



August 2025

Final Supplemental Environmental Impact Report
State Clearinghouse No. 2000011025

ENTRADA SOUTH AND VALENCIA COMMERCE CENTER

Entrada South Project No. 00-210
Valencia Commerce Center Project No. 87-150
Vesting Tentative Tract Map No. 53295
Vesting Tentative Parcel Map No. 18108
Zone Change No. 00-210
Conditional Use Permit No. 00-210
Parking Permit Nos. 200700013 and
RPPL2022007239
Oak Tree Permit Nos. 200700018 and
200700022
Housing Permit No. RPPL202400343
Env. Assessment No. RPPL2021007114

Prepared for:
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012-3208

Prepared by:
Eyestone Environmental
101 Continental Boulevard, Suite 240
El Segundo, California 90245-4530

Table of Contents

	<u>Page</u>
1.0. INTRODUCTION	1.0-1
2.0. RESPONSES TO WRITTEN COMMENTS	2.0-1
A. Introduction.....	2.0-1
B. Topical Responses	2.0-2
C. Individual Responses	2.0-9
3.0. REVISED DRAFT SEIR SECTIONS	
2.0 Executive Summary	2.0-1
3.0 Project Description	3.0-1
5.2 Biological Resources	5.2-1
5.5 Hydrology and Water Quality—Hydrology.....	5.5-1
5.8 Noise.....	5.8-1
5.11 Utilities and Service Systems—Water Supply and Service.....	5.11-1
5.12 Utilities and Service Systems—Wastewater	5.12-1
5.13 Utilities and Service Systems—Solid Waste	5.13-1
5.14 Wildfire	5.14-1

List of 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

List of Figures

<u>Figure</u>		<u>Page</u>
Final SEIR		
2.0-1	Project Mitigation Accounting of Locations as Identified in CMIP	2.0-30
Revised Draft SEIR		
3.0-1	Regional Location Map	3.0-5
3.0-2	Project Vicinity Map	3.0-6
3.0-3	Local Location and Roadway Network Map	3.0-7
3.0-4	Aerial Photo of the Entrada South Planning Area	3.0-9
3.0-5	Aerial Photo of the VCC Planning Area	3.0-10
3.0-6	Area Plan Land Use Designations—Entrada South Planning Area	3.0-13
3.0-7	Area Plan Land Use Designations—VCC Planning Area	3.0-14
3.0-8	Existing Zoning Designations—Entrada South Planning Area	3.0-15
3.0-9	Existing Zoning Designations—VCC Planning Area	3.0-16
3.0-10	Conceptual Land Use Plan—Entrada South Planning Area	3.0-21
3.0-11	Entrada South Spineflower Preserve Area	3.0-23
3.0-12	Entrada South Trails Plan	3.0-25
3.0-13	Conceptual Land Use Plan—VCC Planning Area	3.0-29
3.0-14	VCC Trails Plan	3.0-31
3.0-15	Proposed Zoning for the Entrada South Planning Area	3.0-42
5.2-1	Entrada South Topography	5.2-22
5.2-2	Entrada South Drainage Patterns	5.2-23
5.2-3	VCC Topography	5.2-25
5.2-4	VCC Drainage Patterns	5.2-26
5.2-5	Modified Project Vegetation Communities and Land Cover Types— Entrada South Planning Area	5.2-28

<u>Figure</u>		<u>Page</u>
5.2-6	Modified Project Vegetation Communities and Land Cover Types—VCC Planning Area	5.2-31
5.2-7	Special-Status Plants in Entrada South Planning Area.....	5.2-36
5.2-8	Special-Status Plants in VCC Planning Area	5.2-39
5.2-9	Special-Status Wildlife in Entrada South Planning Area	5.2-45
5.2-10	Special-Status Wildlife in VCC Planning Area	5.2-50
5.2-11	Entrada South Planning Area Jurisdictional Delineation Overview—Modified Project	5.2-54
5.2-12	VCC Planning Area Jurisdictional Delineation Overview—Modified Project 5.2-58	
5.2-13	Project Comparison—Entrada South Planning Area	5.2-73
5.2-14	Project Comparison—VCC Planning Area.....	5.2-76
5.2-15	Modified Project—Impacts to Waters of the United States (Entrada South Planning Area).....	5.2-113
5.2-16	Modified Project—Impacts to CDFW-Jurisdictional Streambeds (Entrada South Planning Area).....	5.2-114
5.2-17	Modified Project—Impacts to Waters of the United States (VCC Planning Area)	5.2-121
5.2-18	Modified Project—Impacts to CDFW-Jurisdictional Streambeds (VCC Planning Area)	5.2-122
5.2-19	Modified Project—Impacts to Waters of the State (VCC Planning Area)	5.2-123
5.8-1	Noise Measurement Locations	5.8-22
5.8-2	Location of Temporary Noise Barrier Required Pursuant to Mitigation Measure ES/VCC-MM-NOI-3.....	5.8-52
5.11-1	Entrada South Potable Water System	5.11-74
5.11-2	Entrada South Recycled Water System.....	5.11-76
5.11-3	VCC Potable Water System.....	5.11-77
5.11-4	VCC Recycled Water System	5.11-78
5.12-1	Entrada South Wastewater System	5.12-18
5.12-2	VCC Wastewater System	5.12-19

<u>Figure</u>		<u>Page</u>
5.13-1	County of Los Angeles Landfills.....	5.13-15
5.14-1	Fire Hazard Severity Zones	5.14-42
5.14-2	Fire History Map	5.14-44
5.14-3	Entrada South Planning Area Fuel Modification Map	5.14-48
5.14-4	VCC Planning Area Fuel Modification Map.....	5.14-49

