

SECOND SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: September 30, 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
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The purpose of this second supplemental report is to provide the Regional Planning Commission ("Commission") with additional hearing materials and correspondence received since the first supplemental hearing package of September 25, 2025, and which are summarized below.

PROJECT DESCRIPTION

Entrada South Project: 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.

VCC Project: 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.

ADDITIONAL ATTACHMENTS

Additional documents are attached in the second Supplemental Exhibits A and B below and summarized here:

- **Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC")** (Exhibit A): The FOF and SOC are available via the SEIR project webpage on LA County's Legistar website link:
(<https://lacrpl.legistar.com/LegislationDetail.aspx?ID=7505834&GUID=16E58D65-ADA7-48E2-845E-C25DA4409F02&Options=ID%7CText%7C&Search=25-189>).

Staff heard that the FOF and SOC are difficult to find, so staff has attached the FOF and SOC for greater convenience.

- **Planning Notebooks** (Exhibits B-1 and B-2): The applicant has provided separate Planning Notebooks for Entrada South and VCC which include color renderings of the proposed developments with added visual detail.

ADDITIONAL CORRESPONDENCE RECEIVED

Additional correspondence received since September 26, 2025 includes 26 letters sent to staff, including one letter from the applicant regarding a grading condition of approval, and 139 e-mail messages. These items are attached in Supplemental Exhibits C and D below.

All of the prior Staff Analysis attachments (Exhibits A through E) and can be found in the original Legistar project link File ID 25-190 link: [Entrada & VCC Updated Documents](#).

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A (2 nd Supplemental)	FOF/SOC
EXHIBIT B (2 nd Supplemental)	Entrada South Planning Notebook (B-1) VCC Planning Notebook (B-2)
EXHIBIT C (2 nd Supplemental)	Recent letters since 9-25-25
EXHIBIT D (2 nd Supplemental)	Recent e-mails since 9-25-25