

1.0. Introduction



1.0. INTRODUCTION

A. PURPOSE

The County of Los Angeles (County) has prepared this Final Supplemental Environmental Impact Report (Final SEIR) for the Entrada South and Valencia Commerce Center (VCC) Project. The Entrada South and VCC Project, referred to herein as the Modified Project, implements the development within the Entrada South and VCC Planning Areas facilitated by the approved 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; hereafter collectively referred to as the State-certified EIR).¹ The County of Los Angeles was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process through the receipt and review of the Draft and Final EIRs, as well as the Draft and Final Additional Environmental Analysis, and the submittal of comments, which were addressed by CDFW.

This Final SEIR has been prepared pursuant to the California Environmental Quality Act (CEQA; Pub. Resources Code Sections 21000 et seq.) and in accordance with the CEQA Guidelines (Cal. Code Regs., tit. 14, Sections 15000 et seq.), specifically CEQA Guidelines Sections 15088, 15089, and 15132. As described in CEQA Guidelines Sections 15089 and 15132, a lead agency must prepare a Final EIR before approving a project. The purpose of a Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding a project's Draft EIR.

¹ *The State-certified EIR was originally certified by CDFW in December 2010, which was comprised of a Draft EIR circulated for public review in August 2009, the Final EIR in June 2010, an "Addendum/Additional Information" published in November 2010, and all supporting technical appendices and reports. In response to litigation challenging the 2010 certification, CDFW published a Draft Additional Environmental Analysis (AEA) and supporting technical materials in November 2016, responded to public comments, and, on June 14, 2017, determined "CDFW has reviewed and considered the information contained in the 2010 Final EIR and the 2017 AEA, finds that the 2010 Final EIR and 2017 AEA reflect its independent judgment and discretion, finds that the 2010 Final EIR and the 2017 AEA were completed in compliance with CEQA; and CDFW hereby certifies the 2017 AEA, in combination with the 2010 Final EIR." (CDFW, Final Actions and Supplemental Findings for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, June 14, 2017.) Accordingly, references to the State-certified EIR within this SEIR refer to the entirety of the record considered and certified by CDFW.*

This Final SEIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft SEIR. The Draft SEIR for the Project, which circulated for public review and comment from December 20, 2024, through February 18, 2025 (60 days), constitutes the first part of the EIR. This Final SEIR thus consists of this introduction, responses to written comments received during the public review period, revised pages of the Draft SEIR, and additional supporting information and technical appendices.

B. ORGANIZATION OF THE FINAL SEIR

As required by the CEQA Guidelines Section 15132, this Final SEIR consists of the following elements:

Section 1.0. Introduction—This section provides an overview of the Final SEIR and the Project’s public review process.

Section 2.0. Responses to Written Comments—This section presents verbatim numbered copies of the comments followed by numbered responses to each of the written comments made regarding the Draft EIR. Copies of the full original comment letters are provided in **Appendix FEIR-1** of this Final EIR.

Section 3.0. Revised Draft SEIR Sections—The Draft SEIR has been updated in response to public comments and to reflect the availability of additional, relevant information, such as new or updated elements of the regulatory framework. The revised Draft SEIR sections illustrate, in underline and ~~strike through~~, the revisions that have been made, which include, but are not limited to editorial clarifications, updated discussions of baseline conditions as needed, and clarifications and revisions based on public comments received. These changes are minor and do not add significant new information that would affect the analysis or conclusions presented in the Draft EIR. Section 15088.5(a) of the CEQA Guidelines specifically states:

New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*

- *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance.*
- *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.*
- *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*

CEQA Guidelines Section 15088.5(b) provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

As demonstrated in this Final SEIR, neither the comments submitted on the Draft SEIR, the responses to these comments, nor the revisions presented herein, constitute new significant information warranting recirculation of the Draft EIR as set forth in CEQA Guidelines Section 15088.5. Rather, the Draft SEIR is comprehensive and has been prepared in accordance with CEQA.

