notice of Availability ("NOA") of the Draft SEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Entrada South Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Large signs for the NOC and NOA were also posted on the Entrada South Property on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025.

40. There were a total of 11 comments on the Draft SEIR - five by public agencies, one by tribes, three by community groups, and two by individuals. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties. While certain changes were made to the SEIR in response to these comments, the Final SEIR does not include significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5.

41. A duly noticed public hearing was held on October 1, 2025, before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. During public testimony, **[X]** persons spoke in favor of the Entrada South Project, citing reasons such as: **[RESERVED]**. In addition, **[X]** persons spoke in opposition or otherwise had concerns with the Entrada South Project, citing reasons such as: **[RESERVED]**.

42. During the October 1, 2025 public hearing, after hearing all testimony, the Commission discussed the Entrada South Project on the following points: **[RESERVED]**.

43. In its actions on October 1, 2025, the Commission certified the Final SEIR as to the following components of the Entrada South Project: VTTM No. 53295; CUP No. 00-210; PP No. 200700013; OTP No. 200700018; and AHP No. RPPL2024000343. As to these listed components of the Entrada South Project, the Commission adopted the proposed CEQA FOF and SOC for the Entrada South Project, adopted the MMRP for the Entrada South Project, and determined the Entrada South Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations through adopting the proposed SOC. Further,

the Commission recommended that the Board certify the Final SEIR for the Entrada South Project as to the Entrada South/VCC DA and ZC, along with the required CEQA FOF, SOC, and MMRP for the Entrada South Project.

44. The County Subdivision Committee ("Subdivision Committee") consists of representatives from the County Departments of Regional Planning, Public Works, Fire ("Fire"), Parks and Recreation, and Public Health. Based on tentative map and exhibit map dated January 15, 2025, the Subdivision Committee cleared the Entrada South Project for public hearing and recommended its approval.

45. The Entrada South Project is consistent overall with the General Plan, including Housing Element, Policy 3.1: "*Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.*" The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

46. The Entrada South Project is consistent with the General Plan, Parks & Recreation, Policy P/R 4.3: "*Develop a network of feeder trails into regional trails.*" A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Property, the proposed trail system would include community trails, NEV/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Property would also serve as bike routes. The bicycle route improvements in and around the site would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent with the County's Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.

47. The Entrada South Project is consistent with General Plan, Economic Development, Policy ED 2.5: *"Encourage employment opportunities to be located in proximity to housing.*" The Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

48. The Entrada South Project is consistent with General Plan, Land Use, Policy LU4.1: "*Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*" The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

49. The Entrada South Project is consistent with General Plan, Land Use, Policy LU 5.2: "*Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*" The Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services as well as public facilities within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

50. The Entrada South Project is consistent with the goals and policies of the SCVAP because the H5, CM, and OS-PR designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

51. The Entrada South Project is consistent overall with SCVAP, Land Use, Policy LU-1.1.3: "*Discourage urban sprawl into rural areas by limiting non-contiguous, 'leap-frog' development outside of areas designated for urban use.*" The Entrada South Property has long been planned for residential and commercial development under the SCVAP and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner.

52. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.4: "*Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*" The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

53. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.5: "*Increase infill development and re-use of underutilized sites within and adjacent to*

developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use." The Entrada South Project includes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Six Flags Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project benefits from the existing infrastructure of Magic Mountain Parkway, Commerce Center Drive, and The Old Road. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a ZC for mixed-use development.

54. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.3.6: "*Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.*" The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

55. The Entrada South Project is consistent with SCVAP, Conservation and Open Space Element, Policy CO-10.1.5: "*Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.*" No prominent ridgelines are designated by the SCVAP within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents and guests with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents and guests with access to natural areas and preserves scenic beauty.

56. The Entrada South Property is not located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.

57. Consistent with County Code Section 22.222.160 (Notification Radius), the community and neighboring property owners within a 1,000-foot radius of the Entrada South Project were properly notified of the public hearing by mail, newspaper, and property posting.

58. Pursuant to County Code Section 22.198.050 (Zone Changes), the Commission makes the following findings:

    a. **Modified conditions warrant a revision in the Zoning Map as it pertains to the area or district under consideration.** Modified conditions warrant a revision of the Zoning Map from R-1 to MXD-DP and R-1 to C-3-DP to implement the project's net-zero GHG commitment and transportation demand management ("TDM") program while advancing County policies to encourage walkability, reduce vehicle trips and emissions, and facilitate alternative modes of transit.

        i. The existing R-1 Zone was adopted for the site in 2012 and reflects the H5 land use designation shown on the attached Existing Zoning Map. The existing H5 land use designation for the portion of Entrada South, south of Magic Mountain Parkway, was adopted in 2012 through the SCVAP. The H5 land use designation permits residential development up to five units per acre along with supportive commercial and institutional uses serving the local area (subject to a ZC to an appropriate designation, as necessary).

        ii. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering. In contrast, the MXD and C-3 zoning designations support implementation of the TDM program and net-zero GHG commitment by allowing a more diverse, denser mix of uses that will encourage walkability, alternative mobility options and use integration while maintaining consistency with the H5 designation. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map, as discussed below.

        iii. In 2017, CDFW approved the State-certified EIR for the RMDP/SCP. The State-certified EIR analyzed the potential environmental impacts associated with the development facilitated by the RMDP/SCP, including for the buildout of the Entrada South Property. The State-certified EIR included 13 mitigation measures related to GHG impacts that reduce the Entrada South Project's GHG emissions to net zero, including an extensive TDM program. The core objective of the TDM program is to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized

and non-motorized transport and related strategies. The TDM program includes a number of strategies that would enable the residents, employees, and visitors of these planning areas to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation alternatives to single rider vehicles, such as:

- Pedestrian network linking areas of the project site;
- Traffic calming measures to encourage people to walk or bike;
- Increased transit availability through route expansion or increasing transit frequency;
- Encouraging telecommuting and alternative work schedules;
- Employer-administered Commute Trip Reduction program;
- School bus program;
- Transit fare subsidies;
- Carshare program;
- NEV and Electric Bicycle (e-bike) infrastructure;
- Integration of Mobility Hubs;
- Website and apps for transportation information; and
- Bikeshare system.

iv. To implement the TDM program and advance Newhall's net-zero GHG commitment, Newhall has designed the Entrada South Project to enhance clustering, mixed uses, supportive commercial opportunities in proximity to residential users, and walkability. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map.

v. The MXD and C-3 zones are appropriate for the H5 land use designation given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages (such as Homestead South) contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The Entrada South Property is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being planned as part of the Mission Village development (Mission Village is currently under construction).

vi. The MXD and C-3 zones allow the Entrada South Property to provide a diverse mix of housing and integrated commercial uses in proximity to transit stations, while facilitating the TDM program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits warrant a revision in the Zoning Map from R-1 to MXD for the planning areas described above.

b. **A need for the proposed zone classification exists within such area or district.** The proposed zone classification is needed to advance County policies and implement the Entrada South Project's net-zero GHG commitment and TDM program. The existing R-1 zone does not allow an integrated mix of housing types and commercial uses. The ZC to MXD and C-3 will permit the development of mixed-uses including single-family residences, townhomes, apartment homes, multi-family residential, office and commercial uses. The MXD and C-3 support a more integrated development plan consistent with the TDM program, the Entrada South Project's net-zero GHG commitment and County policies to encourage mixed-uses and pedestrian-oriented neighborhoods.

i. As noted above, the MXD and C-3 zones are more appropriate for the H5 land use designation particularly given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The site is especially well suited for the MXD and C-3 zones, due to their proximity to The Old Road and I-5 and mobility hubs. Specifically, Entrada South is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being developed as part of the Mission Village development.

ii. A change of zone would facilitate the orderly development of additional housing as well as commercial and recreational uses to serve future residents. The proposed MXD and C-3 zoning provide the opportunity to mix a wide variety of residential uses and commercial uses in close proximity to bus and multi-modal options. The proposed development would cluster development to preserve 140.4 acres of open space areas and slopes within the planning areas zoned MXD while also having a mix of land uses to increase walkability and implement the TDM Program.

iii. Under the MXD zoning, proposed home types would include single-family detached condominiums, townhomes, apartment-style units, and multi-family units to provide a wider variety of housing options. Inclusion of a range of home types and prices furthers Los Angeles County housing policies which encourage the development of socially and economically diverse communities. Policy LU-3.1.2 of the SCVAP encourages the provision of "a mix of housing types within neighborhoods that accommodates households with varied

income levels." Additionally, the inclusion of various housing types near transit furthers the County's urban form and mobility policies which encourage the development of pedestrian-oriented communities. Policy LU-5.2.1 encourages "higher-density residential uses in areas served by public transit and a full range of support services." Policy LU-5.2.2 further states "provide for location of neighborhood commercial uses in proximity to the neighborhoods they serve, to encourage cycling and walking to local stores."

c. **The particular property under consideration is a proper location for said zone classification within such area or district.** The particular property within the Entrada South Property is a proper location for the MXD zoning classification. As noted above, the MXD zone is appropriate for the H5 land use designation and this particular location given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The particular property being proposed for the MXD zone within the Entrada South Property is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub planned as part of the Mission Village development. The MXD zone allows the site to provide an integrated mix of housing types and commercial uses in close proximity to two transit stations, within a net zero GHG community, while facilitating the TDM program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits make this portion of the Entrada South Property a proper location for the MXD zone.

d. **The zone classification at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.** The zone classification of MXD in this portion of the Entrada South Property will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities. These public and environmental benefits make the rezoning in the interest of public health, safety and general welfare.

i. In addition, the requested ZC is in conformity with good zoning practice as it would allow for a mixed-use development which integrates a variety of residential, recreational, and commercial opportunities. The MXD zone is appropriate particularly given the

integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations (McBean Regional Transit Center and the adjacent planned mobility hub in Mission Village development (currently under construction). Allowing for a wider range of housing densities with commercial-serving uses is possible with MXD zoning.

ii. For these reasons, the requested ZC for a portion of the Entrada South Property will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

e. **The ZC is consistent with the General Plan.** As explained above, the proposed ZC from R-1 to MXD is consistent with the H5 land use designation. The SCVAP encourages density-controlled development (clustering) on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. A total of 1,574 dwelling units are proposed, which consistent with allowable density within the H-5 designation of up to 5 dwelling units per acre and encourages clustering. The proposed MXD zone comprises 315.6 acres. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities.

f. **If the ZC will permit any uses prohibited by the existing zoning, that such ZC will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide an adequate water supply.** The existing R-1 zone does not allow for mixed-use development, apartment houses, retail uses, or office uses (business or professional). The ZC to MXD will permit the development of mixed-uses including multi-family residential, office and commercial uses, which supports a more integrated development plan consistent with the TDM program, the project's net-zero GHG commitment and County policies to encourage mixed-uses, walkability and alternative modes of transit. Based on the Water Supply Assessment prepared for the proposed development, the Santa Clarita Valley has sufficient water supplies to meet the projected water demand associated with the Entrada South Project and existing and planned future uses within the Santa Clarita Valley water service area. The proposed ZC from R-1 to MXD would not result in a need for a

greater water supply for adequate fire protection, and the existing and proposed sources of water will provide an adequate water supply.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS:

A. The above recitals are true and correct and are incorporated herein by reference.

B. The Commission has reviewed and considered the Final SEIR.

C. Newhall has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through G are true, as supported by the recitals above, the Burden of Proof Statements included in the attachment to the Commission's Staff Analysis, and the administrative record for the Entrada South Project.

D. ZC No. 00-210 complies with the requirements set forth in Government Code Sections 65800 et seq., implements the applicable policies of the General Plan and SCVAP, and is internally consistent, as supported by the recitals above, the burden of proof statements included as an attachment to the Staff Analysis, and the administrative record for this project.

E. The Entrada South Project site is entirely within an area in the SCVAP that has long been planned for residential and commercial development. The ZC allows for implementation of the Entrada South Project, which provides for a mixed-use development that includes 1,574 residential units and 730,000 square feet of commercial space.

F. The ZC is needed within the area encompassed by the Entrada South Project. The Entrada South Property is vacant, undeveloped, underutilized, and in close proximity to other residential and commercial developments and transportation infrastructure, including the I-5 freeway. The Entrada South Property is well suited to accommodate concentrated regional population and economic growth.

G. The ZC will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice, because increasing housing density on vacant, underutilized sites and building areas in close proximity to major transportation infrastructure provides many benefits to the community. The Entrada South Project creates a healthy, energy efficient, complete community with a wide range of housing, retail, commercial, and open space uses.

H. The ZC is consistent with the County General Plan and SCVAP, and is necessary to implement the goals and policies of the General Plan and SCVAP. Public convenience, general welfare, and good zoning practice justifies approving the ZC.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles ("Board "):

1. Hold a public hearing to consider Project No. 00-210-(5), which includes ZC No. 00-210;

2. Review, consider and certify the Final SEIR and adopt the associated MMRP, Fo Fact, and SOC in compliance with CEQA and the State and County guidelines related thereto;

3. Find that ZC No. 00-210 is consistent with the General Plan;

4. Find that ZC No. 00-210 is consistent with the SCVAP;

5. Find that modified conditions warrant a revision to the Zoning Map as it pertains to the Entrada South Property;

6. Find that a need for the proposed zone classification exists within the Entrada South Property;

7. Find that the Entrada South Property is a proper location for the ZC;

8. Find that ZC No. 00-210 will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice; and

9. Find that if ZC No. 00-210 will permit any uses prohibited by the existing zoning, that such ZC will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide and adequate water supply.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 1, 2025.

_____

Elida Luna, Secretary
County of Los Angeles
Regional Planning Commission

EXHIBIT C – DRAFT ORDINANCE (ZONE CHANGE)

ORDINANCE NO. _____

An ordinance approving the Entrada South Project **Zone Change**, and amending Section 22.06.060 (Zoned Districts Established) of Title 22 of the County Code, changing the existing zoning on 323 acres of the Entrada South Property from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone, and changing 5.5 acres of the Entrada South Property from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.06.060 (Zoned Districts Established) of the County Code is amended by amending the map of the Newhall Zoned District, Number 118, as shown on the maps attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Countywide General Plan of the County of Los Angeles.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 00-210 (“Entrada South Project”)

VESTING TENTATIVE TRACT MAP (“VTTM”) NO. 53295

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210 ("Entrada South Project"), consisting of VTTM No. 53295 and related entitlements Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), Zone Change (“ZC”) No. 00-210, Conditional Use Permit ("CUP") No. 00-210, Parking Permit (“PP”) No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit (“AHP”) No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits").

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENTS REQUESTED.** The subdivider, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Subdivider"), owns certain real property known as the "Entrada South Property," as legally described in the tentative map, which is located west of The Old Road, north and south of Magic Mountain Parkway, south of Magic Mountain theme park, east of Mission Village, in the unincorporated community of Santa Clarita Valley. The Subdivider requests the VTTM No. 53295 to subdivide a 382.3-acres site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached, multi-family/apartment-style, townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres) and consisting of 115 acres of open space and Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

4. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Subdivider that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Subdivider with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project

Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by the Subdivider in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests the Subdivider's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

5. **RELATED ENTITLEMENT.** The ZC is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Section 22.198.050 (ZC - Findings and Decision). The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village.

6. **RELATED ENTITLEMENT.** CUP No. 00-210 is a related request to authorize: the development program within the DP overlay zoning pursuant to County Code Chapter 22.52 (DP Zone); development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading pursuant to County Code Section 22.140.240 (Grading Projects); and walls and fences exceeding six feet in height.

7. **RELATED ENTITLEMENT.** AHP No. RPPL2024000343 is a related request to provide 110 affordable rental units out of the 1,574 total units (seven percent of the total number of market rate units entitled within the Entrada South Project). The Entrada South Project is not subject to the County Inclusionary Housing Ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

8. **RELATED ENTITLEMENT.** PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be

reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

9. **RELATED ENTITLEMENT.** OTP No. 200700018 is a related request to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (Oak Tree Permits).

10. **PREVIOUS ENTITLEMENTS.** *None.*

11. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Subdivider" shall include the Subdivider, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

12. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of VTTM No. 53295 and related entitlements Entrada South/VCC DA, ZC, CUP, AHP, PP, and OTP will not become effective unless and until the County Board of Supervisors ("Board") certified the SEIR and approved the Entrada South/VCC DA and ZC, and both have become effective.

13. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

14. **LOCATION.** The Entrada South Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

15. **LAND USE DESIGNATION.** The Entrada South Property is located within the H5 (Residential 5 - 0 to 5 Dwelling Units Per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

16. **ZONING.** The Entrada South Property is located in the Newhall Zoned District and is currently zoned R-1, C-3, and C-R (Commercial-Recreation).

