

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: September 25, 2025

HEARING DATE: October 1, 2025 **AGENDA ITEM:** 6

PROJECT NUMBERS: 00-210 ("Entrada South Project") and 87-150 ("VCC Project")

PERMIT NUMBERS: Vesting Tentative Tract Map ("VTTM") No. 53295
Vesting Tentative Parcel Map ("VTPM") No. 18108
Development Agreement ("DA") No. RPPL2025003357
Zone Change ("ZC") No. 00-210
Conditional Use Permit ("CUP") No. 00-210
Parking Permit ("PP") No. 200700013
PP No. RPPL2022007239
Oak Tree Permit ("OTP") No. 200700018
OTP No. 200700022
Administrative Housing Permit ("AHP") No. RPPL2024000343
Environmental Assessment No. RPPL2021007114

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATIONS: Entrada South Project: West of the Old Road and north and south of Magic Mountain Parkway, Santa Clarita Valley.
VCC Project: 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, Santa Clarita Valley.

OWNER: Newhall Land and Farming Company, a subsidiary of FivePoint Holdings LLC

APPLICANT: Hunsaker Associates, on behalf of The Newhall Land and Farming Company

CASE PLANNER: Jodie Sackett, Senior Planner
jsackett@planning.lacounty.gov

The purpose of this supplemental report is to provide the Regional Planning Commission ("Commission") with revised hearing materials and additional correspondence received since the initial hearing package was sent out on September 18, 2025. These revisions include inadvertently omitted attachments, and updated versions of other attachments to make minor corrections, which are summarized below.

PROJECT DESCRIPTION

Entrada South: A mixed-use project to subdivide 382.3-acres of land into a total of 200 lots, divided as follows: 91 multi-family lots developed with 1,574 multi-family attached townhome and apartment-style units and detached condominium units; and 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space. There are 51 open space lots, including a 28-acre Spineflower Preserve of 28.0 acres and additional open spaces totaling 115.1 acres; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 gross acres) for an overall total of 140.4 acres of open space. Eleven (11) public facility lots (drainage, debris and water quality basins) and six private drive lots have also been provided.

Valencia Commerce Center ("VCC"): An office, commercial, and light industrial project to subdivide 328.8 acres into a total of 104 lots consisting of 61 non-residential lots and 43 open space lots. The lots will provide a total of 3.4 million square feet of non-residential uses and an overall total of 195.9 acres of open space.

UPDATED ATTACHMENTS

A few attachments were inadvertently omitted from the original Commission hearing package sent on September 18, 2025. These include the Entrada South VTTM, burdens of proof, completed HMA checklist, and oak tree reports—one report which was updated to the most recent version. The hearing package has now been updated to include all Attachments (Exhibits A through L) and can be found in the original Legistar link File ID 25-190 (refer to the **"Updated"**-labeled items provided in the link here: [Entrada & VCC Updated Documents](#)). Note that other draft hearing documents such as project summaries, resolutions, ordinances, findings, and conditions of approval remain in their original state and revised versions of these documents can be found in Supplemental Exhibit A below.

REVISED HEARING DOCUMENTS

The hearing documents have also been revised with tracked changes, and are attached in Supplemental Exhibit A below:

- **Final SEIR:** Minor text edits to the MMRP for accuracy
- **Draft Resolutions:** Removal of references to "DP" and "Development Program" and clarified location of affordable housing
- **Draft Ordinances:** Removal of references to "DP" and "Development Program"
- **Draft Zone Change Map:** Removal of references to "DP" and "Development Program"


- **Draft Findings:** Removal of references to "DP" and "Development Program", clarified onsite affordable housing income levels and rental units, and updated "water supply criteria" finding
- **Draft Conditions of Approval:** Removal of references to "DP" and "Development Program", clarified onsite affordable housing income levels and rental units, removal of library mitigation fees requirement for VCC
- **Project Summaries:** Clarified project owner and applicant titles, removal of references to "DP" and "Development Program", and clarified onsite affordable housing income levels and rental units

ADDITIONAL CORRESPONDENCE RECEIVED

Additional correspondence received since September 18, 2025, includes a total of 120 e-mails and 20 letters sent to staff. These items are attached in Supplemental Exhibit B below.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A (Supplemental)	Revised documents, to include updates and minor corrections
EXHIBIT B (Supplemental)	Correspondence received since 9/18/25