This Final SEIR also includes the following appendices:

- Appendix FEIR-1 Draft SEIR Comment Letters
- Appendix FEIR-2 Jurisdictional Waters Memorandum
- Appendix FEIR-3 Draft Glossy Snake Relocation Plan
- Appendix FEIR-4 Letter from Richard Corey, Executive Officer, CARB, to Chuck Bonham, Director, CDFW, June 7, 2017
- Appendix FEIR-5 Entrada South Oak Tree Report
- Appendix FEIR-6 VCC Oak Tree Report
- Appendix FEIR-7 Will-Serve Letters
 - Appendix FEIR-7a County Sanitation Will-Serve Letter
 - Appendix FEIR-7b County Sanitation Will-Serve Letter Update
 - Appendix FEIR-7c SCVWA Availability Form—VTPM 18108 Request

- Appendix FEIR-7d SCVWA Availability Form—VTTM 53295 Entrada Request
- Appendix FEIR-7e SCVWA Availability Form—VTTM 53295 Entrada Request Update
- Appendix FEIR-7f 2025 SCVWA Availability Form—VTPM 18108 Request Update
- Appendix FEIR-8 Oak Resource Management Plan
- Revised Draft SEIR Appendix 2 Mitigation Monitoring and Reporting Plan
- Revised Draft SEIR Appendix 5.5a Entrada South Hydrology and Drainage Concept
- Revised Draft SEIR Appendix 5.5b VCC Hydrology and Drainage Concept
- Revised Draft SEIR Appendix 5.5g Castaic Creek Floodplain Report
- Revised Draft SEIR Appendix 5.5h Hasley Canyon Creek CLOMR
- Revised Draft SEIR Appendix 5.5i Castaic Creek CLOMR
- Revised Draft SEIR Appendix 5.12c VCC Sewer Area Study
- Revised Draft SEIR Appendix 5.14a Fire Protection Plan

3. ENVIRONMENTAL REVIEW PROCESS

In accordance with CEQA Guidelines Sections 15063 and 15082, the Los Angeles County Department of Regional Planning, acting as Lead Agency for the Project, prepared a Notice of Preparation (NOP) for the Project's Draft SEIR and an accompanying Initial Study dated October 7, 2021. The NOP and Initial Study were publicly circulated to solicit input from public agencies and the general public, and identified the environmental issues to be analyzed in the SEIR. The NOP and Initial Study were circulated for a 30-day public review period consistent with CEQA Guidelines Section 15082(b). The review period ended on November 8, 2021. The County also conducted a virtual public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the Draft SEIR on October 19, 2021. The NOP, Initial Study, and NOP comment letters received during the comment period are included in **Appendix 1** of the Draft SEIR.

Following the NOP and Initial Study review period, a Draft SEIR was prepared under the direction and supervision of the Department of Regional Planning in conformance with

CEQA and the CEQA Guidelines. Although CEQA Guidelines Section 15105(a) specifies a 45-day review period for Draft SEIRs, the Draft SEIR was circulated for a 60-day public review and comment period, from December 20, 2024, through February 18, 2025.

Now that the Draft SEIR public review period has closed, written responses to all written comments received to date have been prepared as part of this Final SEIR. As described in CEQA Guidelines Sections 15089 and 15132, the Lead Agency must prepare a Final SEIR before approving a project. Upon completion of the Final SEIR and other required documentation, the County Regional Planning Commission will conduct one or more public hearings on the Project, during which it may: certify the Final SEIR; adopt findings relative to the Project's environmental effects; approve or deny the Vesting Tentative Tract Maps, Conditional Use Permits, Oak Tree Permits, Parking Permits, Housing Permit, and potential Development Agreement; and make a recommendation to the Board of Supervisors regarding the proposed Zone Change. The Board of Supervisors will complete the public hearing process by certifying or rejecting this EIR and adopting or rejecting all Project entitlements.