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES

NORTH	CM	C-3, C-R	Commercial, Parking
EAST	H2 (Residential 2 – 0 to 2 Dwelling Units Per Acre), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acres), CM	C-3	Commercial
SOUTH	OS-C (Conservation), OS-PR (Parks and Recreation)	C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural)	Recreational, Single-Family Residential
WEST	H2, SP-MU (Specific Plan - Mixed Use), SP-LM (Specific Plan – Low-Medium Density), SP-M (Specific Plan Medium Density)	R-1, SP (Specific Plan)	Vacant

17. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Entrada South Property consists of approximately 382.3 acres located west of Interstate 5 ("I-5") and The Old Road and north and south of Six Flags Magic Mountain theme park ("Six Flags Magic Mountain"). The Entrada South Property is generally comprised of vacant land, abandoned oil wells and associated access roads, although a recently constructed extension of Magic Mountain Parkway traverses the Project area from east to west. In addition, the southern boundary of the Entrada South Property is developed with Southern California Edison electric transmission lines and towers, and a 34-inch high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the planning area from east to west.

The Entrada South Property exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level ("AMSL") and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or enclosed within storm drains. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

B. Site Access

The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private

walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Tentative Map and Exhibit Map

VTTM No. 53295 dated January 15, 2025 depicts a total of 200 lots, including: 91 multi-family lots; 51 open space lots (totaling 115.1 acres); 20 commercial lots; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 acres in size, for an overall total of 140.4 acres of open space); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots.

The Exhibit Map dated January 15, 2025, depicts 1,574 attached multi-family, townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building. The above development amounts to a total of 635 buildings.

D. Affordable Housing

The AHP proposes 110 affordable rental units out of the 1,574 total units (or seven percent of the Entrada South Project). Though not subject to the IHO, the Subdivider has proposed affordable units with the Entrada South/VCC DA. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Average Median Income ("AMI"), with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development.

E. Parking

The Entrada South Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Entrada South Project has requested shared and reciprocal parking, the project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively).

F. Internal Circulation

The Entrada South Property would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Property would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

The Entrada South Property would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Property, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types that would

serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Property would also serve as bike routes.

Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

G. Condominium Project
Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

H. Grading
The grading amounts include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill, 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

I. Oak Trees
The Subdivider is concurrently seeking an OTP for development of the Entrada South Property consistent with County Code requirements. Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Project boundary, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 34 will be removed and one will be encroached upon by development of the Entrada South Property in accordance with County Oak Tree Ordinance. The encroached tree is a heritage oak tree with a proposed encroachment into its protected zone. The remaining 34 are proposed to be removed (none are heritage oaks), consistent with the Oak Tree Report.

18. **CEQA DETERMINATION.**

Supplemental Environmental Impact Report ("SEIR")
The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area. The County was a responsible agency for the RMDP/SCP and participated in the State-certified

EIR process. The Entrada South Project implements the development within the Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft SEIR (SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the Entrada South Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

19. **AGENCY RECOMMENDATIONS.**

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works (“Public Works”), Fire (“Fire”), Parks and Recreation (“Parks and Recreation”), and Public Health (“Public Health”): Recommended clearance to public hearing with conditions of VTTM No. 53295 dated January 15, 2025.

A. In a letter dated April 21, 2025, t Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated March 20, 2025, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

20. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.060 (Public Hearings), 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Entrada South Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

21. **LAND USE POLICY.** The Commission finds that the Entrada South Project is consistent with the goals and policies of the Area Plan because the H5, CM and OS-PR land use designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. The Project complies with the maximum density of 1,574 dwelling units established for the Project by the State-Certified EIR. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

22. **GOALS AND POLICIES. The Commission finds that the Project is consistent with the following policies of the General Plan:**

- ***General Plan – Housing Element, Policy 3.1:*** *"Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population."*

  The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

  A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Project, the proposed trail system would include community trails, NEV/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Planning Area would also serve as bike routes. The bicycle route improvements in and around the site

would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent with the County's Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  The development of the Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

- ***General Plan – Land Use, Policy LU4.1:*** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

  The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

- ***General Plan – Land Use, Policy LU 5.2:*** *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

  The development of the Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services, as well as public facilities, within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

The Entrada South Property has long been planned for residential and commercial development under the Area Plan and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities,

avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South. A permanent conservation instrument has been recorded to ensure the Entrada South Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

- ***Area Plan – Policy LU-1.1.5:*** *Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*

The Entrada South Project proposes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project by preserving additional area for open space and higher-density/intensity uses. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a ZC for mixed-use development which includes the MXD and C-3 zoning designations.

- ***Area Plan - Land Use, Policy LU-1.3.6: "Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."***

The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

No prominent ridgelines are designated by the Area Plan within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents with access to natural areas and preserves scenic beauty.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

23. **PERMITTED USE IN ZONE.** The Commission finds that the Entrada South Project is consistent with the R-1, C-R, C-3, and MXD zoning classifications as single-family homes, commercial recreation, commercial, and mixed residential-commercial uses are permitted in such zones pursuant to County Code Sections 22.18.040 (Development Standards for Residential Zones, to include Single-Family R-1), 22.20.080 (Development Standards for Zone C-R), and 22.26.030 (Mixed Use Development Zone). The Permittee is seeking the ZC to change the existing 328.4 acres of R-1 zoning south of Magic Mountain Parkway to 328.4 acres of MXD-DP and 52.4 acres of C-3 to 57.9 acres of C-3-DP. The remaining portion of the Entrada South Property is zoned C-3—General Commercial north of Magic Mountain Parkway, and C-R south of the SCE electric transmission lines. The MXD zone integrates a wide

range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering which helps concentrate development in less environmentally sensitive areas and promotes the provision of open space. In contrast, the MXD zoning designation would support development of a sustainable project that incorporates smart growth concepts and includes implementation of the Modified Project's Transportation Demand Management ("TDM") Program and Net-Zero Greenhouse Gas ("GHG") Program. Non-residential (commercial/office) development within the Entrada South Planning Area would include any allowable uses consistent with the underlying C-3-DP zoning designation (north of Magic Mountain Parkway) and the proposed MXD-DP zoning designation (south of Magic Mountain Parkway as discussed below), 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. The Commission finds that the development of the Entrada South Property, (as part of the greater Entrada South and VCC Project as a whole), is consistent with the MXD, C-3, and C-R zoning classifications pursuant to County Code Sections 22.26.030 (Land Use Regulations for Zone MXD) and 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). Section 22.52.030 also applies to the Project, since the DP designation DP may be used for any use permitted, to include MXD and C-3.

24. **LOT AREA AND WIDTH.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and Width Requirements Generally) and 22.110.130 (Required Area and Width). The Project complies with the minimum lot area of 5,000 square feet and minimum lot width of 50 feet, cul-de-sac and flag lot design widths excepted.

25. **MINIMUM FRONTAGE.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a justification for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements). Lots subject to waiver include the following: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.

26. **REQUIRED YARDS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The Entrada South Project follows the non-residential site development standards for lot requirements including minimum front building setback where each lot in said block may have a front yard of not less than the average depth of the front yards of the land adjoining on either side; (Reversed Corner Lots Adjoining Key Lots) minimum side building setback where the front yard of a key lot adjoining a reversed corner lot is less than 10 feet in depth, such reversed corner lot may have a corner side

yard of the same depth, but not less than five feet; (Interior Side Yards on Narrow Lots) where a lot is less than 50 feet in width, such lot may have interior side yards equal to 10 percent of the average width, but in no event less than three feet in width; and (Rear Yards on Shallow Lots) where a lot is less than 75 feet in depth, such lot may have a rear yard equal to 20 percent of the average depth, but in no event less than 10 feet in depth.

27. **HEIGHT.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.060 (Height Limits). The building heights proposed are determined by the total floor area in all the buildings on any one lot and shall not exceed 13 times the buildable area of such lot, fall within the maximum height allowed and have been implemented throughout the Entrada South Property.

28. **DISTANCE BETWEEN BUILDINGS**. The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum required distance of 10 feet between habitable buildings has been implemented throughout the Entrada South Property.

29. **FENCES AND WALLS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site, with the exception of two retaining walls in Planning Areas 1 and 14, which shall be taller than six feet and require a CUP.

30. **PARKING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) as permitted by the associated PP. The Entrada South Project has included more than the minimum required parking spaces (specifically, 5,641 spaces required and 5,716 spaces provided) for the overall development.

31. **SIGNS.** No signs are proposed or included with the Entrada South Project.

32. **GRADING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.140.240 (Grading Projects). The Permittee shall follow all applicable standards for On-Site grading to include a grading permit required for any grading project and a haul route for offsite grading (located in the Mission Village site), as provided in Title 26 (Building Code) of the County Code.

33. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map) and Sections 22.20.040 (Development Standards for Commercial Zones) and 22.22,060 (Development Standards for Industrial Zones) . The Project meets the Exhibit Map requirements for

the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and design of pedestrian roadway crossings (i.e., crosswalks).

34. **PLANNING AREA STANDARDS DISTRICT**. The Commission finds that the Entrada South Project is not subject to or located within any existing planning area standards district.

35. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing community standards district.

36. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Entrada South Project is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).

37. **RESIDENTIAL DESIGN.** The Commission finds that the Entrada South Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards, "RDSO"). The Entrada South Project application was filed and deemed complete prior to the adoption of the RDSO which occurred on September 10, 2024.

38. **TREE PLANTING.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and Section 22.126 (Tree Planting Requirements) and will require the amount of onsite tree plantings based on the Project's total street frontage.

39. **IMPROVEMENTS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Permittee shall improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.

40. **INCLUSIONARY HOUSING.** The Commission finds that the Entrada South Project includes 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County AMI, with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located

in Planning Areas 4b and 4c of the Entrada South development. The Entrada South Project is not subject to IHO pursuant to County Code Section 22.166.040 (AHP).

41. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Entrada South Project is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

TENTATIVE TRACT MAP FINDINGS

42. VTTM No. 53295 has been submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.

43. **The Commission finds that the map is consistent with the goals and policies of the General Plan and has balanced the needs for housing against the public service needs of the residents and available fiscal and environmental resources.** The Entrada South Project provides a large allotment of 1,574 new housing units to help alleviate the State's housing crisis; protects and preserves a Spineflower Preserve and natural drainage channel; provides an onsite public park; locates development adjacent to existing residential and commercial areas; and utilizes existing roadway infrastructure to maintain continuity among development areas.

44. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design of the proposed subdivision facilitates sufficient access to and through the Entrada South Project site; locates more intensive development along existing commercial corridors; and takes advantage of existing roadway improvements which provide continuity among existing development and the proposed Entrada South Project.

45. **The Commission finds that the site is physically suitable for this type of development.** The subdivision site is physically suitable for the development because of its size and location near existing development and major roadway improvements.

46. **The Commission finds that the site is physically suitable for the proposed density of development.** The subdivision site is physically suitable for the proposed density due to the size of the site and designing sufficient ingress and egress (including emergency access) to accommodate 1,574 dwellings, a 5.4-gross-acre public park, and 730,000 square feet of commercial uses.

47. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the Entrada South Project and/or its improvements are not likely to cause substantial environmental damage because it protects, preserves, and enhances onsite biological

resources through large open space areas which include a Spineflower Preserve and a natural drainage channel not designated SEA.

48. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The design of the subdivision or type of improvements are not likely to cause serious health problems as the Entrada South Project provides sufficient space to accommodate 1,574 dwelling units and 730,000 square feet of commercial area while maintaining ample open spaces that include a 5.4-acre public park, Spineflower Preserve, and natural drainage channel.

49. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design of the subdivision or type of improvements will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict.

50. **The Commission finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in that the subdivision complies with California Code of Regulations, Title 24 ("Building Standards Code), County Code Title 26 (Building Code), and guarantees compliance with the Net Zero Greenhouse Gas ("GHG") Program including solar water heating for swimming pools and "cool roofs" specified under the Building Retrofit Program included in the MMRP.** The Project will be consistent with Title 24 and Title 26 standards and will be implemented with GHG best practices and measures throughout the development area.

51. **The Commission finds that the design or the type of improvements comply with County Code Chapter 16.44 (Electrical Transmission and Distribution Systems) by undergrounding utilities (conduits, cables, and other facilities) providing adequate service including telephone and internet services to each parcel.** The Project will construct adequate utilities to serve the additional residents, visitors, employees, and guests within the development area.

SUPPLEMENTAL FINDINGS (VHFHSZ)

52. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Entrada South Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that the Entrada South Project site is located within a VHFHSZ and SRA. As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the VTTM. The Commission also finds that final fuel modification plans will require approval from Fire prior to the

issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that the Entrada South Project would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. As such, the Entrada South Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes. Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for the Entrada South Project.

53. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that VTTM No. 53295 and Exhibit Map dated January 15, 2025, and SEIR were reviewed and approved by Fire. The Commission further finds that the subdivider would pay the Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities.

ENVIRONMENTAL FINDINGS

54. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

55. The Commission finds that the Subdivider is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

56. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Entrada South Project is considered a housing development that is consistent with the General Plan and, with approval of the ZC, County Code Title 22 (Planning Zoning), and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

57. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The Entrada South Property is physically suitable for this type of development since the Project complies with all development standards of the existing R-1, C-3, and C-R zoning and proposed MXD-DP and C-3-DP zoning.

D. The Entrada South Property is physically suitable for the proposed density of development since the Entrada South Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the existing R-1, C-3, and C-R zoning and proposed MXD-DP and C-3-DP zoning .

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors have been considered in the County's review of the Project.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Entrada South Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the SEIR, and the Administrative Record for this Project.

I. The structural fire protection and fire suppression services will be available for the subdivision through Fire.

J. It is necessary to provide tenant protections where the subdivider opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.

K. A covenant and agreement are needed to ensure potential tenants are provided with 180 days' written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

L. A waiver of public street frontage is necessary to access to some lots by private drives instead of public streets due to topographic conditions, drainage and biological constraints, and title limitations.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the Entrada South Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Entrada South Project; adopts the FOF, SOC and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Entrada South Project implementation, and finds that the unavoidable significant effects of the Entrada South Project after adoption of said mitigation measures are as described in those FOF; and determines that the remaining, unavoidable environmental effects of the Entrada South Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Entrada South Project as stated in the FOF and SOC.

2. Recommends that the Board approve **VESTING TENTATIVE TRACT MAP NO. 53295**, subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/2025

c: Each Commissioner

6274854.1

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER

PROJECT NO. 87-150 ("VCC Project")

VESTING TENTATIVE PARCEL MAP ("VTPM") NO. 18108

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150 ("VCC Project"), consisting of VTPM No. 18108. VTPM No. 18108 was considered together with Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), Parking Permit ("PP") No. RPPL2022007239, Oak Tree Permit ("OTP") No. 200700022, and Environmental Assessment No. RPPL2021007114 (collectively, the "VCC Project Permits").

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENTS REQUESTED.** The subdivider, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Subdivider"), requests VTPM No. 18108 also known as "The Valencia Commerce Center" ("VCC") to subdivide approximately 328.8 acres into a total of 104 lots to create 61 commercial lots and 43 open space lots in an undeveloped portion of the partially completed VCC site and industrial/business park center located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon landfill. The VCC Project site is surrounded by existing single-family residential, recreation, commercial and industrial uses to the north; existing industrial and commercial uses as well as parking and vacant land to the east; vacant land, government, parking, and commercial including the Newhall Ranch Specific Plan ("Specific Plan") area to the south, and vacant and industrial land including Chiquita Canyon Landfill to the west. The project has three Planning Areas and is proposed to be developed in four phases. The subdivision is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

4. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Subdivider that memorializes the terms, conditions, and obligations of the VCC Project, and provides vesting development rights for the VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Subdivider with long-term contractual assurances that the VCC Project includes public benefits and can be built out as approved in the VCC Project Permits.

5. **RELATED ENTITLEMENT**. PP No. RPPL2022007239 is a related request to allow shared, reciprocal and offsite parking across the entire VCC Project (i.e., residential and non-residential areas) pursuant to County Code Section 22.178.050 (Parking Permit Findings and Decision). The VCC Project will provide a total of 8,293 parking spaces, including 72 parking spaces for retail uses, 7,276 parking spaces for office uses and 945 parking spaces for industrial uses.

6. **RELATED ENTITLEMENT**. The OTP No. 200700022 is a related request for the removal of 26 non-heritage oak trees and no encroachments, for a total of 26 oak tree-related impacts pursuant to County Code Section 22.174.060 (Oak Tree Permit Findings)/22.174.090 (Effective Date of Decision).

7. **PREVIOUS ENTITLEMENTS.** CUP No. 87-360 for the VCC development with six million cubic yards of grading and offsite improvements, to include a lift station.

8. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Subdivider" shall include the Subdivider, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

9. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the VTPM No. 18108 and related entitlements Entrada South/VCC DA, PP, and OTP will not become effective unless and until the County Board of Supervisors ("Board") has certified the Supplemental Environmental Impact Report ("SEIR") and approved the Entrada South/VCC DA, and the Entrada South/VCC DA has become effective.

10. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agreed to a vesting date of October 7, 2021. Accordingly, the VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

11. **LOCATION.** The VCC Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The VCC Property is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

12. **LAND USE DESIGNATION.** The VCC Property is located within the IO (Industrial Office) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

13. **ZONING.** The VCC Property is located in the Newhall Zoned District and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing –Development Program).

14. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN/ SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES

NORTH	H2 (Residential 2 – 0 to 2 Dwelling Units per Acre), SP-MU (Specific Plan – Mixed Use), CG (General Commercial)	M-1.5-DP, R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area), and C-3 (General Commercial)	Industrial, Single-Family Residential, Recreation, Commercial
EAST	CG, P (Public and Semi-Public), IL (Light Industrial), IO	M-1.5-DP, C-3	Vacant, Industrial, Commercial, Parking
SOUTH	IO, CM (Major Commercial), IL	C-3, M-1.5-DP	Vacant, Government, Parking, Commercial
WEST	IO	M-1.5-DP	Vacant, Industrial

15. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The VCC site is 328.8 gross acres of an undeveloped portion of the previously approved Valencia Commerce Center (Master CUP No. 87-360) located west of I-5 and north of SR-126. The VCC site is generally comprised of vacant land, RV storage, and some agricultural uses adjacent to SR-126. The site is bisected by Hasley Creek and Castaic Creek, and elevations range from approximately 980 to 1,200 feet above mean sea level ("AMSL").

B. Site Access
Regional access to the VCC site is provided by I-5, located just east of the site, and SR-126. Additional freeways in the area include State Route 14, which provides access to the Antelope Valley, and Interstate 210 and Interstate 405, which along with I-5 provide access to the region south of Newhall Pass. Local access to the VCC site is available from The Old Road, Henry Mayo Drive, Hasley Canyon Road, and Commerce Center Drive.

C. Tentative Map and Exhibit Map
The VCC VTPM dated November 20, 2024, depict a total of 104 lots on 328.5 acres, including commercial-business park lots, open space lots, and open space-natural lots. Proposed grading entails 3.5 million cubic yards of earthwork (cut/fill) to be balanced onsite.

The Exhibit Map dated January 15, 2025, depicts 1,574 attached townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building, for a total of 635 buildings.

D. Parking

The VCC includes a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 are required. There will be 7,276 office parking spaces provided where 7,276 spaces are required. There will be 945 industrial parking spaces provided where 945 spaces are required. Parking would be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas. As noted above, the Subdivider has requested a PP to allow for reciprocal parking within the VCC.

E. Internal Circulation

For internal circulation in the VCC, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension would connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC. Emergency access would be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast.

A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC site, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile-long multi-purpose trail located northwest of the VCC, which can be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC. A Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.

Bicycle route improvements in and around the VCC would connect to an extensive system of continuous bike paths within the Newhall Ranch Specific Plan and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

F. Grading

The grading amounts include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, and 410,000 cubic yards of shrinkage, for a combined grading amount of 7.0 million cubic yards (3.5 million cut and 3.5 million fill) to be balanced onsite. Grading for the VCC was previously authorized under CUP No. 87-360. There is no additional request for grading beyond that approved under CUP No. 87-360.

G. Oak Trees

The Subdivider is concurrently seeking an OTP for development of the VCC consistent with the County Oak Tree Ordinance. The OTP covers 26 non-heritage removals of oak trees within the VCC governed by the County Oak Tree Ordinance. No encroachments on oak trees would occur as defined by the County Oak Tree Ordinance.

16. **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.**

SEIR

The VCC Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR). The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The VCC Project implements the development within the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the VCC Property, are referred to herein as the "2017 Project."

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the VCC Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

17. **AGENCY RECOMMENDATIONS.** The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of VTPM No. 18108 dated January 15, 2025.

    A. In a letter dated April 21, 2025, Public Works recommended that the VCC Project proceed to public hearing with required conditions of approval.

    B. In a letter dated February 13, 2025, Fire recommended that the VCC Project proceed to public hearing with required conditions of approval.

    C. In a letter dated February 11, 2025, Parks and Recreation recommended that the VCC Project proceed to public hearing with required conditions of approval.

    D. In a letter dated March 20, 2025, Public Health recommended that the VCC Project proceed to public hearing with required conditions of approval.

18. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), and 22.222.160 (Notification Radius) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The

Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the VCC Property. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the VCC Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

19. **LAND USE POLICY.** The Commission finds that the VCC Project is consistent with the goals and policies of the Area Plan because the IO land use designation allows for the VCC's development of non-residential (industrial/business/office park) space, a multi-use trail, roadways, and infrastructure. No General Plan or Area Plan amendments are required to implement the VCC Project.

20. **GOALS AND POLICIES.** In 1991, the County originally approved development of the Valencia Commerce Center with approximately 12.6 million square feet of non-residential (industrial/business/office park) uses through the issuance of various entitlements, including Master CUP No. 87-360, and certification of the VCC EIR, finding the project consistent with the General Plan. The development of the VCC is located with the Valencia Commerce Center and implements Master CUP No. 87-360 and remains consistent with the County's General Plan. **Specifically, the Commission finds that development of the VCC is consistent the general plan, including the following policies of the General Plan:**

    - ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

    A series of multi-use trails and paved pedestrian trails (also providing County flood control access) would be introduced along the banks of Hasley Creek and Castaic Creek within the VCC site to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC site, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC improvements. Also, within VCC, a Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension. The bicycle route improvements in and around the VCC would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

- ***General Plan – Economic Development, Policy ED 2.1:*** *"Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses."*

Development of the VCC with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the Area Plan's IO land use designation will protect the site from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

The development of the VCC includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community will facilitate the generation of local jobs and economic activity.

- ***General Plan – Land Use, Policy LU4.1:*** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

The VCC site is currently vacant. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community that will facilitate the generation of local jobs and economic activity.

21. **The Commission also finds that the Project is consistent with the Area Plan, including the following policies of the Area Plan:**

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

The VCC site has been designated for urban use and will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the VCC is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

Open space areas, including Castaic and Hasley Creeks in the VCC, would be maintained to preserve scenic character. Additionally, development of the VCC

would not impact any prominent ridgelines identified in the Area Plan. The VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

- ***Area Plan - Land Use, Policy LU-1.3.6:*** *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing the community with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Creek and Castaic Creek. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC site, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile-long multi-purpose trail located northwest of the VCC site, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. **PERMITTED USE IN ZONE.** The Commission finds that the development of the VCC Project is consistent with the M-1.5-DP zoning classification as retail, office, and industrial uses are permitted in such zones pursuant to County Code Chapter

22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The VCC Project would be developed consistently with the uses allowed by the County-approved Master CUP No. 87-360 for the existing VCC.

23. **LOT AREA AND WIDTH.** Development on any lot in the VCC shall comply with County Code Title 22 Division 6 (Development Standards), where applicable. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Lot Area and Width).

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The VCC Project follows the non-residential site development standards for lot requirements including minimum front parking setback (33.5' for Commerce Center Drive and 15' for interior streets), minimum front building setback (65 feet for Commerce Center Drive and 40 feet for interior streets), minimum side parking setback (20 feet for Commerce Center Drive and 15 feet for interior streets) (corner lot), and minimum side building setback (25 feet for Commerce Center Drive and 25 feet for interior streets) (corner lot).

25. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). Fences and walls within a required front yard shall not exceed three and one-half feet in height. Fences and walls within a required interior side yard or rear yard shall not exceed six feet in height, provided that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard. Fences and walls within a required corner side yard shall not exceed three and one-half feet in height where closer than five feet to the highway line, nor exceed six feet in height where located five feet or more from said highway line. Applicable standards have been implemented throughout the Project Site.

26. **PARKING.** The Commission finds that the VCC Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) with the associated PP. The VCC Project has provided the minimum required number of parking facilities (specifically, 8,293 spaces required and 8,293 spaces provided) for the office and industrial uses proposed. The VCC Project is seeking PP No. RPPL2022007239 to authorize reciprocal parking across lot lines. All related parking will be provided within the VCC site.

27. **SIGNS.** No signs are proposed or included with the Project.

28. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing planning area standards district.

29. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing community standards district.

30. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the VCC Project is not located within or subject to the standards identified in County Code

Chapter 22.80 (Rural Outdoor Lighting District). However, lighting would be designed to ensure visibility and safety while minimizing light spillover and skyglow. Security features, roadways, entryways, and parking areas would be well illuminated and designed to eliminate areas of concealment. Measures such as light control devices on fixtures and careful fixture placement would be implemented to ensure minimal light spillover onto native habitat areas. Fixtures may include post lights, building mounted fixtures, and landscape lighting, all of which would be carefully placed and directed to reduce glare and maximize comfort, security, and visibility.

31. **TREE PLANTING.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and will be consistent with Chapter 22.126 (Tree Planting Requirements). The VCC Project would also comply with the County's Green Building Standards Code (Title 31), which addresses sustainability via appropriate planning and design, water and energy efficiency and conservation, waste diversion, and tree planting requirements.

32. **IMPROVEMENTS.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). Offsite Improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the associated VTPM No. 18108 boundaries but still located within the boundary of the VCC and Master CUP No. 87-360. The lift station is already built and was approved under Master CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP as they were previously approved under Master CUP No. 87-360.

TENTATIVE PARCEL MAP FINDINGS

33. This map has been submitted as a Vesting Tentative Parcel Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.

34. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The VCC Project will develop 328.8 acres in an undeveloped portion of the partially completed VCC site and industrial/business park. Development will occur in four phases with 61 commercial lots and 43 open space lots provided.

35. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design of the proposed subdivision facilitates sufficient access to and through the VCC Property; provides needed land for economic development in an underutilized area of the VCC; and takes advantage of existing roadway improvements which provide continuity among existing development and the proposed VCC Project.

36. **The Commission finds that the site is physically suitable for this type of development.** The subdivision site is physically suitable for the development because of its size and location near existing development and major roadway improvements.

37. **The Commission finds that the site is physically suitable for the proposed density of development.** The subdivision site is physically suitable and able to accommodate 61 commercial/industrial lots and 43 open space lots within an area of 328.8 gross acres.

38. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the subdivision VCC Project and/or its improvements are not likely to cause substantial environmental damage because it preserves the Hasley and Castaic Creeks.

39. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The design of the subdivision or type of improvements are not likely to cause serious health problems as the VCC Project provides public sewer and water connections, drainage systems and devices, and underground utilities of sufficient space to accommodate 61 new commercial/industrial lots on 328.8 acres while maintaining ample open spaces within 43 open space lots that include the preservation of the Hasley and Castaic Creeks coursing through the site, and landscaped areas.

40. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design of the subdivision or type of improvements will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict.

SUPPLEMENTAL FINDINGS (VHFHSZ)

41. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the VCC Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that the VCC Property is located within a VHFHSZ and SRA. As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the VTPM. The Commission also finds that final fuel modification plans will require approval from Fire prior to the issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that the VCC Project would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. As such, the VCC Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes.

Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for this VCC Project.

42. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that the VTPM and Exhibit Map dated January 15, 2025, and SEIR were reviewed and approved by Fire. The Commission further finds that the subdivider would pay the Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities.

ENVIRONMENTAL FINDINGS

43. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

44. The Commission finds that the Subdivider is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

45. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the VCC Project is not considered a housing development and therefore is not subject to the Housing Accountability Act.

46. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The VCC Property is physically suitable for this type of development since the VCC Project complies with all development standards of the M-1.5-DP zoning.

D. The VCC Property is physically suitable for the proposed density of development since the VCC Project is consistent with the General Plan, within the maximum

allowable density, and complies with all development standards of the prescribed M-1.5-DP zoning.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors have been considered in the County's review of the Project.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the VCC Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the SEIR, and the Administrative Record for this VCC Project.

I. The structural fire protection and fire suppression services will be available for the subdivision through Fire.

J. A waiver of public street frontage is necessary to access to some lots by private drives instead of public streets due to topographic conditions, drainage and biological constraints, and title limitations.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the VCC Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the VCC Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the VCC Project implementation, and find that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those FOF; and determine that the remaining, unavoidable environmental effects of the VCC Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the VCC Project as stated in the FOF and SOC.

2. Recommends that the Board approve **VESTING TENTATIVE PARCEL MAP NO. 18108**, subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 00-210 (“Entrada South Project”)

CONDITIONAL USE PERMIT (“CUP”) NO. 00-210
PARKING PERMIT (“PP”) NO. 200700013
OAK TREE PERMIT (“OTP”) NO. 200700018
ADMINISTRATIVE HOUSING PERMIT (“AHP”) NO. RPPL2024000343
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210, consisting of CUP No. 00-210, PP No. 200700013, OTP No. 200700018, AHP No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114. Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), Zone Change (“ZC”) No. 00-210 ("Zone Change"), and Vesting Tentative Tract Map (“VTTM”) No. 53295 were considered together with the above entitlements, collectively referred to as the “Entrada South Project Permits.”

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT REQUESTED.** The permittee, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Permittee"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit “A,” which is located west of The Old Road, north and south of Magic Mountain Parkway, south of Six Flags Magic Mountain theme park (“Six Flags Magic Mountain”), east of Mission Village, in the unincorporated community of Santa Clarita Valley. The Permittee requests CUP No. 00-210 to authorize Development Program (“DP”) zoning pursuant to County Code Section 22.52.040 (Development Program); development within an urban hillside management area (“HMA”) pursuant to County Code Section 22.104.060 (Findings); hotel in a C-3 zone; wall and fence heights exceeding six feet; and onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading within the Mission Village site pursuant to County Code Section 22.140.240 (Grading Projects). The request includes general findings pursuant to County Code Section 22.158.050 (CUP - Findings and Decision Requirements).

4. **ENTITLEMENT REQUESTED.** The Permittee requests AHP No. RPPL2024000343 to provide 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Area Median Income (“AMI”). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the

County Inclusionary Housing Ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

5. **ENTITLEMENT REQUESTED.** The Permittee requests PP No. 200700013 to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

6. **ENTITLEMENT REQUESTED.** The Permittee requests OTP No. 200700018 to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023, Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one heritage oak tree will be encroached into its protected zone by development of the Entrada South Project in accordance with the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

7. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Permittee that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Permittee with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses

permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by the Permittee in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests the Permittee's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

8. **RELATED ENTITLEMENT.** The Zone Change is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Section 22.198.050 (ZC - Findings and Decision). The Zone Change will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village.

9. **RELATED ENTITLEMENT.** VTTM No. 53295 is a related request to subdivider a 382.3-acre site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached multi-family (apartment-style units), townhome and detached condominiums units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres to include 115.1 acres of open space and Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

10. **PREVIOUS ENTITLEMENTS.** *None.*

11. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Permittee" shall include the Permittee, successor in interest, applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

12. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the Entrada South Project Permits and related entitlements Entrada South/VCC DA, Zone Change, and VTTM No. 53295 will not become effective unless and until the County Board of

Supervisors ("Board") has certified the Supplemental Environmental Impact Report ("SEIR") and approved the Entrada South/VCC DA and Zone Change, and both have become effective.

13. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Permittee agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

14. **LOCATION.** The Entrada South Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

15. **LAND USE DESIGNATION.** The Entrada South Property is located within the H5 (Residential 5 - 0 to 5 Dwellings Units Per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the Santa Clarita Valley Area Plan ("SCVAP" or "Area Plan") Land Use Policy Map, a component of the General Plan.

16. **ZONING.** The Entrada South Property is located in the Newhall Zoned District and is currently zoned R-1, C-3 (General Commercial), and C-R.

17. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CM	C-3, C-R	Commercial, Parking
EAST	H2 (Residential 2 - 0 to 2 Dwelling Units Per Acre), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acre), CM	C-3	Commercial
SOUTH	OS-C (Open Space Conservation), OS-PR (Open Space Parks and Recreation)	C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural)	Recreational, Single-Family Residential
WEST	H2, SP-MU (Specific Plan - Mixed Use), SP-LM (Specific Plan – Low-Medium Density) Residential, SP-M (Specific Plan - Medium Density)	R-1, SP (Specific Plan)	Vacant

18. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Entrada South Property consists of approximately 382.3 gross acres located west of Interstate 5 ("I-5") and The Old Road and predominantly south of Six Flags Magic Mountain. The Entrada South Property is generally comprised of vacant land, abandoned oil wells and associated access roads, although a recently constructed extension of Magic Mountain Parkway traverses the planning area from east to west. In addition, the southern boundary of the Entrada South Property is developed with Southern California Edison ("SCE") electric transmission lines and towers, and a 34-inch, high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the planning area from east to west.

