

AGENDA

Meeting Place: In-Person: 320 W. Temple Street, Room 150, Los Angeles, CA 90012 Virtual
(Online): <https://bit.ly/ZOOM-RPC> Webinar ID: 858 6032 6429 Or call by phone:
(669) 444-9171 or (719) 359-4580

Meeting Date: October 01, 2025 - Wednesday

Time: 9:00 AM

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Tuesday, September 30, 2025, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, September 30, 2025, will not be provided to the Regional Planning Commission but will be added to the public record.

OBSERVING THE MEETING VIRTUALLY (ONLINE)

To observe the meeting without public comment for the record, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429), <http://facebook.com/LACDRP>, or call by phone: (669) 444-9171 or (719) 359-4580.

PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429) or call by phone: (669) 444-9171 or (719) 359-4580 and staff will assist you or send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Tuesday, September 30, 2025, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, September 30, 2025, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.

PART I - LAND ACKNOWLEDGMENT STATEMENT

1. Commission

PART II - PLEDGE OF ALLEGIANCE

2. Commission

PART III - REPORTS

3. Approval of Agenda
4. County Counsel
5. Director/Deputy Director

PART IV - PUBLIC HEARING

6. Project No. 00-210-(5) ("Entrada South")
Project No. 87-150-(5) ("Valencia Commerce Center") ("VCC")
Planner: Jodie Sackett
Owner: The Newhall Land and Farming Company ("FivePoint")
Entrada South: West of The Old Road and North and South of Magic Mountain Parkway
VCC: West of Interstate 5 and The Old Road, North of State Route 126, and East of Commerce Center Drive and the Chiquita Canyon landfill
Santa Clarita Valley Planning Area

[25-190](#)

(ENTRADA SOUTH AND VCC)

a. Development Agreement No. RPPL2025003357

For a Development Agreement between FivePoint Holdings and the County to be approved and executed by the Los Angeles County Board of Supervisors, to memorialize the terms, conditions, and obligations for development of the Entrada South Project and VCC Project and provide vested development rights for the Entrada South Project and VCC Project.

b. Environmental Assessment No. RPPL2021007114

A Supplemental Environmental Impact Report ("SEIR") for the Entrada South Project and VCC Project 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 the RMDP/SCP. Areas of potential significant environmental impact addressed in the Draft SEIR ("DSEIR") include Air Quality, Land Use, Noise, and Wildfire.

(ENTRADA SOUTH)

c. Vesting Tentative Tract Map No. 53295

To create 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); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots on 328.3 acres.

d. Zone Change No. 00-210

To modify the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to MXD (Mixed Use Development) Zone; and to change 5.5 acres from the R-1 Zone to C-3 (General Commercial) Zone.

e. Conditional Use Permit No. 00-210

To authorize a hotel use in the C-3 Zone, development within an urban hillside management area, and onsite grading in excess of 100,000 cubic yards.

f. Oak Tree Permit No. 200700018

To authorize 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.

g. Parking Permit No. 200700013

To allow shared, reciprocal and offsite parking across the entire Project (i.e., residential and non residential areas).

h. Administrative Housing Permit No. RPPL2024000343

To provide 110 rental affordable units out of the 1,574 total units (or seven percent of the Project) not subject to the Inclusionary Housing Ordinance.

(VCC)

i. Vesting Tentative Parcel Map No. 18108

To create 104 lots including 61 commercial lots with 3.4 million square feet of proposed building area and 43 open space lots on 328.8 gross acres.

j. Parking Permit No. RPPL2022007239

To allow shared, reciprocal, and offsite parking.

k. Oak Tree Permit No. 200700022

To authorize the removal of 26 non-heritage oak trees.

PART V – PUBLIC COMMENT

7. Public comment pursuant to Section 54954.3 of the Government Code.

PART VI - CONTINUATION OF REPORTS

8. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.
9. Commission/Counsel/Director Reports

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, OCTOBER 8, 2025

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to two (2) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Commission shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package may be accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

LIVE WEB STREAMING: LA County Planning broadcasts all regularly scheduled Regional Planning Commission Meetings on its website at <http://planning.lacounty.gov>.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974- 6409 or info@planning.lacounty.gov 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a info@planning.lacounty.gov 72 horas hábiles antes de la reunión. Gracias.

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如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供 特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409, 電郵地址為 info@planning.lacounty.gov。謝謝。