List of Tables

<u>Table</u>		<u>Page</u>
Final SEIR		
2.0-1	Project Impacts and Mitigation Ledger—Entrada South Planning Area	2.0-31
2.0-2	Project Impacts and Mitigation Ledger—VCC Planning Area	2.0-31
2.0-3	Emissions Changes from Emergency Generators from Residential Changes	2.0-77
Revised Draft SEIR		
2.0-1	Potential Future Agency Actions.....	2.0-21
2.0-2	Summary of Environmental Impacts, Mitigation Measures, and Resulting Levels of Significance	2.0-27
3.0-1	Summary of 2017 Project and Modified Project Development.....	3.0-3
3.0-2	Summary of VCC Entitlements and Development	3.0-19
3.0-3	Potential Future Agency Actions & Consultation Requirements	3.0-45
5.2-1	Biological Resources Regulatory Overview	5.2-5
5.2-2	Vegetation Communities and Land Cover Types in Entrada South Planning Area	5.2-29
5.2-3	Vegetation Communities and Land Cover Types in VCC Planning Area	5.2-32
5.2-4	Special Status Plants in Entrada South Planning Area	5.2-35
5.2-5	Special Status Plants in VCC Planning Area	5.2-37
5.2-6	Special Status Wildlife in Entrada South Planning Area	5.2-43
5.2-7	Special Status Wildlife in VCC Planning Area.....	5.2-47
5.2-8	Comparison of Jurisdictional Waters in Entrada South Planning Area	5.2-55
5.2-9	Comparison of Jurisdictional Waters in VCC Planning Area.....	5.2-59
5.2-10	Vegetation Community Impacts—Modified Project Compared to 2017 Project (Entrada South Planning Area)	5.2-72

<u>Table</u>	<u>Page</u>
5.2-11 Vegetation Community Impacts—Modified Project Compared to 2017 Project (VCC Planning Area)	5.2-74
5.2-12 Impacts to Special-Status Species—Entrada South Planning Area.....	5.2-78
5.2-13 Impacts to Special-Status Species—VCC Planning Area.....	5.2-87
5.2-14 Direct Impacts to Waters of the United States—Entrada South Planning Area	5.2-111
5.2-15 Direct Impacts to CDFW-Jurisdictional Streambeds—Entrada South Planning Area	5.2-112
5.2-16 Direct Impacts to Waters of the United States—VCC Planning Area.....	5.2-119
5.2-17 Direct Impacts to CDFW-Jurisdictional Streambeds—VCC Planning Area	5.2-120
5.8-1 Common Sounds on the A-Weighted Decibel Scale.....	5.8-6
5.8-2 Noise Regulatory Overview	5.8-7
5.8-3 State Criteria for Noise Compatible Land Use	5.8-11
5.8-4 County of Los Angeles Exterior Noise Standards by Noise Zone	5.8-18
5.8-5 County of Los Angeles Construction Noise Standards	5.8-20
5.8-6 Existing Noise Measurements in the Modified Project Vicinity.....	5.8-23
5.8-7 Entrada South Forecasted Noise Impacts Associated with On-Site Construction Activities (Unmitigated)	5.8-35
5.8-8 VCC Forecasted Noise Impacts Associated with On-Site Construction Activities (Unmitigated)	5.8-37
5.8-9 2030 Roadway Traffic Noise Impacts	5.8-40
5.8-10 2030 Cumulative Roadway Traffic Noise Impacts	5.8-46
5.8-11 Entrada South Forecasted Noise Impacts Associated with Mitigated On-Site Construction Activities	5.8-54
5.8-12 VCC Forecasted Noise Impacts Associated with Mitigated On-Site Construction Activities	5.8-55
5.11-1 Utilities and Service Systems---Water Supply Regulatory Overview	5.11-2
5.11-2 Recent Historical Groundwater Production (AF) ^a	5.11-51

<u>Table</u>	<u>Page</u>
5.11-3 Projected SCV Service Area Average/Normal Year Supplies and Demands (AF)	5.11-61
5.11-4 Projected SCV Service Area Single-Dry Year Supplies and Demands (AF)	5.11-64
5.11-5 Projected SCV Service Area Five-Year Dry Year Supplies and Demands (AF)	5.11-67
5.11-6 Modified Project Water Demand (AFY).....	5.11-82
5.11-7 Comparison of Project Water Demand (AFY).....	5.11-83
5.12-1 Utilities and Service Systems—Wastewater Regulatory Overview	5.12-2
5.12-2 Project Wastewater Generation	5.12-26
5.13-1 Utilities and Service Systems—Solid Waste Regulatory Overview.....	5.13-2
5.13-2 Solid Waste Disposal and Estimated Remaining Capacity for County of Los Angeles Landfills.....	5.13-17
5.13-3 Solid Waste Disposal and Estimated Remaining Capacity for Out-of-County Landfills ^a	5.13-21
5.13-4 Construction Waste Generation and Disposal for the 2017 Project and Modified Project	5.13-33
5.13-5 Operational Solid Waste Generation and Disposal for the 2017 Project and Modified Project	5.13-36
5.14-1 Wildfire Regulatory Overview.....	5.14-2
5.14-2 BehavePlus Modeling Results—Existing Conditions for Entrada South Planning Area	5.14-66
5.14-3 BehavePlus Modeling Results—Existing Conditions for the VCC Planning Area	5.14-67
5.14-4 BehavePlus Modeling Results—Post-Project Conditions for the VCC Planning Area	5.14-68