The Entrada South Property exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level ("AMSL") and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or enclosed within storm drains. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

B. Site Access

The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Exhibit "A"

The Entrada South Project Permits Exhibit "A" dated January 15, 2025 depicts 1,574 attached townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building, for a total of 635 buildings.

D. Affordable Housing

The AHP proposes 110 affordable rental units out of the 1,574 total units (or seven percent of the Entrada South Project). Though not subject to the IHO, the Permittee has proposed affordable units with the Entrada South/VCC DA. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent of County AMI, with a range from Extremely Low Income units (15 to 30

percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development.

E. Parking

The Entrada South Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Entrada South Project has requested shared and reciprocal parking, the project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively).

F. Internal Circulation

The Entrada South Property would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Property would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

The Entrada South Property would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Property, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Property would also serve as bike routes.

Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

G. Grading

The grading amounts include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill, 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

H. Oak Trees

The Permittee is seeking an OTP for development of the Entrada South Property consistent with County Code requirements. Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Project boundary, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 34 will be removed and one will be encroached upon by development of the Entrada South Property in accordance with County Oak Tree Ordinance. The encroached tree is a heritage oak tree with a proposed encroachment into its protected zone. The remaining 34 are proposed to be removed (none are heritage oaks), consistent with the Oak Tree Report.

19. **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.**

Supplemental Environmental Impact Report ("SEIR")

The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area. The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft SEIR (SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the Entrada South Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

20. **AGENCY RECOMMENDATIONS.**
The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Department of Public Health ("Public Health"): Recommended clearance to public hearing with conditions of VTTM No. 53295 dated January 15, 2025.

A. In a letter dated April 21, 2025, Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated March 20, 2025, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

21. **LEGAL NOTIFICATION.** Pursuant to Sections 22.222.120 (Public Hearing Procedure) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

22. **LAND USE POLICY.** The Commission finds that the Entrada South Project is consistent with the goals and policies of the Area Plan because the H5, CM, and OS-PR land use designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. The Project complies with the maximum density of 1,574 dwelling units established for the Project by the State-Certified EIR. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis.

Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

23. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

- ***General Plan – Housing Element, Policy 3.1:*** *"Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population."*

  The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

  A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Project, the proposed trail system would include community trails, NEV/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Planning Area would also serve as bike routes. The bicycle route improvements in and around the site would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent with the County's Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  The development of the Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

- ***General Plan – Land Use, Policy LU4.1:*** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

  The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

- ***General Plan – Land Use, Policy LU 5.2:*** *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

  The development of the Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services, as well as public facilities, within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

  The Entrada South Property has long been planned for residential and commercial development under the Area Plan and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

The Entrada South Project preserves community character and maintains natural features by providing 140.4 gross acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-gross-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Entrada South Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

- ***Area Plan – Policy LU-1.1.5:*** *Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*

  The Entrada South Project proposes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Six Flags Magic Mountain (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project by preserving additional area for open space and higher-density/intensity uses. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a zone change for mixed-use development which includes the MXD and C-3 zoning designations.

- ***Area Plan - Land Use, Policy LU-1.3.6:*** *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

  The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the Area Plan EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological

resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Project includes a 27.2-gross-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

  No prominent ridgelines are designated by the Area Plan within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents with access to natural areas and preserves scenic beauty.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

24. **PERMITTED USE IN ZONE.** The Commission finds that the Entrada South Project is consistent with the R-1, C-R, C-3, and MXD zoning classifications as single-family homes, commercial recreation, commercial, and mixed residential-commercial uses are permitted in such zones pursuant to County Code Sections 22.18.040 (Development Standards for Residential Zones, to include Single-Family R-1), 22.20.080 (Development Standards for Zone C-R), and 22.26.030 (Mixed Use Development Zone). The Permittee is seeking the Zone Change to change the existing 328.4 acres of R-1 zoning south of Magic Mountain Parkway to 328.4 acres of MXD-DP and 52.4 acres of C-3 to 57.9 acres of C-3-DP. The remaining portion of the Entrada South Property is zoned C-3—General Commercial north of Magic Mountain Parkway,

and C-R south of the SCE electric transmission lines. The MXD zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering which helps concentrate development in less environmentally sensitive areas and promotes the provision of open space. In contrast, the MXD zoning designation would support development of a sustainable project that incorporates smart growth concepts and includes implementation of the Modified Project's Transportation Demand Management ("TDM") Program and Net-Zero Greenhouse Gas ("GHG") Program. Non-residential (commercial/office) development within the Entrada South Planning Area would include any allowable uses consistent with the underlying C-3-DP zoning designation (north of Magic Mountain Parkway) and the proposed MXD-DP zoning designation (south of Magic Mountain Parkway as discussed below), 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. The Commission finds that the development of the Entrada South Property, (as part of the greater Entrada South and VCC Project as a whole), is consistent with the MXD, C-3, and C-R zoning classifications pursuant to County Code Sections 22.26.030 (Land Use Regulations for Zone MXD) and 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). Section 22.52.030 also applies to the Project, since the DP designation DP may be used for any use permitted, to include MXD and C-3.

25. **LOT AREA AND WIDTH.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and Width Requirements Generally) and 22.110.130 (Required Area and Width). The Project complies with the minimum lot area of 5,000 square feet and minimum lot width of 50 feet, cul-de-sac and flag lot design widths excepted.

26. **MINIMUM FRONTAGE.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a justification for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements).Lots subject to waiver include the following: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.

27. **REQUIRED YARDS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The Entrada South Project follows the non-residential site development standards for lot requirements including minimum front parking setback of XX feet,

minimum front building setback of XX feet, minimum side building setback of XX feet, and minimum side building setback of XX feet (corner lot).

28. **HEIGHT.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.060 (Height Limits). The building heights proposed are determined by the total floor area in all the buildings on any one lot and shall not exceed 13 times the buildable area of such lot, fall within the maximum height allowed and have been implemented throughout the Entrada South Property.

29. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum required distance of 10 feet between habitable buildings has been implemented throughout the Entrada South Property.

30. **FENCES AND WALLS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site, with the exception of two retaining walls in Planning Areas 1 and 14, which shall be taller than six feet and require a CUP.

31. **PARKING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) as permitted by the associated PP. The Entrada South Project has included more than the minimum required parking spaces (specifically, 5,641 spaces required and 5,716 spaces provided) for the overall development.

32. **SIGNS.** No signs are proposed or included with the Entrada South Project.

33. **GRADING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.140.240 (Grading Projects). The Permittee shall follow all applicable standards for On-Site grading to include a grading permit required for any grading project and a haul route for offsite grading (located in the Mission Village site), as provided in Title 26 (Building Code) of the County Code.

34. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map) and Sections 22.20.040 (Development Standards for Commercial Zones) and 22.22,060 (Development Standards for Industrial Zones) . The Project meets the Exhibit Map requirements for the location and dimensions of all structures, buildings, yards, walls, fences, vehicle

and bicycle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and design of pedestrian roadway crossings (i.e., crosswalks).

35. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing planning area standards district.

36. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing community standards district.

37. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Entrada South Project is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).

38. **RESIDENTIAL DESIGN.** The Commission finds that the Entrada South Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards, "RDSO"). The Entrada South Project application was filed and deemed complete prior to the adoption of the RDSO which occurred on September 10, 2024.

39. **TREE PLANTING.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and will require the amount of onsite tree plantings based on the Project's total street frontage.

40. **IMPROVEMENTS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Permittee shall improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.

41. **INCLUSIONARY HOUSING.** The Commission finds that the Entrada South Project includes 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County AMI, with a range from Extremely Low Income units (15 to 30 percent of AMI) to

Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. The Entrada South Project is not subject to IHO pursuant to County Code Section 22.166.040 (AHP).

42. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Entrada South Project is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

CUP FINDINGS

43. **The Commission finds that the proposed use at the Entrada South Property will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Entrada South Property; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Commission finds that Entrada South Project was reviewed and approved by all necessary County departments, including Public Works, Fire, Parks and Recreation, Public Health, and the County Sheriff's Department, that other local and California State agencies also reviewed and responded to the Final SEIR, and that all environmental impacts are considered and mitigated to the extent feasible as part to the related environmental review. The Commission finds that the proposed development will not adversely affect persons living or working in the area, or jeopardize public health, safety, or general welfare. (Section 22.158.040 Adequate Water Supply – Criteria.) If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted without a Conditional Use Permit in the same zone, and will not comply with the provisions of Division 1 (Water) of Title 20 of the County Code, such facts shall be prima facie evidence that such requested use will adversely affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the findings required by this Chapter. If the Water Appeals Board grants a variance pursuant to any provision of Chapter 20.12 (Water Appeals Board) of said Division 1, permitting the proposed use with the existing or proposed water supply, this Section shall not apply.

44. **The Commission finds that the Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required under the Entrada South/VCC DA, in order to integrate said use with the uses in the surrounding area. The Entrada South ZC, CUP, and PP**

will ensure that such development features will be realized to the maximum extent feasible for the completion of the Project.

45. **The Commission finds that the Entrada South Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. Commerce Center Drive, Magic Mountain Parkway, and The Old Road benefit the Project and the area by utilizing their existing infrastructure to help maximize density and buildable area, and preserve natural open spaces.**

SUPPLEMENTAL CUP FINDINGS (HMA, GRADING, DP ZONING, HOTEL IN C-3)

HMA Findings

46. **The proposed use will be consistent with the adopted General Plan for the Entrada South Property.**

A. The General Plan designations for the Entrada South Property are included in the 2012 Area Plan, which was adopted by the Board on November 27, 2012, and became effective on December 27, 2012. The Entrada South Property is designated H5 south of Magic Mountain Parkway and CM north of Magic Mountain Parkway.

B. The H5 designation provides for residential neighborhoods that typify much of the planning area. Allowable uses in this designation include single-family homes and other residential uses at a maximum density of five dwelling units per acre. Density-controlled development (clustering) is encouraged on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. Supportive commercial and institutional uses serving the local area also may be allowed without a General Plan or Area Plan Amendment, but may require a zone change, CUP, and/or other approvals. Permitted uses are subject to the requirements of the underlying zoning designation.

C. The CM designation is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Permitted uses include retail stores and regional shopping centers; theatres and other largescale entertainment uses; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. Such uses are subject to a maximum floor area ratio ("FAR") of 2.0. All such uses are subject to the requirements of the underlying zoning designation.

D. The proposed uses will be consistent with the adopted General Plan. The Area Plan establishes the land use designations and zoning for the unincorporated areas. The Area Plan applied a comprehensive approach to land use planning for the region. The Area Plan identified areas appropriate for new residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.[1] The proposed uses in Entrada South are consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed development within Entrada South provides a total of 1,574 dwelling units and 730,000 square feet of non-residential development while facilitating a TDM program to promote alternative forms of transit and enhance walkability, which is consistent with the H5 and CM designations. The project would implement a suite of mitigation measures to achieve net-zero GHG emissions, recognized by the California Air Resources Board as a model of sustainability in the 2017 Scoping Plan. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed Entrada South Project includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower preserve and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

E. Figure CO-1, *Hillsides and Designated Ridgelines* in the Area Plan designates the prominent ridgelines within the Santa Clarita Valley Planning Area. No prominent ridgelines are designated within Entrada South. The proposed development incorporates a cluster development approach which would focus development away from slopes and ridgelines on site to the extent feasible and maintains undeveloped slopes within the Spineflower preserve, as discussed above.

47. **The requested use at the location proposed will not:**

A. **Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure that the proposed development would not

[1] Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36 ("The Land Use Maps for the City's General Plan and the County's Area Plan have reinforced the concentration of urban land uses within central portions of the Valley by designating significant areas of open space and rural residential uses between more developed areas and the National Forest lands. The intent of these designations is to maintain urban uses within the flatter portions of the Valley that have access to infrastructure, roads, and public facilities, and to minimize encroachment of urban development into hillside areas.").

adversely affect the health, peace, comfort or welfare of persons in the surrounding area.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by the Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. Accordingly, development of the Entrada South Project within the HMA will not adversely affect the welfare of persons residing or working in the surrounding area because the uses are consistent with the Area Plan and operations will be conducted in accordance with all applicable County rules and regulations.

B. **Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by the Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the Entrada South Project's geotechnical report.

iii. Accordingly, development of the Entrada South Project within the HMA will not be materially detrimental to the use, enjoyment or valuation of surrounding properties because the uses are consistent with the SCVAP and operations will be conducted in accordance with all applicable County rules and regulationsA.

C. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the Entrada South Project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. Accordingly, development of the Entrada South Project within the HMA will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the uses are consistent with the Area Plan and operations will be conducted in accordance with all applicable County rules and regulations.

48. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.**

A. The proposed development would be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in Title 22 of the County Code (Planning and Zoning) and would be integrated into the surrounding area, such as Mission Village (under construction).

B. Compliance with applicable design and development standards and guidelines would ensure that Entrada South development incorporates adequate yards, walls, fences, parking and loading facilities, landscaping, and other features. The proposed development would be designed consistent with County Code Section 22.104.010 (Hillside Management Areas), including Appendix I (Hillside Design Guidelines) as discussed below, along with the applicable development standards

for the site zoning. Further, the Entrada South Project's VTTM No. 53295 and architectural and landscaping plans are reviewed by the County prior to approval to confirm compliance with all applicable County standards.

49. **The Entrada South Property is adequately served**:

A. **By highways or streets improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate.** The proposed development will be served by a circulation system designed to be adequate in size to serve the planned development of the Entrada South Project. The Entrada South Property is located along Magic Mountain Parkway which is designated on the County's circulation element. The Entrada South Project will implement a TDM program to reduce vehicle miles traveled and encourage alternative forms of transit.

B. **By other public or private service facilities as are required.** The Entrada South Project will be adequately served by public and private facilities consistent with the planned development of the Entrada South Project. The development will provide necessary facilities and improvements in accordance with the County's review of associated VTTM No. 53295 and associated entitlements.

50. **County Code Section 22.104.060, *Findings*, requires substantiation of the following findings in addition to County Code Section 22.158.050:**

A. **That the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, by: 1. Locating development outside of HMAs to the extent feasible; 2. Locating development in the portions of HMAs with fewer hillside constraints; and 3. Using sensitive hillside design techniques tailored to the site requirements.**

i. The proposed Entrada South Project preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, in accordance with the Area Plan, which applied a comprehensive approach to land use planning for the region and identified areas that were appropriate for residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.2[2] As noted above, no prominent ridgelines are designated by the Area Plan within Entrada South and no prominent ridgelines will be impacted by the proposed development. The proposed use is consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed Entrada South Project incorporates a cluster development approach that maintains a larger portion of

[2] \Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36.

the site as open space and maintains undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed Entrada South Project includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

ii. As shown in associated VTTM No. 53295, the proposed Entrada South Project incorporates sensitive hillside design techniques tailored to the site, such as a clustered development approach and the Spineflower preserve described above to preserve the physical integrity of HMAs to the extent feasible and to locate development outside of onsite HMAs to the extent feasible, resulting in lesser impacts to hillside resources. The proposed Entrada South Project has been designed to respect natural resources and features on-site through the preservation of natural open space areas, utilization of natural-looking improvements such as debris and water quality basins that incorporate vegetation or water features, and restoration of a portion of the drainage course referred to as Unnamed Canyon 2 as an open, vegetated drainage channel.

B. **That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by: 1. Locating development outside of HMAs to the extent feasible; 2. Locating development in the portions of HMAs with the fewest hillside constraints; and 3. Using sensitive hillside design techniques tailored to the site requirements.**

i. The proposed Entrada South Project preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillsides in accordance with the Area Plan, which applied a comprehensive approach to land use planning for the region and identified areas that were appropriate for residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.[3] As noted above, no prominent ridgelines are designated by the Area Plan within the Entrada South Property and no prominent ridgelines will be impacted by the proposed development. The proposed use is consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space

[3] The Santa Clarita Valley Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36.

and maintains undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

ii. The proposed Entrada South Project uses sensitive hillside design techniques tailored to the site, such as cluster design approach, to locate development outside of the HMAs and preserve the scenic value of the HMAs within the Spineflower preserve. Development within the HMAs would comply with the General Plan, the Area Plan and Title 22 of the County Code (Planning and Zoning). The proposed Entrada South Project also incorporates a system of trails for the use of residents and the surrounding community to appreciate and enjoy scenic views of the slopes, ridgelines, and other aesthetic qualities of the natural hillsides onsite.

C. **That the proposed development is compatible with or enhances community character, and provides open space as required in this Chapter.**

i. The proposed Entrada South Project is compatible with and enhances community character and provides open space consistent with the requirements of the County Code. The proposed use is consistent with the H5 and CM land use designations from the Area Plan.

ii. The proposed Entrada South Project incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the Spineflower preserve. The development incorporates a cluster design approach and conserves portions of the site as open space. The proposed Entrada South Project includes approximately 141 acres in designated open space, park, or recreation lots, including a 28-acre Spineflower preserve. The clustering of development, preservation of natural open space, slopes, and ridgelines, and compliance with the applicable County requirements would ensure that the development is compatible with community character.

D. **Where open space requirements of this Chapter are modified: 1. For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or 2. For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access. In such cases, no portion of the street shall be counted as open space.** The proposed Entrada South Project complies with all County open space requirements; no modification to such requirements is requested.

E. **That the proposed development is in substantial compliance with the Hillside Design Guidelines.** The proposed development would substantially comply with the Hillside Design Guidelines (Appendix I of County Code Chapter 22.104) as shown in the consistency matrix provided in Exhibit D-4. The proposed Entrada South Project would incorporate a clustered design approach that would allow Entrada South to conserve portions of the site as open space and preserve natural landforms. As shown in associated VTTM No. 53295, the proposed development's development siting, grading, and road circulation would allow the site to preserve natural slopes and topography. Building design and landscaping would also substantially comply to the Hillside Design Guidelines as described below. As described, the Entrada South Project is reasonably implementing feasible design measures into the project design, taking into account the location, context, size, and complexity of the project.

51. **The Commission finds that the Entrada South Project complies with Hillside Management criteria.** The Entrada South Project will implement the geotechnical reports prepared for the Entrada South Project as directed by Public Works and the Project's soils engineer. In particular, public safety impacts would be avoided or reduced to the extent possible.

Consistent with the HMA Ordinance, the Permittee is seeking CUP No. 00-210 to allow development in an HMA for the Entrada South Project. No prominent ridgelines are designated by the Area Plan within the Entrada South Property and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

<u>Onsite Project Grading Findings</u>

52. The requested use at the Entrada South Property will not:

A. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure that the proposed development would not

adversely affect the health, peace, comfort or welfare of persons in the surrounding area.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. The proposed grading operations will not adversely affect the welfare of persons residing or working in the surrounding area as the operations will be temporary, will be conducted on the vacant Entrada South Project site, and in accordance with all applicable County rules and regulations.

B. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. Accordingly, grading and haul route operations will be primarily onsite, temporary in nature, and performed in conformance with all applicable County requirements. Therefore, the grading and haul route operations will not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

C. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

i. Development of the Entrada Planning Area would be consistent with the long-range planning for the site as identified in the Area Plan, as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the Entrada South Project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. Accordingly, grading and haul route operations will be primarily onsite, temporary in nature, and performed in conformance with all applicable County requirements. Therefore, the grading and haul route operations will not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

53. **The Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

A. The Entrada South Project would be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in Title 22 (Planning and Zoning) of the County Code and would be integrated into the surrounding area, such as Mission Village (under construction).

B. Compliance with applicable design and development standards and guidelines would ensure that the Entrada South Project incorporates adequate yards, walls, fences, parking and loading facilities, landscaping, and other features. Further, the proposed development's associated VTTM No. 53295 and architectural and landscaping plans are reviewed by the County prior to approval to confirm compliance with all applicable County standards.

54. **The Entrada South Property is adequately served**:

A. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.** The Entrada South Project will be served by a circulation system designed to be adequate in size to serve the planned development of the Entrada South Project. The Entrada South Property is located along Magic Mountain Parkway which is designated as a major highway on the County's circulation element.

B. **By other public or private service facilities as are required.** The Entrada South Project will be adequately served by public and private facilities consistent with the planned development of the Entrada South Project. The development will provide necessary facilities and improvements in accordance with the County's review of associated VTTM No. 53295 and associated entitlements.

DP Zoning Findings

55. **Additional Findings – Development Program ("DP"). Approval of any development program must include a finding that the development program provides necessary safeguards to ensure completion of the proposed development by the Permittee, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.** The DP provides all necessary safeguards to ensure completion of proposed development, to include: a final SEIR document with FOF and SOC, an MMRP; adoption of the Entrada South/VCC DA and Zone Change; approval of all Entrada South entitlements (VTTM, CUP, PP, OTP, and AHP); and conditions of approval that will require subsequent site plan reviews and building permits. The proposed development cannot substitute for a lesser development that is contrary to public convenience, welfare, or area development needs because the DP zoning requires a particular form of development that is subject to the DP CUP for the construction specific to the Entrada South Project and therefore cannot be substituted or changed.

Hotel in a C-3 Zone Findings

Pursuant to County Code Section 22.158.050, the following substantiates the findings necessary for issuance of a CUP.

56. **The requested use at the location proposed will not**:

A. **Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.**

i. The construction and operation of the proposed Entrada South Project, including the hotel component, would comply with the Building Code, Fire Code,

and other applicable provisions (such as the noise ordinance), which are in place to ensure the health, peace, comfort, and welfare of persons residing or working in the surrounding area. In addition, County review of the development plans, including the associated VTTM No. 53295 and architectural plans, and CEQA analyses prepared for Entrada South would ensure compliance with County standards and implement mitigation measures where appropriate.

ii. County Code Title 22 Division 6 (Development Standards), provides development standards, and County Code Section 22.26.030 (Mixed Use Development) sets forth specific requirements for development. In addition, County Code Section 22.20 (Commercial Zones) sets forth specific requirements for development in the proposed C-3-DP zone. The Entrada South Project would comply with applicable provisions outlined in these sections. The proposed hotel would extend approximately 75 feet above grade, consistent with the C-3 height standards. A hotel supports surrounding commercial, businesses, and residences by providing hotel services to the community and visitors. Therefore, the hotel would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

B. **Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site**.

i. The proposed hotel to be located just south of Magic Mountain Parkway accessing Six Flags Magic Mountain is located to the north and east of the hotel site within Planning Area 2. Two office buildings and a gas station located farther to the east of Entrada South (i.e., the office buildings and gas station are not adjacent to the hotel use). The hotel building would generate typical noise associated with hotel uses and would not be materially detrimental to the nearby Six Flags Magic Mountain or other existing uses located in the vicinity of the site.

ii. The hotel building would not be adjacent to or near existing residential uses. Given the far distance (approximately 2,900 feet) between the hotel building and the nearest existing residential properties in the Westridge community, located to the south of the Entrada South Property, including across Magic Mountain Parkway and the utility corridor, the hotel building would not detrimentally impact existing residential uses.

iii. The proposed hotel use would support the existing community, such as Six Flags Magic Mountain, offices located at 27750-27770 Entertainment Drive, and office and commercial opportunities located along The Old Road and east of the I-5 in the vicinity of the site. The proposed hotel use would also support residents and visitors of Entrada South by providing hotel services to the community and visitors to the site area. The proposed hotel would be consistent with the applicable land use and zoning designations. For these reasons, the

proposed hotel component would not be materially detrimental to the use, enjoyment, and value of property of other persons located in the vicinity of the site.

C. **Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The proposed hotel use would also support residents and visitors of Entrada South by providing hotel services to the community and visitors to the site area. The proposed hotel will be consistent with the applicable land use and zoning designations. It will comply with the Building Code and Fire Code and other applicable standards (such as the Noise Ordinance). Accordingly, development of the hotel would not jeopardize, endanger, or otherwise constitute a menace to public health, safety, and welfare.

57. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area**.

A. Associated VTTM No. 53295 depicts lots which are designed to be of adequate size and shape to accommodate all required development features of the proposed C-3 zone, including the hotel component located in Planning Area 2.

B. The proposed hotel will be consistent with the applicable land use and zoning designations. The hotel will comply with the applicable design, setback, height, and other standards specified for the C-3 zone.

C. Accordingly, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the County Code Title 22 (Planning and Zoning).

58. **The proposed site is adequately served**:

A. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.** The hotel component will be served by a circulation system designed to be adequate in size to serve the planned development of Entrada South. The PA-2 hotel site is located along Magic Mountain Parkway which is designated as a Major Highway on the County's Master Plan of Highways.

B. **By other public or private service facilities as are required.** The hotel will be adequately served by public and private facilities consistent with the planned development of Entrada South. The development will provide necessary facilities and improvements in accordance with the County's review of associated VTTM No. 53295 and associated entitlements.

Parking Permit Findings

59. Section 22.178.050 (Findings and Decisions) of the County Code requires substantiation of the following findings.

60. **There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following: 1. The nature of the use is such that there is a reduced occupancy; 2. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; 3. Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or 4. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).**

    A. The Entrada South Project provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112 (Parking), however, this PP is being requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within the Entrada South Project includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots.

    B. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. The alternative arrangement requested by this PP ensures compliance with the parking requirements.

61. **There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because: 1. Uses sharing parking facilities operate at different times of the day or days of the week; 2. Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or 3. Apartment houses using compact spaces for a portion of the required parking have a management**

program or homeowners' association to assure an efficient distribution of all parking spaces.

A. The Entrada South Project is not proposing any special parking arrangements.

B. Accordingly, there are no conflicts arising from these special parking arrangements.

62. **Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because: 1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; 2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or 3. Such transitional lots are designed to minimize adverse effects on surrounding properties.**

A. This PP does not request any use of parking located off-site of the Entrada South Property.

B. While the Entrada South Project does not currently propose any lease of less than 20 years, any such lease in the future shall be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such lease shall contain other guarantees assuring continued availability of the spaces.

C. All parking will be designed to minimize adverse effects on surrounding properties in accordance with County Code Chapter 22.112 (Parking).

D. As stated above, each Planning Area provides the required number of parking spaces consistent with County Code.

63. **The requested PP at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.**

A. This requested PP will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property because each Planning Area provides the required number of parking spaces. Thus, while not located on the same lot as the use the parking will serve, parking will be located on adjacent private drives or nearby lots convenient to the use they are intended to serve and will be designed to comply with County Code Title 22 (Planning and Zoning) and other applicable requirements.

B. The proposed Entrada South Project's mixed-use design, pedestrian and bicycle facilities, and TDM program are anticipated to reduce the reliance on automobiles. Further, the Entrada South Project's Transportation Impact Analysis ("TIA") demonstrates the development's conformance with the County's transportation standards.

64. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.**

A. Each lot has been designed to be adequate in size to meet the development standards required by County Code.

B. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated in accordance with the County Code.

C. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

Oak Tree Permit Findings

Section 22.174.060 of the Los Angeles County Code requires substantiation of the following facts:

65. **The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.**

A. Implementation of the Entrada South Project, as depicted on associated VTTM No. 53295 will not endanger the health of the 16 remaining, un-impacted oak trees which are located within the project boundaries or off-site but associated with project development, as indicated in the Oak Tree Report. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 35 oak trees proposed to be impacted.

B. Consistent with the Oak Tree Report, protective fencing not less than five feet in height shall be placed at the limits of the protective zone of the 16 oak trees where no impacts are proposed as well as the 1 tree subject to encroachment. Any grading or other construction- related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

66. **The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.**

    A. The proposed impacts to oak trees will not result in any additional soil erosion through diversion or increased flow of surface waters, which cannot be mitigated satisfactorily through on-site drainage control measures that shall be implemented with the Entrada South Project.

    B. The proposed Entrada South Project incorporates a drainage and water quality plan which is designed to both protect development and control drainage and run-off of pollutants. Drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure that no significant impacts related to site erosion will occur.

In addition to the above facts, at least one of the following findings in subsections a through c, below, apply:

67. **That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that: i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.**

    A. The 34 trees proposed for removal are located in areas of the Entrada South Property where their continued existence would preclude the development of the property in an efficient manner. The proposed Entrada South Project requires grading for geotechnical stability, access and grading balance. Without this grading, the site cannot be developed as proposed, however, the Entrada South Project has been designed to maximize open space areas, including the onsite Spineflower preserve, which includes oak trees.

    B. In an effort to balance the need to protect the oak trees and still develop the project site, land planning took into consideration the need to retain oak trees. It was determined that no reasonable design alternative could prevent all impacts. Of the total 51 oak trees located both on-site and off-site, 34 are proposed to be impacted by development, slated for removal. It is anticipated that the one heritage tree proposed for encroachment will remain healthy and provide a visual amenity to future residents. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 35 oak trees proposed to be impacted.

C. Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed.

68. **That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees.** The majority of oak tree impacts, 34 removals and one encroachment are associated with on-site project development, including residential and commercial lots, roadways, utilities and other infrastructure depicted on the tentative tract map.

69. **That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.** Of the 51 oaks inventoried, one oak tree (two percent) received an "A" grade, 18 oak trees (35 percent) received a "B" grade, and 27 oaks (53 percent) earned a "C' grade at the time of the surveys. Due mostly to fire damage and its effects, 5 oak trees (10 percent) received a "D" grade because of failing health.

70. **That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the OTP procedure.**

A. The proposed removal of 34 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the OTP procedure as mitigation measures will be implemented to offset the removals.

B. Consistent with the Oak Tree Report, great care has been taken to design the project to minimize the number of trees which need to be removed in the development process and maximizing open space areas, such as the onsite Spineflower preserve. The Permittee recognizes the significance of oak trees as historical, aesthetic and ecological resources that enhance the value of property and character of the communities in which they exist.

C. The Permittee is committed to maintaining the healthy condition of all oak trees to be retained. Replacement trees shall consist of valley oak (Q. lobata), California scrub oak (Q. berberidifolia) and coast live oak (Q. agrifolia) trees. The size and quality of the replacement trees shall be consistent with the conditions of approval in the OTP, usually 15-gallon container size. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester. The Entrada South Project proposes to provide several areas designated for tree replacement.

D. As described in the Oak Tree Report, for construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for

clearance, but medium and large limbs (over 2 inches in diameter) shall be preserved. If pruning of branches greater than 2 inches in diameter is necessary on trees that are not included as encroachments in this report, the Arborist of Record ("AOR") shall review the situation and the County Forester will have to authorize the cut(s).

E. Further, the Oak Tree Report provides that any grubbing (plant or topsoil removal), demolition, digging, excavating, filling, grading, trenching, or construction within the Tree Protection Zone ("TPZ") of any protected oak tree in relation to the project shall be monitored by the AOR.

ENVIRONMENTAL FINDINGS

71. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

72. The Commission finds that the Permittee is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

73. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is not consistent with the General Plan and Zoning , as a Zone Change is required. With the adoption of the Zone Change, the Project would not have a specific adverse impact upon public health or safety as described in the associated tentative map, and environmental findings.

74. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the Entrada South Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The Entrada South Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The proposed Entrada South Project includes a hotel use up to 75 feet in height which is allowed in the C-3 Zone with a CUP.

F. The proposed Entrada South Project includes the total earth movement would be approximately 13 million cubic yards, and that this is the maximum allowable grading as granted with this CUP.

G. The proposed Entrada South Project preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.

H. The proposed Entrada South Project preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constrains, and using sensitive design techniques tailored to the site requirements.

I. The proposed Entrada South Project is compatible with or enhances community character and provides open space as required. The Commission finds that the development is compatible with the surrounding community.

J. The proposed Entrada South Project is in substantial compliance with the Hillside Design Guidelines.

K. The Commission finds that the approval of any DP must include a finding that the DP provides necessary safeguards to ensure completion of the proposed development by the permittee, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.

L. The Commission finds that the Entrada South Project includes 110 rental affordable units out of the 1,574 total units (or seven percent of the market-rate units proposed for the Entrada South Project) as part of the Entrada South/VCC DA.

M. The proposed Entrada South Project includes a PP that will allow for a more efficient parking system through the use of shared, reciprocal, and offsite parking.

N. The proposed construction of the Entrada South Project will not be accomplished without endangering the health of the remaining oak trees subject to the applicable Title 22 (Planning and Zoning) regulations, if any, on the subject property.

O. The removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Entrada South Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Entrada South Project implementation, and find that the unavoidable significant effects of the Entrada South Project after adoption of said mitigation measures are as described in those FOF; and determine that the remaining, unavoidable environmental effects of the Entrada South Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Entrada South Project as stated in the FOF and SOC.

2. Recommends that the Board approve **CONDITIONAL USE PERMIT NO. 00-210**, **PARKING PERMIT NO. 200700013**, **OAK TREE PERMIT NO. 200700018**, and **ADMINISTRATIVE HOUISNG PERMIT NO. RPPL2024000343** subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 87-150 ("VCC Project")

PARKING PERMIT ("PP") NO. RPPL2022007239
OAK TREE PERMIT ("OTP") NO. 200700022
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150, consisting of Parking Permit ("PP") No. RPPL2022007239, OTP No. 200700022, and Environmental Assessment No. RPPL2021007114. Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA") and Vesting Tentative Parcel Map ("VTPM") No. 18108 were considered together with the above entitlements, collectively referred to as the "VCC Project Permits".

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT REQUESTED.** The Permittee, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Permittee"), owns certain real property known as the "VCC Property," as legally described in Exhibit A. The Permittee requests PP No. RPPL2022007239 to allow shared, reciprocal and offsite parking across the entire Project, pursuant to County Code Section 22.178.050 (PP - Findings and Decision).

4. **ENTITLEMENT REQUESTED.** The Permittee requests OTP No. 200700022 to remove 26 non-heritage oak trees for a total of 26 oak tree-related impacts pursuant to County Code Section 22.174.060 (OTP Findings)/22.174.090 (Effective Date of Decision). Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 28 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the VCC Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the VCC Project but associated with the development. Of the 28 oak trees surveyed, 26 oak trees will be impacted. Of the 26 impacted oak trees, all trees are non-heritage and proposed to be removed by development of the VCC Project in accordance with the County Oak Tree Ordinance.

5. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Permittee that memorializes the terms, conditions, and obligations of the VCC Project, and provides vesting development rights for the VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the

County and the Permittee with long-term contractual assurances that the VCC Project includes public benefits and can be built out as approved in the VCC Project Permits.

6. **RELATED ENTITLEMENT.** Vesting Tentative Parcel Map No. 18108 ("VTPM No. 18108" or "Vesting Map") is a related request to authorize VTPM No. 18108, also known as the "Valencia Commerce Center" ("VCC"), to subdivide approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots and 43 open space lots providing a total of 3.4 million square feet of office and industrial space in an undeveloped portion of the partially completed VCC site and industrial/business park c located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon landfill. The VCC Project is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan ("Specific Plan") south, and Chiquita Canyon Landfill to the west. The VCC Project has three Planning Areas and is proposed to be developed in four phases. The subdivision is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

7. **PREVIOUS ENTITLEMENTS.** Master CUP 87-360 for the Valencia Commerce Center.

8. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Permittee" shall include the Permittee, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

9. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the VCC Project Permits and related entitlements (Entrada South/VCC DA and VTTM No. 18108 will not become effective unless and until the County Board of Supervisors ("Board") has certified the Supplemental Environmental Impact Report ("SEIR") and approved the Entrada South/VCC DA, and it has become effective.

10. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Permittee agreed to a vesting date of October 7, 2021. Accordingly, the VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

11. **LOCATION.** The VCC Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

12. **LAND USE DESIGNATION.** The VCC Property is located within the IO (Industrial Office) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

13. **ZONING.** The VCC Property is located in the Newhall Zoned District and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing –Development Program).

14. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN/SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2 (Residential 2 – 0 to 2 Dwelling Units per Acre), SP-MU (Specific Plan – Mixed Use), CG (General Commercial)	M-1.5-DP, R-1 (Single-Family Residential – 5,000 Square Feet Minimum Required Lot Area), and C-3 (General Commercial)	Industrial, Single-Family Residential, Recreation, Commercial
EAST	CG, P (Public and Semi-Public), IL (Light Industrial), IO	M-1.5-DP, C-3	Vacant, Industrial, Commercial, Parking
SOUTH	IO, CM (Major Commercial), IL	C-3, M-1.5-DP	Vacant, Government, Parking, Commercial
WEST	IO	M-1.5-DP	Vacant, Industrial

15. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The VCC site is 328.8 acres of an undeveloped portion of the previously approved VCC (Master CUP No. 87-360) located west of I-5 and north of SR-126. The VCC is generally comprised of vacant land, RV storage, and some agricultural uses adjacent to SR-126. The site is bisected by Hasley Creek and Castaic Creek, and elevations range from approximately 980 to 1,200 feet above mean sea level (AMSL).

B. Site Access
Regional access to the VCC site is provided by I-5, located just east of the site, and SR-126. Additional freeways in the area include State Route 14, which provides access to the Antelope Valley, Interstate 210 and Interstate 405, which along with I-5 provide access to the region south of Newhall Pass. Local access to the VCC is available from The Old Road, Henry Mayo Drive, Hasley Canyon Road, and Commerce Center Drive.

C. Exhibit "A" Map
The Exhibit Map dated January 15, 2025, depicts approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots

and 43 open space lots providing a total of 3.4 million square feet of office and industrial space in an undeveloped portion of the partially completed VCC site and industrial/business park located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon landfill.

D. Parking

The VCC includes a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 are required. There will be 7,276 office parking spaces provided where 7,276 spaces are required. There will be 945 industrial parking spaces provided where 945 spaces are required. As noted above, the Permittee has requested a PP to allow for reciprocal parking within the VCC.

E. Internal Circulation

For internal circulation in the VCC site, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension would connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC site. Emergency access would be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast. Parking would be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas.

A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC site, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC, which can be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC. A Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.

Bicycle route improvements in and around the VCC would connect to an extensive system of continuous bike paths within the Specific Plan and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

F. Grading

The grading amounts include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, and 410,000 cubic yards of shrinkage, for a combined grading amount of 7.0 million cubic yards (3.5 million cut and 3.5 million fill) to be balanced onsite. Grading for the VCC was previously authorized under CUP No. 87-360. There is no additional request for grading beyond that approved under CUP No. 87-360.

G. Oak Trees
The Permittee is concurrently seeking an OTP for development of the VCC consistent with the County Oak Tree Ordinance. The OTP covers 26 removals of non-heritage oak trees within the VCC governed by the County Oak Tree Ordinance. No encroachments on oak trees would occur as defined by the County Oak Tree Ordinance.

16. **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.**

SEIR
The VCC Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The VCC Property was identified in the State-certified EIR as the "VCC Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The VCC Project implements the development within the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the VCC Property, are referred to herein as the "2017 Project."

The VCC Project, as currently proposed, reflects minor changes and refinements related to the development of the VCC Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the VCC Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the VCC Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The VCC Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the VCC Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

17. **AGENCY RECOMMENDATIONS.**

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of associated VTPM No. 18108 dated January 15, 2025.

A. In a letter dated April 21, 2025, Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated March 20, 2025, the Public Health recommended that the Project proceed to public hearing with required conditions of approval.

18. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

19. **LAND USE POLICY.** The Commission finds that the VCC Project is consistent with the goals and policies of the Area Plan because the IO land use designation allows for the VCC site's development of non-residential (industrial/business/office park) space, a multi-use trail, roadways, and infrastructure. No General Plan or Area Plan amendments are required to implement the Project.

20. **GOALS AND POLICIES.** In 1991, the County originally approved development of the VCC with approximately 12.6 million square feet of non-residential (industrial/business/office park) uses through the issuance of various entitlements, including Master CUP No. 87-360, and certification of the VCC EIR, finding the project consistent with the General Plan. The development of the VCC is located with the VCC and implements Master CUP No. 87-360 and remains consistent with the County's General Plan. **Specifically, the Commission finds that development of the VCC is consistent with the following policies of the General Plan:**

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

  A series of multi-use trails and paved pedestrian trails (also providing County flood control access) would be introduced along the banks of Hasley Creek and Castaic Creek within the VCC site to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile-long multi-purpose trail located northwest of the VCC, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC improvements. Also, within VCC, a Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension. The bicycle route improvements in and around the VCC site would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

- ***General Plan – Economic Development, Policy ED 2.1:*** *"Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses."*

  Development of the VCC with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the Area Plan's IO land use designation will protect the site from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  The development of the VCC includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community will facilitate the generation of local jobs and economic activity.

- ***General Plan – Land Use, Policy LU4.1:*** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

  The VCC Property is currently vacant. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the

surrounding community that will facilitate the generation of local jobs and economic activity.

21. **The Commission also finds that the Project is consistent with the following policies of the Area Plan:**

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

  The VCC site has been designated for urban use and will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the VCC is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

  Open space areas, including Castaic and Hasley Creeks in the VCC, would be maintained to preserve scenic character. Additionally, development of the VCC would not impact any prominent ridgelines identified in the Area Plan. The VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

- ***Area Plan - Land Use, Policy LU-1.3.6:*** *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

  Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of*

delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing residents with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Creek and Castaic Creek. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile-long multi-purpose trail located northwest of the VCC site, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. **PERMITTED USE IN ZONE.** The Commission finds that the development of the VCC, as part of the VCC Project, is consistent with the M-1.5-DP zoning classification as retail, office, and industrial uses are permitted in such zones pursuant to County Code Chapter 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The VCC Project would be developed consistent with the uses allowed by the County-approved Master CUP No. 87-360 for the existing VCC.

23. **LOT AREA AND WIDTH.** Development on any lot in the VCC shall comply with County Code Title 22 Division 6 (Development Standards), where applicable. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Lot Area and Width).

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The VCC Project follows the non-residential site development standards for lot requirements including minimum front parking setback (33.5' for Commerce Center Drive and 15' for interior streets), minimum front building setback (65 feet for Commerce Center Drive and 40 feet for interior streets), minimum side parking setback (20 feet for Commerce Center Drive and 15 feet for interior streets) (corner lot), and minimum side building setback (25 feet for Commerce Center Drive and 25 feet for interior streets) (corner lot).

25. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site.

26. **PARKING.** The Commission finds that the VCC Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The VCC Project has provided the minimum required number of parking facilities for the office and industrial uses proposed. The VCC Project is seeking PP No. RPPL2022007239 to authorize reciprocal parking across lot lines. All VCC -related parking will be provided within the VCC site.

27. **SIGNS.** No signs are proposed or included with the Project.

28. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing planning area standards district.

29. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing community standards district.

30. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the VCC Project is not located within or subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). However, lighting would be designed to ensure visibility and safety while minimizing light spillover and skyglow. Security features, roadways, entryways, and parking areas would be well illuminated and designed to eliminate areas of concealment. Measures such as light control devices on fixtures and careful fixture placement would be implemented to ensure minimal light spillover onto native habitat areas. Fixtures may include post lights, building mounted fixtures, and landscape lighting, all of which would be carefully placed and directed to reduce glare and maximize comfort, security, and visibility.

31. **TREE PLANTING.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and in Section 22.126 (Tree Planting Requirements). The VCC Project would also comply with the County's Green Building Standards Code (Title 31), which addresses sustainability via appropriate planning and design, water and energy efficiency and conservation, waste diversion, and tree planting requirements.

32. **IMPROVEMENTS.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). Offsite Improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the associated VTPM No. 18108 boundaries but still located within the boundary of the VCC and Master CUP No. 87-360. The lift station is already built and was approved under Master CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite

improvement requests do not require a new CUP as they were previously approved under Master CUP No. 87-360.

PP FINDINGS

Section 22.178.050 (Findings and Decision) of the County Code requires substantiation of the following findings.

33. **There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following:**

    A. The nature of the use is such that there is a reduced occupancy;
    B. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration;
    C. Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or
    D. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).

VCC provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112, however, this Parking Permit is being requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within VCC includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Thus, the alternative arrangement requested by this Parking Permit ensures compliance with the parking requirements.

34. **There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:**

A. Uses sharing parking facilities operate at different times of the day or days of the week;
B. Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or
C. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.

VCC is not proposing any special parking arrangements contemplated by Findings 2(a)-(c). Accordingly, there are no conflicts arising from these special parking arrangements.

D. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:
i. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use;
ii. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or
iii. Such transitional lots are designed to minimize adverse effects on surrounding properties.

This Parking Permit does not request any use of parking located off-site of the VCC site. While VCC does not currently propose any lease of less than 20 years, any such lease in the future shall be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such lease shall contain other guarantees assuring continued availability of the spaces. All parking will be designed to minimize adverse effects on surrounding properties in accordance with County Code Chapter 22.112. As stated above, each Planning Area provides the required number of parking spaces consistent with County Code.

35. **The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.**

This requested Parking Permit will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property because parking will be located on adjacent private drives or nearby parking structures convenient to the use they are intended to serve and will be designed to comply with County Zoning Ordinance requirements. The proposed development's parking spaces would not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities. Further, the project's Transportation Impact Analysis (TIA) demonstrates the development's conformance with the County's transportation standards.

36. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.**

Each lot within the planning areas has been designed to be adequate in size to meet the development standards required by County Code. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

OTP FINDINGS

Section 22.174.060 (Findings) of the County Code requires substantiation of the following facts.

37. **The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to County Code Title 22 (Planning and Zoning) regulations, if any, on the subject property.**

Implementation of the VCC development, as depicted on the associated VTPM No. 18108 will not endanger the health of the two remaining un-impacted oak trees (*Quercus lobate x douglasii* and *Quercus lobata*) which are located within the development boundaries or off-site but associated with the VCC development. Implementation of the proposed project would remove 26 non-heritage oak trees, as indicated in the Oak Tree Report. Should additional oak trees grow into ordinance size within the duration of the oak tree permit, removal, encroachment or other impacts shall be included into the conditions of the oak tree permit to ensure proper mitigation. The Oak Tree Report completed for the VCC includes recommendations for tree protection during construction and mitigation.

Consistent with the Oak Tree Report, protective fencing not less than five feet in height shall be placed at the limits of the protected zone of the two oak trees where no impacts are proposed. Any grading or other construction-related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

38. **The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.**

The proposed impacts to oak trees will not result in soil erosion through diversion or increased flow of surface waters, which cannot be mitigated satisfactorily through on-site drainage control measures that shall be implemented with the VCC development.

39. **The proposed project incorporates a drainage and water quality plan which is designed to both protect development and control drainage and run-off of**

pollutants.

Drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure that no significant impacts related to site erosion will occur.

40. **In addition to the above facts, at least one of the following findings in subsections i through vii, below, applies:**

    A. **That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that: i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.**

The 26 trees proposed for removal are located in areas of the property where their continued existence would preclude the development of the property in an efficient manner. The proposed VCC development requires grading for geotechnical stability, access and grading balance. Without this grading, the site cannot be developed as proposed.

In an effort to balance the need to protect the oak trees and still develop the site, land planning took into consideration the need to retain oak trees. It was determined that no reasonable design alternative could prevent all impacts. Of the total 28 oak trees located both on-site and off-site, 26 are proposed to be impacted by development, with all of those slated for removal. No trees are proposed for encroachment. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 26 non-heritage oak trees proposed to be impacted.

Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed. Building pads are located to provide increased environmental protections to wetlands and related biological resources within the VCC site, the development involves a reduction in permanent impacts to Hasley Creek and Castaic Creek.

41. **That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees.**

The majority of oak tree impacts, including 26 non-heritage removals are associated with the VCC development, including the proposed industrial/business park, roadways, utilities and other infrastructure depicted on the associated tentative map. There is no reasonable alternative to the removal of these trees, since the building pads are located to provide increased environmental protections to wetlands and related biological resources within the VCC site, the development involves a reduction in permanent impacts to Hasley Creek and Castaic Creek.

42. **That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.**

Of the 28 oaks inventoried, two oaks (seven percent) received a "A" grade, 12 oak trees (43 percent) received a "B" grade, 13 oaks (46.5 percent) earned a "C" grade, and one oak (3.5 percent) received a "D" grade at the time of the surveys. This Oak Tree Report identifies the extent of the potential impacts and recommends management and/or mitigation measures where appropriate. For construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over two inches in diameter) shall be preserved. If pruning of branches greater than two inches in diameter is necessary on trees that are not included as encroachments in this report, the Arborist of Record ("AOR") shall review the situation and the County Forester will have to authorize the cut(s).

43. **That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the OTP procedure. The proposed impacts to 26 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure as mitigation measures will be implemented to offset the removals.**

A. Consistent with the Oak Tree Report, great care has been taken to design the project to minimize the number of trees which need to be removed in the development process and maximizing open space areas. The Permittee has taken great care in designing the industrial/business park to minimize the number of trees which need to be removed in the development process. The Permittee recognizes the significance of oak trees as historical, aesthetic and ecological resources that enhance the value of property and character of the communities in which they exist.

B. The Permittee is committed to maintaining the healthy condition of all oak trees to be retained. For each tree removed, a minimum of two 15-gallon replacement trees will be planted, resulting in a greater number of oak trees on site which would consist of valley oak (Q. lobata) trees. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester. The VCC development proposes to provide several areas designated for tree replacement.

C. As described in the Oak Tree Report, for construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over two inches in diameter) shall be preserved. If pruning of branches greater than two inches in diameter is necessary on trees that are not included as encroachments in this report, the AOR shall review the situation and the County Forester will have to authorize the cut(s).

ENVIRONMENTAL FINDINGS

44. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

45. The Commission finds that the Permittee is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDING

46. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the VCC Project is not considered a housing development and therefore is not subject to the Housing Accountability Act.

47. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the VCC Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The VCC Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features

prescribed in County Code Title 22 (Planning and Zoning), or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The VCC Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The proposed VCC Project is compatible with or enhances community character and provides open space as required. The Commission finds that the VCC Project is compatible with the surrounding community.

F. The proposed VCC Project includes a PP that will allow for a more efficient parking system through the use of shared, reciprocal, and offsite parking.

G. The proposed construction of the VCC Project will not be accomplished without endangering the health of the remaining oak trees subject to the applicable County Code Title 22 (Planning and Zoning) regulations, if any, on the subject property.

H. The removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board certify that the Final SEIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the VCC Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the VCC Project implementation, and finds that the unavoidable significant effects of the VCC Project after adoption of said mitigation measures are as described in those FOF; and determines that the remaining, unavoidable environmental effects of the VCC Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the FOF and SOC.

2. Recommends that the Board approve **PARKING PERMIT NO.** RPPL2022007239, and **OAK TREE PERMIT NO. 200700022**, subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 00-210 ("ENTRADA SOUTH")
VESTING TENTATIVE TRACT MAP ("VTTM") NO. 53295

PROJECT DESCRIPTION

"Entrada South" requests VTTM No. 53295 to subdivide a 382.3-acres site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres) to include a 28.0-acre Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots. Entrada South is a mixed-use development proposing residential, commercial and open space uses, including 136 acres of open space of which 58 acres will remain in a natural or undisturbed state. Entrada South also proposes a potential school site and an onsite Spineflower preserve. The project site has sloping topography requiring a combined grading of 6.5 million cubic yards of cut and fill to be balanced onsite. A portion of the project's grading will occur offsite within the Mission Village project between its westerly boundary and Westridge Parkway. The project is proposed to be developed in five phases and is currently vacant.

The related zone change is to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence-5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The related Conditional Use Permit ("CUP") will authorize the development program ("DP") zoning; development within an urban hillside management area ("HMA"); a hotel use in the C-3 zone; onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading; and walls and fences exceeding six feet in height. The grading amounts (combined cut and fill) are 13.0 million cubic yards to be balanced onsite. The related parking permit will allow shared, reciprocal and offsite parking across the entire project (i.e., residential and non-residential areas). The related oak tree permit consists of the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree, for a total of 35 oak tree-related impacts. Lastly, the related administrative housing permit proposes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to the related development agreement, the affordability level will not exceed an average of 65 percent County Average Median Income ("AMI"), with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. This grant, the VTTM, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Subdivider**. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

    A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration**. VTTM No. 53295 shall expire according to the terms set forth in Development Agreement ("DA") No. RPPL202500003357. In the event that the above-referenced DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Exhibit Map**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, an amended Exhibit Map shall be submitted to LA County Planning by **January 17, 2026**, 60 days after the Board adoption and effective date.

9. **Revisions to Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

11. **Inspection**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

    Inspections may be unannounced. Inspections may be conducted utilizing available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County

Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.

13. **Environmental Document Filing Fees**. Within five (5) working days from the day after the appeal period ends on **November 18, 2025,** (by **November 25, 2025**), the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

14. **Mitigation Monitoring and Reporting Program ("MMRP")**. The Subdivider shall comply with all mitigation measures identified in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.

15. **Covenant and Agreement**. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the County Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.

16. **MMRP Deposit**. The Subdivider shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

17. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

18. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

19. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

20. **Compliance to County Code Title 21 and Title 22**. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

21. **Maintenance**. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

22. **Grant**. This grant shall authorize the creation of 200 lots, to include 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial, including hotel, office and retail space; 51 open space lots; 20 private recreation lots; one public park lot (5.4 acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots on 382.3 gross acres, as depicted on the VTTM and Exhibit Map dated January 15, 2025.

23. **Code Compliance**. The Subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code, and the Subdivision Map Act.

24. **Lot Line Adjustments**. Permission is granted to adjust lot lines to the satisfaction of LA County Planning and Public Works.

25. **Subdivision Committee Conditions**. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTTM dated January 15, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation ("Parks and Recreation"), and Public Health.

26. **Grading**. The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

27. **Bulk Grading in Phases**. Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.

28. **Lot on Cul-de-sac**. The Subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.

29. **Street Frontage**. The Subdivider shall provide at least 60 feet of street frontage for each lot, except those lots granted a street frontage waiver.

30. **Street Frontage Waiver**. Permission is granted to waiver from public street frontage requirements for lots fronting private drives and fire lanes for the following lots: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.

PRIOR TO RECORDATION OF A FINAL MAP

31. **Water Supply.** A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of LA County Planning and Public Works prior to filing any map for recordation.

32. **Final Map Phasing**. Permission is granted to record multiple final maps, provided that a phasing exhibit (or updated phasing exhibit) is submitted to LA County Planning for review and approval, prior to final map recordation. The phasing exhibit shall depict the timing of offsite improvements and open space dedication, number of phases, all lots to be phased, dwelling units per phase, gross and net lot area(s), and required homeowner's association ("HOA") and natural open space calculations.

Easements

33. **Easements Depicted on Final Map**. All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Tentative/Exhibit Map for ingress/egress, reciprocal access, trails, and utilities, etc. to the satisfaction of LA County Planning, Parks and Recreation, and Public Works.

34. **Easements**. The Subdivider shall submit a draft copy of the reciprocal ingress and egress easements for the private driveways to the Director for review and approval.

35. **Draft Covenant Regarding Proposed Easements**. Prior to final map recordation, the Subdivider shall submit a draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved

Tentative/Exhibit Maps. The approved covenant shall be recorded immediately after the recordation of the final map.

Condominiums

36. The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 1,574 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

37. Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

38. The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

39. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), trash collection points and containers, irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.

40. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the guest parking, and private driveways and fire lanes for access into and out of the subdivision.

Driveway Conditions

41. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.

42. The Subdivider shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated January 15, 2025, or an Amended Exhibit Map approved by the Director.

43. The external access points and internal private driveways/fire lanes of the development shall not be gated. Except for fire emergency access gates required by Fire and utilities

and/or infrastructure that require private access gating, gated vehicular access shall be listed as a prohibition within the CC&Rs.

44. Prior to recordation of the final map, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval.

Tree Planting

45. **On-site Tree Planting**. Prior to final map recordation, the Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director. The number and placement of ornamental trees may be reviewed and modified by the Fire Forestry Division with respect to fuel modification and other requirements. Additionally, also prior to final map recordation, the Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

Open Space

46. Permission is granted to create additional open space lots to the satisfaction of LA County Planning.

47. The Subdivider shall provide for the ownership and maintenance of the open space and/or lots for parks to the satisfaction of LA County Planning. The ownership and maintenance of the lot(s) shall be provided by a homeowners' association or dedicated to a public agency or land conservancy.

OTHER CONDITIONS

48. The Subdivider shall be authorized to use modified street sections within the subdivision as shown on the Vesting Map to the satisfaction of the LA County Planning and Public Works.

49. Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.

50. Permission is granted to record a Large Lot Parcel Map with parcels of 20 acres or more without the provision of public improvements prior to recordation. Additionally, permission is granted to record a Large Lot Parcel Map of 5 acres or more with improvements. Either Large Lot Parcel Map shall serve as the first unit final map and recordation shall be considered the filing of the first unit map for the purpose of time extensions pursuant to the Subdivision Map Act and shall not require the obligation of developer fees, dedications, exactions, or infrastructure except as may be required by Chapter 21.32 of the Subdivision Map Act.

51. The project is proposed to be developed in phases. Permission is granted to change the order of unit map phasing if the necessary infrastructure has been provided to construct each phase to the satisfaction of Public Works and LA County Planning.

52. Permission is granted to allow future design flexibility, to the satisfaction of LA County Planning, including changing office to commercial or commercial to office, and apartments to condominiums or condominiums to apartments, changing attached units to detached units, changing the building type and location, changing the location, alignments, widths, and entries of driveways, changing the private drive alignments and locations, changing the lot configurations, and changing the residential unit location and commercial building type and location. Any increase in the number of residential units or square footage of non-residential area on a lot is contingent upon the decrease on another lot. An increase in the number of multi-family units and non-residential square footage among lots may be allowed if the increase does not exceed the maximum buildout number of residential units or non-residential square footage established in the approved entitlements. The total residential unit count or non-residential square footage shown on the VTTM and the accompanying Exhibit Map shall not be exceeded. To allow this future flexibility, LA County Planning shall make a determination whether to require an amended exhibit map, minor map amendment, or other applicable process required to implement this condition of approval.

53. Permission is granted to combine lots to the satisfaction of LA County Planning.

54. Permission is granted to record additional non-developable (building) lots for private drives and fire lanes and for utilities to the satisfaction of LA County Planning.

55. Grade elevations on the Vesting Tentative Tract Map are approximate. Elevations may change by up to 10 feet. More than 10 feet may be permissible subject to the approval of the LA County Planning and Public Works.

56. It is acknowledged that the alignment and geometrics of streets and trails are approximate. Permission is granted for adjustments to streets to be made provided that Public Works and LA County Planning determine the adjustments are consistent with the intent of the subdivision approval. Adjustments to private trails can be made with approval by LA County Planning. Adjustments to public trails can be made with the approval of Parks and Recreation.

57. The locations of appurtenant structures and utilities may be relocated if determined to be consistent with the approved VTTM to the satisfaction of Public Works and LA County Planning and applicable process required such as a revised exhibit 'A', amended map, amended exhibit map, or minor map amendment.

58. Proposed non-residential floor area is interchangeable as long as the required parking is provided to the satisfaction of Public Works and LA County Planning and applicable process required such as a revised exhibit 'A', amended map, amended exhibit map, or minor map amendment.

59. Permission is requested to re-subdivide previously subdivided lots, including the recordation of unit maps over previously-recorded final maps or lots of final maps. Each unit map shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the approved project entitlements.

60. A potential school site has been included on the Project Exhibit Map. Should the school district no longer need the land, school site improvements, or school facilities, the school site can be used for other entitled development subject to overall residential unit or commercial square footage maximums permitted for the site, subject to the approval of LA County Planning and Public Works. Conversely, should a school site be required in a location not previously shown on the VTTM or Exhibit A, residential units, commercial square footage, or recreation/open space areas can be relocated onsite to achieve the full entitlement outlined in project approvals.

Attachments:

Exhibit D-1 Subdivision Committee Reports (pages 1- 102)

Exhibit D-2 MMRP (pages 1- 332)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 87-150 ("VCC PROJECT")

VESTING TENTATIVE PARCEL MAP ("VTPM") NO. 18108

PROJECT DESCRIPTION

The "Valencia Commerce Center" ("VCC") is a request to subdivide approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots with 3.4 million square feet of building square footage and 43 open space lots in an undeveloped portion of the partially completed VCC site and industrial/business park center located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon Landfill. The VCC Project site (VTPM 18108) is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan ("Specific Plan") to the south, and Chiquita Canyon Landfill to the west. The Project has three Planning Areas and is proposed to be developed in four phases.

The related Parking Permit will seek to allow shared, reciprocal, and offsite parking. The related request for a Development Agreement ("Entrada South/VCC DA") in accordance with Government Code Section 65864 et seq. to memorialize the VCC Project's terms, conditions, and obligations and provide vesting development rights for all of the VCC Project components. The Entrada South/VCC DA would not increase the level of development or the disturbance footprint of the VCC Project. The Entrada South/VCC DA may establish commitments by the Subdivider to provide additional environmental and project benefits. The related Oak Tree Permit is for the removal of 26 non-heritage oak trees and no encroachments. Grading quantities authorized under the original VCC approval (CUP No. 87-360) include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, all to be balanced onsite. Lastly, offsite improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the VTPM No. 18108 boundaries but still located within the boundary of VCC and CUP No. 87-360. The lift station is already built and was approved under CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP. This grant, the VTPM, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Subdivider**. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this

Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

    A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration.** VTPM No. 18108 shall expire according to the terms set forth in Development Agreement ("DA") No. RPPL202500003357. In the event that the above-referenced DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Exhibit Map**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, an amended Exhibit Map shall be submitted to LA County Planning by **January 17, 2026**, 60 days after the Board adoption and effective date.

9. **Revisions to Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

11. **Inspection**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

    Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.

13. **Environmental Document Filing Fees**. Within five (5) working days from the day after the appeal period ends on **November 18, 2025** (by **November 25, 2025**), the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this

project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

14. **Mitigation Monitoring and Reporting Program ("MMRP")**. The Subdivider shall comply with all mitigation measures identified in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.

15. **Covenant and Agreement**. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.

16. **MMRP Deposit**. The Subdivider shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

17. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

18. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

19. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

20. **Compliance to County Code Title 21 and Title 22**. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

21. **Maintenance**. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

22. **Grant**. This grant shall authorize the creation of 104 lots, to include 61 commercial lots and 43 open space lots to be developed with 3.4 million square feet of building square footage on 328.5 gross acres, as depicted on the VTPM and Exhibit Map dated January 15, 2025.

23. **Grant.** This grant shall authorize seven million cubic yards of combined cut and fill material (3.5 million cut, 3.5 million fill), to be balanced onsite.

24. **Grant.** This grant shall authorize offsite improvements to include providing a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway.

25. **Code Compliance**. The Subdivider shall conform to the requirements of Title 21 (Subdivisions) of the County Code, and the Subdivision Map Act.

26. **Subdivision Committee Conditions**. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTPM dated January 15, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation ("Parks and Recreation"), and Public Health.

27. **Grading**. The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

28. **Lots on Cul-de-sac**. The Subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.

29. **Street Frontage**. The Subdivider shall provide at least 60 feet of street frontage for each lot, except those lots granted a street frontage waiver.

30. **Street Frontage Waiver**. Permission is granted to waiver from public street frontage requirements for lots fronting private drives and fire lanes for the following lots: 3, 5, 7, 8, 9, 10, 30, 31, 34, 50, 51, 52, 53, 54, 55, 59, 78, 80, 82, 83, 86-89, 93, 95, 96, 97.

PRIOR TO RECORDATION OF A FINAL MAP

31. **Final Map Phasing**. Permission is granted to record multiple final maps, provided that a phasing exhibit (or updated phasing exhibit) is submitted to LA County Planning for review and approval, prior to final map recordation. The phasing exhibit shall depict the timing of offsite improvements and open space dedication, number of phases, all lots to be phased, gross and net lot area(s), and natural open space calculations.

Easements

32. **Easements Depicted on Final Map**. All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Tentative/Exhibit Map for ingress/egress, reciprocal access, trails, and utilities, etc. to the satisfaction of LA County Planning, Parks and Recreation, and Public Works.

33. **Easements**. The Subdivider shall submit a draft copy of the reciprocal ingress and egress easement for the private driveway to the Director for review and approval.

34. **Draft Covenant Regarding Proposed Easements**. Prior to final map recordation, the Subdivider shall submit draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved Tentative/Exhibit Maps. The approved covenant shall be recorded immediately after the recordation of the final map.

Covenants, Conditions, and Restrictions (CC&Rs)

35. The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

36. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all onsite tree plantings), irrigation systems, and walls and fences, to the satisfaction of the Director.

37. The Subdivider shall reserve in the CC&Rs the right for all employees and visitors within the Project to use the parking, private driveways, and fire lanes for access into and out of the subdivision.

Driveway Conditions

38. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.

39. The Subdivider shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated January 15, 2025, or an Amended Exhibit Map approved by the Director.

40. The external access points and internal private driveways/fire lanes of the development shall not be gated. Except for fire emergency access gates required by Fire and utilities and/or infrastructure that require private access gating, gated vehicular access shall be listed as a prohibition within the CC&Rs.

41. Prior to recordation of the final map, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval.

Open Space

42. **Additional Open Space Lots.** Permission is granted to create additional open space lots to the satisfaction of LA County Planning.

43. **Maintenance of Open Space Lots.** The Subdivider shall provide for the ownership and maintenance of the open space to the satisfaction of LA County Planning. The ownership and maintenance of the lot(s) shall be provided by a homeowners' association or dedicated to a public agency or land conservancy.

OTHER CONDITIONS

44. **Lot Line Adjustments.** The subdivider shall be authorized to adjust lot lines between lots within the subdivision to the satisfaction of the LA County Planning and Public Works.

45. **Modified Street Sections.** The subdivider shall be authorized to use modified street sections within the subdivision as shown on the VTPM to the satisfaction of the LA County Planning and Public Works.

46. **Bulk Grading in Phase(s).** Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.

47. **Large Lot Parcel Map.** Permission is granted to record a Large Lot Parcel Map with parcels of 20 acres or more without the provision of public improvements. Additionally, permission is granted to record a Large Lot Parcel Map of 5 acres or more with improvements. Either Large Lot Parcel Map shall serve as the first unit final map and recordation shall be considered the filing of the first unit map for the purpose of time

extensions pursuant to the Subdivision Map Act and shall not require the obligation of developer fees, dedications, exactions, or infrastructure except as may be required by Chapter 21.32 of the California Subdivision Map Act.

48. **Phasing.** The project is proposed to be developed in phases. Permission is granted to change the order of unit map phasing as long as the necessary infrastructure has been provided to construct each phase to the satisfaction of Public Works and LA County Planning.

49. **Design Flexibility.** Permission is granted to allow future design flexibility to the satisfaction of LA County Planning, including changing the building type and location, changing the location, alignments, widths, and entries of driveways, changing the private drive alignments and locations, changing the lot configurations, and changing the building type and location. Any increase in development square footage on a lot is contingent upon the decrease on another lot. An increase of non-residential square footage within lots may be allowed if the increase does not exceed the maximum buildout square footage established in the approved entitlements. The total building square footage shown on the VTPM and the accompanying Exhibit Map shall not be exceeded. To allow this future flexibility, LA County Planning shall make a determination whether to require an amended exhibit map, minor map amendment, or other applicable process required to implement this condition of approval.

50. **Additional Open Space Lots.** Permission is granted to record additional open space lots to the satisfaction of LA County Planning.

51. **Combine Lots.** Permission is granted to combine lots to the satisfaction of LA County Planning.

52. **Non-developable Lots.** Permission is granted to record additional non-developable lots for private drives and fire lanes and for utilities to the satisfaction of LA County Planning.

53. **Grade Elevations.** Grade elevations on the VTPM are approximate. Elevations may change by up to 10 feet. More than 10 feet may be permissible subject to the approval of LA County Planning and Public Works.

54. **Street and Trail Alignment.** It is acknowledged that the alignment and geometrics of streets and trails are approximate. Permission is granted for adjustments to streets to be made provided that Public Works and LA County Planning determine the adjustments are consistent with the intent of the subdivision approval. Adjustments to private trails can be made with approval by LA County Planning. Adjustments to public trails can be made with the approval of Parks and Recreation.

55. **Location of Appurtenant Structures and Utilities.** The locations of appurtenant structures and utilities may be relocated if determined to be consistent with the approved VTPM to the satisfaction of Public Works and LA County Planning. LA County Planning shall make a determination whether to require an amended exhibit

map, minor map amendment, or other applicable process required to implement this condition of approval.

56. **Non-residential Floor Area.** Proposed non-residential floor area (i.e., retail, office, and/or industrial) is interchangeable among the buildings within the VCC development as long as the required parking is provided to the satisfaction of Public Works and LA County Planning.

57. **Re-subdividing**. Permission is requested to re-subdivide previously subdivided lots, including the recordation of unit maps over previously-recorded final maps or lots of final maps. Each unit map shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the approved project entitlements.

Attachments:

Exhibit D-1 Subdivision Committee Reports (pages 1- 176)

Exhibit D-2 MMRP (pages 1- [332])

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 00-210 ("ENTRADA SOUTH")

CONDITIONAL USE PERMIT ("CUP") NO. 00-210
ADMINISTRATIVE HOUSING PERMIT ("AHP") NO. RPPL2024000343
PARKING PERMIT ("PP") NO. 200700013
OAK TREE PERMIT ("OTP") NO. 200700018

PROJECT DESCRIPTION

"Entrada South" Proposes a zone change to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence) Zone to the MXD-DP (Mixed-Use Development-Development Program) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone. The C-R Zone will remain unchanged. The CUP will authorize the development program (DP) zoning; development within an urban hillside management area; onsite grading in excess of 100,000 cubic yards with a haul route for offsite grading; and for walls and fences exceeding six feet in height. The grading amounts (combined cut and fill) are 13.0 million cubic yards to be balanced onsite. The proposed parking permit will allow shared, reciprocal and offsite parking across the entire project (i.e., residential and non-residential areas). The oak tree permit consists of the removal of 34 oak trees (none of heritage status) and encroachment into the protected zone of one oak tree (of heritage status), for a total of 35 oak tree-related impacts. Lastly, the AHP includes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), the affordability level will not exceed an average of 65 percent County AMI, with a range from Extremely Low-Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. These grants, CUP No. 00-210, AHP No. RPPL2024000343, PP No. 200700013, and OTP No. 200700018. Related to the above entitlements, Entrada South proposes a mixed-use development proposing residential, commercial and open space uses on 382.3 gross acres, including 136 gross acres of open space of which 58 gross acres will remain in a natural or undisturbed state. Entrada South also proposes a potential school site and an onsite Spineflower preserve. The project site has sloping topography requiring a combined grading of 6.5 million cubic yards of cut and fill to be balanced onsite. A portion of the project's grading will occur offsite within the Mission Village project between its westerly boundary and Westridge Parkway. The project is proposed to be developed in five phases and is currently vacant. The Subdivision component will create 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial, including: hotel, office and retail space; 51 open space lots (totaling 140.4 gross acres) which includes 115.1 acres of open space including the 28.0-acre Spineflower Preserve, 20 private recreation lots (19.9 acres), and one public park lot (5.4 acres in size); and 11 public facility lots (drainage, debris and water quality basins), and 6 private drive lots for a total of 200 lots subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Permittee**. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code sections 65009, or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial minimum deposit with LA County Planning of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation. At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. **Grant Termination.** These grants shall terminate when the associated Vesting Tentative Tract Map ("VTTM") No. 53295 expires. VTTM No. 53295 shall expire according to the terms set forth in the Entrada South/VCC DA. In the event that the Entrada South/VCC DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Condition Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.

9. **Inspections.** Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum of $**2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for five (5) inspections.

   If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

   Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

10. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 (Library Facilities Mitigation Fee) of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.

11. **Environmental Document Filing Fees.** Within five (5) working days from the LA County Board of Supervisors hearing on **November 18, 2025**, by **November 25, 2025**, the Permittee shall remit processing fees at the Recorder's Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. **Mitigation Monitoring and Reporting Program.** The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein. (See Exhibit D-2 - MMRP).

13. **Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the County Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

14. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

15. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

16. **County Department of Public Works.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

17. **Exhibit "A"/Protected Tree Site Plan.** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A", and Protected Tree Site Plan (dated January 15, 2025), approved by the Director of LA County Planning ("Director").

18. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

19. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT ("CUP")

20. **Grant.** This grant authorizes development program (DP) zoning.

21. **Grant.** This grant authorizes development within a Hillside Management Area ("HMA").

22. **Grant.** This grant authorizes onsite grading exceeding 100,000 cubic yards of combined cut and fill earthwork and a haul route, for a total of 13 million cubic yards to be balanced onsite (no import or export of earthwork proposed). A revised Exhibit 'A' will be required for submittal to show the haul route, and bulk grading is authorized.

23. **Grant.** This grant authorizes a hotel use in the C-3 zone.

24. **Grant.** This grant shall authorize walls and fences exceeding six feet in height within the required yard setbacks of the development.

PERMIT SPECIFIC CONDITIONS – ADMINISTRATIVE HOUSING PERMIT

25. **Housing Permit.** The administrative housing permit includes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Average Median Income ("AMI"), with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. There are no incentives or waivers requested.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

26. **Grant.** This grant authorizes shared, reciprocal and offsite parking across the entire Project (i.e., residential and non-residential areas).

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

27. **Grant.** This grant allows the removal of thirty-four (34) trees of the Oak genus (*Quercus lobata*, *Quercus agrifolia* and *Quercus berbidifolia)* identified as non-heritage Tree Number 28, 30, 31, 32, 33, 34, 37, 38, 41, 89, 102, 103, 112, 113, 115, 116, 117, 120, 125, 129, 131, 156, 157, 163, 164, 168, 170, 173, 9502, 9503, 9504, 9505, and 9508 on the Permittee's Exhibit "A" and Oak Tree Report. This grant allows encroachment within the protected zone of Quercus lobata of the Oak genus identified as heritage Tree Number 12 on the Permittee's Exhibit "A" and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

28. **Mitigation.** The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of sixty-eight (68). The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the life of the project shall be included in this permit and subject to these conditions of approval.

29. **Mitigation.** The Permittee is subject to the conditions of approval in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide).

30. **Mitigation.** Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest

stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.

31. **Mitigation.** Mitigation trees shall consist of indigenous varieties of Quercus lobata, Quercus agrifolia and Quercus berbidifolia grown from a local seed source.

32. **Mitigation.** Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

33. **Mitigation.** The Permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the Permittee or consulting arborist to the Director and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

34. **Mitigation.** All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

35. **Conditions.** The Permittee shall comply with all other conditions of approval for this grant as specified in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide), including consulting with an arborist, and providing proof of this and other writing reporting to LA County Planning, also including the installation of temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining protected trees on site as necessary. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the protected tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

36. **Copies.** Copies of the Protected Tree Report, protected tree map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review during grading and construction.

PROJECT SITE-SPECIFIC CONDITIONS

37. **Vehicular Parking.** The Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential

spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Project has requested shared and reciprocal parking, the Project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively). All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

38. **Bicycle Parking.** Bicycle parking spaces shall be maintained within the development. All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

39. **Internal Circulation.** As part of the final map phasing of Entrada South, the Project shall provide multiple means of access to and through the Project, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive. Additionally, an extensive community trail system shall connect to existing and planned trails in the vicinity of the Project site. Furthermore, within the Project, a proposed multiple-purpose trail system shall include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that are linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types serving as bicycle routes, the Project shall expand bicycle facilities in the area. Lastly, as part of the final map phasing for Entrada South, the proposed NEV pathways within the Project shall also serve as bike routes.

40. **Street Circulation.** Internal circulation and access for the Project shall be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each Planning Area of the development shall be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

41. **Open Space.** The Project shall provide no less than a total of 140.4 acres of open space areas within the Entrada South Planning Area, including a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South. A permanent conservation instrument has been recorded to ensure the Entrada South Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan.

42. **Outdoor Lighting.** The Project shall ensure that all exterior lighting is equipped with down-shields and connected to timers with automatic "on/off" lighting systems.

PRIOR TO RECORDATION OF A FINAL MAP

43. **Housing Exhibit.** Prior to final map recordation, the Permittee shall submit a housing exhibit for review and approval, specifying the location of the 110 rental affordable dwelling units, to LA County Planning for review and approval.

44. **Grading.** The Permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director. Bulk grading is authorized with a revised Exhibit 'A' prior to final map approval.

45. **HMA Guidelines.** The Permittee shall comply with items noted on the attached HMA Sensitive Design Guidelines and categories, including Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping (refer to Exhibit D-4 attached).

PRIOR TO ISSUANCE OF A GRADING PERMIT

46. **Onsite Tree Plantings**. Prior to the issuance of a grading permit, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of all required onsite tree plantings throughout the Entrada South development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

47. **Bicycle Parking Facilities.** Prior to building permit issuance, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of bicycle parking facilities throughout the Entrada South development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 – 102)

Exhibit D-2 MMRP (pages 1 – 332)

Exhibit D-3 Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide

Exhibit D-4 HMA Sensitive Design Guidelines Checklist

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 87-150 ("VCC PROJECT")

PARKING PERMIT ("PP") NO. RPPL2022007239
OAK TREE PERMIT ("OTP") NO. 200700022

PROJECT DESCRIPTION

The "Valencia Commerce Center" ("VCC") project includes approximately 328.8 gross acres in an undeveloped portion of the partially completed VCC site and industrial/business park center located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon Landfill. PP No. RPPL2022007239 allows shared, reciprocal, and offsite parking. OTP No. 200700022 authorizes the removal of 26 non-heritage oak trees and no encroachments. The VCC site is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan south, and Chiquita Canyon Landfill to the west. The project has three Planning Areas and is proposed to be developed in four phases.

The related Vesting Tentative Parcel Map ("VTPM") No. 18108 creates 104 lots including 61 commercial lot with 3.4 million square feet of building square footage, and 43 open space lots on 328.8 gross acres. The related Development Agreement ("Entrada South/VCC DA") No. RPPL2025003357, in accordance with Government Code Section 65864 et seq. memorializes the project's terms, conditions, and obligations and provide vesting development rights for all of the project components. The Entrada South/VCC DA would not increase the level of development or the disturbance footprint of the project. The Entrada South/VCC DA may establish commitments by the Permittee to provide additional environmental and project benefits. Grading quantities authorized under the original VCC approval (Conditional Use Permit ("CUP") No. 87-360) include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, all to be balanced onsite. Lastly, offsite improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond related VTPM No. 18108 boundaries but still located within the boundary of VCC and CUP No. 87-360. The lift station is already built and was approved under CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP. These grants, namely PP No. RPPL2022007239 and OTP No. 200700022, are subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Permittee**. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to

accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 11 and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code sections 65009, or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial minimum deposit with LA County Planning of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation. At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. **Grant Termination.** These grants shall terminate when the associated Vesting Tentative Parcel Map ("VTPM") No. 18108 expires. VTPM No. 18108 shall expire according to the terms set forth in the Entrada South/VCC DA. In the event that the

Entrada South/VCC DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Condition Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.

9. **Inspections.** Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum of **$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for five (5) inspections.

   If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

   Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

10. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 (Library Facilities Mitigation Fee) of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.

11. **Environmental Document Filing Fees.** Within five (5) working days from the day after the appeal period ends on **November 18**, **2025**, by **November 25**, **2025**, the Permittee shall remit processing fees at the County Recorder's Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of

the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. **Mitigation Monitoring and Reporting Program ("MMRP").** The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein. (See Exhibit D-2 - MMRP).

13. **Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

14. **MMRP Deposit.** The Permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

15. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

16. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

17. **County Department of Public Works.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

18. **Exhibit "A"/Protected Tree Site Plan.** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this

grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A", and Protected Tree Site Plan (dated January 15, 2025), approved by the Director of LA County Planning ("Director").

19. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

20. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

21. **Grant.** This grant authorizes shared, reciprocal and offsite parking across the entire VCC Project.

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

22. **Grant.** This grant allows the removal of twenty-six (26) trees of the Oak genus (*Quercus lobata*) identified as Tree Number 6, 8, 9, 10, 11, 12, 13, 15, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 36 on the Permittee's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

23. **Mitigation.** The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree removed for a total of fifty-two (52) trees. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.

24. **Mitigation.** The Permittee is subject to the conditions of approval in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide).

25. **Mitigation.** Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

26. **Mitigation.** Mitigation trees shall consist of indigenous varieties of *Quercus lobata*, grown from a local seed source.

27. **Mitigation.** Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

28. **Mitigation.** The Permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the Permittee or consulting arborist to the Director and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

29. **Mitigation.** All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

30. **Conditions.** The Permittee shall comply with all other conditions of approval for this grant as specified in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide), including consulting with an arborist, and providing proof of this and other writing reporting to LA County Planning, also including the installation of temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining protected trees on site as necessary. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the protected tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

31. **Copies.** Copies of the Protected Tree Report, protected tree map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review during grading and construction.

PROJECT SITE-SPECIFIC CONDITIONS

32. **Vehicular Parking.** Based on the VCC Exhibit 'A', the VCC Project shall include an overall total of 8,293 onsite parking spaces. If uses change in the future, a revised Exhibit 'A' shall be required to confirm compliance. As noted above, the Permittee has requested a Parking Permit to allow for shared, reciprocal, and offsite parking within the VCC.

33. **Bicycle Parking.** Bicycle parking spaces shall be maintained within the development. All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

34. **Internal Circulation.** Internal circulation from Hancock Parkway and Franklin Parkway shall be extended from Commerce Center Drive east into the VCC Planning Area, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension shall connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC Planning Area. Emergency access shall be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast. Parking shall be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas.

35. **Multi-Use Trails.** A series of multi-use trails and paved pedestrian trails shall be developed along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC Planning Area, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Planning Area, which may be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks shall be installed on the east side of Commerce Center Drive as part of the VCC Planning Area. A Class I bike route/pedestrian trail (also providing County flood control access) shall be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.

36. **Bicycle Routes.** During the final map phasing for the Project, bicycle route improvements shall be developed in and around the VCC and shall connect to a system of continuous bike paths within the Newhall Ranch Specific Plan and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

37. **Outdoor Lighting.** The Project shall ensure that all exterior lighting is equipped with down-shields and connected to timers with automatic "on/off" lighting systems.

PRIOR TO ISSUANCE OF A GRADING PERMIT

38. **Tree Planting.** Prior to the issuance of a grading permit, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of all required tree plantings throughout the VCC development and in compliance with County Code requirements (Chapter 22.126 "Tree Planting Requirements") to the satisfaction of LA County Planning.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

39. **Bicycle Parking Facilities.** Prior to building permit issuance, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of bicycle parking

facilities throughout the VCC development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 – 176)

Exhibit D-2 MMRP (pages 1 – 332)

Exhibit D-3 Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide