

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

SUPPLEMENTAL EXHIBIT A:
UPDATED HEARING
DOCUMENTS AND MINOR
CORRECTIONS



MEMORANDUM

TO: Jodie Sackett
Los Angeles County Department of Regional Planning

FROM: Eystone Environmental

SUBJECT: Entrada South/Valencia Commerce Center Mitigation Monitoring and Reporting Program (Revised Draft SEIR Appendix 2)

DATE: September 22, 2025

Mr. Sackett:

Following publication of the Final SEIR for Entrada South/Valencia Commerce Center, we caught a minor typographical error in Revised Draft SEIR Appendix 2, the Mitigation Monitoring and Reporting Program (MMRP).

The parenthetical for Mitigation Measure ES/VCC-MM-BIO-1 should be updated as follows to identify the draft California glossy snake relocation plan as Appendix FEIR-3 to the Final SEIR (Deletions are shown in ~~strike through text~~ and additions are shown in underlined text):

(A draft California glossy snake relocation plan is included as Appendix FEIR-~~XX~~3 to the Final SEIR for the Project)

This correction is applicable to both Entrada South and Valencia Commerce Center. As such, pages 96 and 277 of the MMRP have been updated and are attached to this memorandum. Please update County files as needed.

Please contact me with any questions.

Brad Napientek
Principal Planner
Eystone Environmental

Attachments:

Attachment 1—Updated MMRP pages 96 and 277

Table 1 (Continued)
Draft Mitigation Monitoring And Reporting Program Entrada South Planning Area

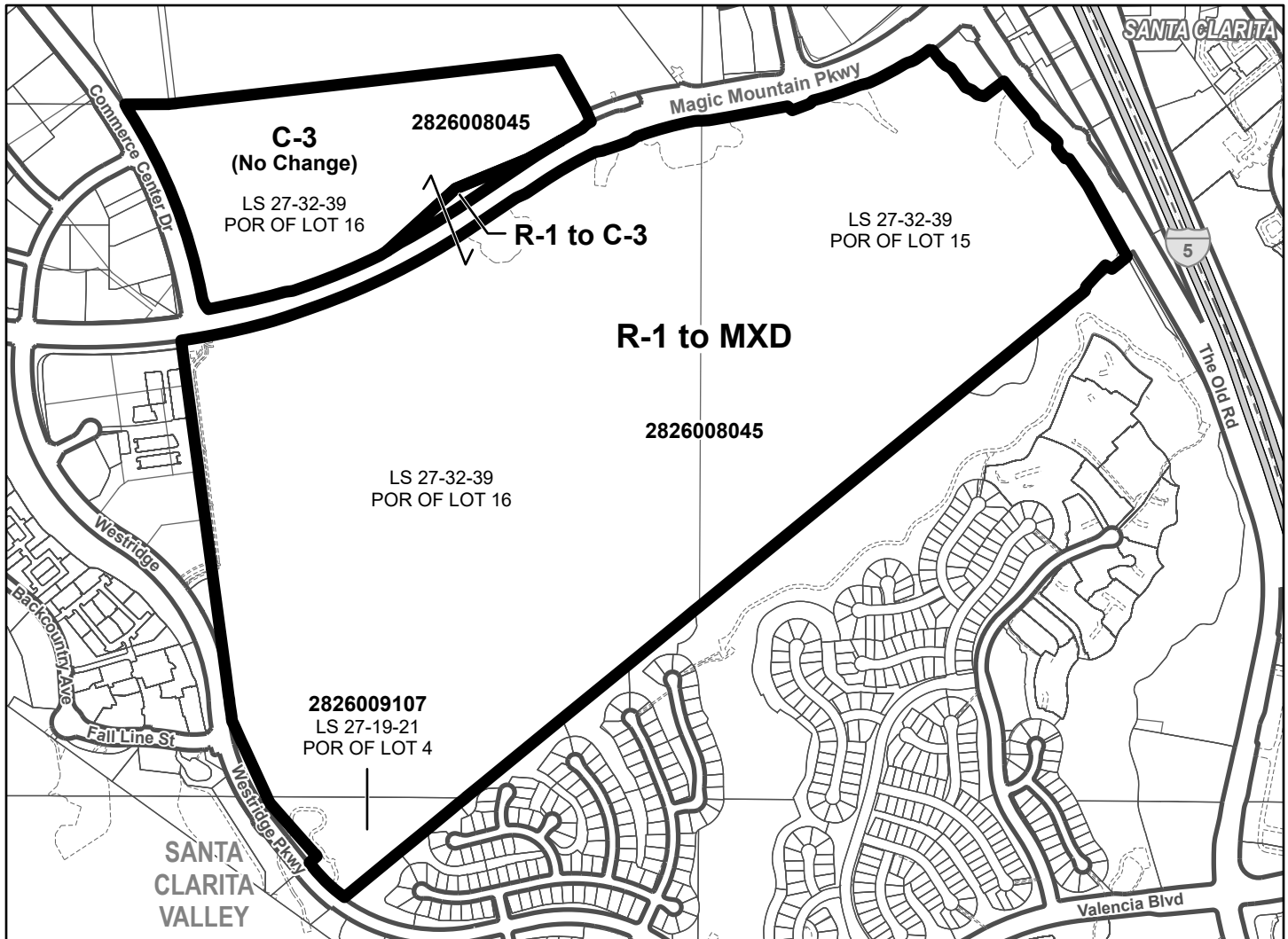
Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Mitigation Measures BIO-9 and BIO-10).				
ES/VCC-MM-BIO-1: Prior to construction, the Applicant shall develop a relocation plan for California glossy snake, to be incorporated into the relocation plan developed for other special-status reptile species, according to requirements in RMDP/SCP-BIO-54. <i>(A draft California glossy snake relocation plan is included as Appendix FEIR-3 to the Final SEIR for the Project.)</i>	Approval of relocation plan pursuant to Mitigation Measure RMDP/SCP-BIO-54.	Prior to construction	Applicant	• CDFW • LACDRP
ES/VCC-MM-BIO-2: ~~Should Project ground-disturbing activities be scheduled to occur during the Crotch bumble bee colony active period, a qualified biologist shall conduct a habitat assessment to identify areas containing suitable habitat for Crotch bumble bee. The qualified biologist shall conduct pre-construction surveys for Crotch bumble bee in the areas identified, using a methodology (including number and timing of surveys) accepted by the California Department of Fish and Wildlife (CDFW).~~ ~~If Crotch bumble bee are not detected, no further measures are required. A qualified biologist shall be present during ground-disturbing Project activities that occur during the Crotch bumble bee colony active period.~~ ~~— If Crotch bumble bee are detected:~~ ~~— 1. Ground-disturbing activities shall be prohibited within 100 feet of any known, occupied Crotch bumble bee nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The prohibition will continue for the duration of the Crotch bumble bee colony active period, unless the nest is determined to be inactive by a qualified biologist or~~	Submit pre-construction survey reports and, if applicable, <u>Bumble Bee Avoidance Plan</u> proof of avoidance.	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

Table 2 (Continued)
Draft Mitigation Monitoring And Reporting Program Valencia Commerce Center Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
VCC-4.c-1: Channelization will be conducted under the supervision of a qualified biologist to ensure that construction is carried out with minimal siltation and debris flow into the channel; minimal disturbance to the UTS; and avoidance of preserved riparian habitat.	Maintain log documenting compliance.	During construction in channel	Applicant	• LACDRP
VCC-4.c-2: Industrial users which may use toxic substances will be required to provide on-site containment systems to protect downstream habitat.	Maintain log documenting compliance.	During construction/ operation	Applicant	• LACDRP
VCC-4.c-3: Parking lots shall have a drainage system to divert non-storm flows to an oil and grease trap.	Submittal of site improvement plans.	Prior to issuance of building permits	Applicant	• LACDRP
ES/VCC-MM-BIO-1: Prior to construction, the Applicant shall develop a relocation plan for California glossy snake, to be incorporated into the relocation plan developed for other special-status reptile species, according to requirements in RMDP/SCP-BIO-54. <u>(A draft California glossy snake relocation plan is included as Appendix FEIR-3 to the Final SEIR for the Project.)</u>	Approval of relocation plan pursuant to Mitigation Measure RMDP/SCP-BIO-54	Prior to construction	Applicant	• CDFW • LACDRP
ES/VCC-MM-BIO-2: ~~Should Project ground-disturbing activities be scheduled to occur during the Crotch bumble bee colony active period, a qualified biologist shall conduct a habitat assessment to identify areas containing suitable habitat for Crotch bumble bee. The qualified biologist shall conduct pre-construction surveys for Crotch bumble bee in the areas identified, using a methodology (including number and timing of surveys) accepted by the California Department of Fish and Wildlife (CDFW).~~ ~~If Crotch bumble bee are not detected, no further measures are required. A qualified biologist shall be present during ground-disturbing Project activities that~~	Submit pre-construction survey reports and, if applicable, <u>proof of avoidance-Bumble Bee Avoidance Plan.</u>	Prior to ground disturbance in suitable habitat	Applicant	• CDFW • LACDRP

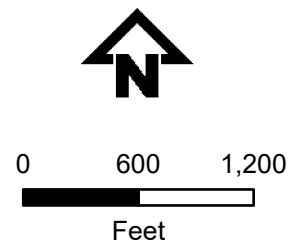
CHANGE OF PRECISE PLAN
ZONED DISTRICT: NEWHALL
ADOPTED BY ORDINANCE: _____
ON: _____
ZONING CASE: RZC-ZC00-210-27592

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



-  Freeway
-  Right-of-Way
-  Lot
-  Easement
-  ZCO Area
-  Assessor Parcel
-  City / Unincorporated Boundary

The Assessor Identification Number (AIN) is to be used for reference only, in addition to any recorded tract or parcel boundaries labeled in the map. The GIS layer shall represent the "digital description" of the zone change area and could represent whole or portions of a parcel per the Assessor GIS database as of the date recorded in the Zone Change Ordinance above.



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING



PROJECT SUMMARY

PROJECT NUMBER

00-210 ("Entrada South Project" / "Project")

HEARING DATE

October 01, 2025

REQUESTED ENTITLEMENT

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

OWNER / APPLICANT

The Newhall Land and Farming Company,
a subsidiary of Five Point Holdings LLC
Alex Herrell – FivePoint/Hunsaker
Associates, on behalf of The Newhall Land
and Farming Company

MAP/EXHIBIT DATE

January 15, 2025

PROJECT OVERVIEW

The Entrada South Project is a proposed mixed-use development located west of The Old Road and both north and south of Magic Mountain Parkway in the unincorporated community of Santa Clarita Valley that will include residential, commercial, and open space uses on 382.3 gross acres, with a total of 140.4 acres of open space. The Entrada South Project includes a potential school site, and includes five phases of development. The Entrada South Project includes the following entitlements:

- VTTM No. 53925 to create a total of 200 lots, including 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial, including hotel, office and retail space; 140.4 acres of open space, to include 87.1 acres of disturbed and undisturbed open space, 28.0 acres of Spineflower Preserve, 19.9 acres of recreation, and 5.4 acres of public park, of which 58 acres out of the 140.4 acres will remain in a natural or undisturbed state; 11 public facility lots (drainage, debris and water quality basins); and six private drive lots.
- ZC to modify zoning on 323 acres from the R-1 (Single-Family Residence –5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-~~DP~~ (Mixed Use Development-~~Development Program~~) Zone; and will change 5.5 acres from the R-1 Zone to the C-3-~~DP~~ (General Commercial-~~Development Program~~) Zone.
- CUP to authorize ~~the Development Program ("DP") zoning;~~ development within an urban hillside management area; onsite grading in excess of 100,000 cubic yards; a haul route for offsite grading; and walls and fences exceeding six feet in height.
- PP to allow shared, reciprocal and offsite parking across the entire project site (i.e., residential and non-residential areas).
- OTP for 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.
- AHP for the provision of 189 affordable units total (12 percent of the Project), to include 110 onsite rental affordable units (or seven percent of the Project). Pursuant to the DA, the affordability level will not exceed an average of 65 percent of L.A. County Area Median Income ("AMI"), with affordable units rented to persons or families with low or moderate incomes a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. DA in accordance with Government Code Section 65864 et seq. to memorialize the terms, conditions, and obligations for development of Project No. 00-210-(5) ("Entrada South Project") and Project No. 87-150-(5) ("VCC Project", together with the Entrada South Project, the

"Entrada South/VCC Project"),¹ and provide vested development rights for the Entrada South/VCC Project components.

The Entrada South Project site is currently vacant and has sloping topography requiring a combined grading of 13 million cubic yards of cut and fill to be balanced onsite. A portion of the Entrada South Project grading (18,800 combined yards of cut and fill) will occur offsite within the Mission Village project between its westerly boundary and Westridge Parkway and will require a haul route for the earthwork. The Entrada South Project is related to Project No. 87-150-(5) ("VCC Project"). Both the Entrada South Project and VCC Project are subject to the same DA and CEQA review.

LOCATION		ACCESS	VERY HIGH FIRE HAZARD
West of The Old Road, north and south of Magic Mountain Parkway, south of Magic Mountain theme park, east of Mission Village, Santa Clarita Valley		South and north from Magic Mountain Parkway west of I-5 freeway, east of Commerce Center Drive and Westridge Parkway	Yes
ASSESSORS PARCEL NUMBERS		SITE AREA	
2826-008-045, 2826-009-107		382.3 Gross Acres (320.6 Net Acres)	
GENERAL PLAN / LOCAL PLAN		PLANNING AREA	SUP DISTRICT
2012 Santa Clarita Valley Area Plan ("SCVAP")		Santa Clarita Valley	5
LAND USE DESIGNATION(S)		ZONE	ZONED DISTRICT
H5 (Residential 5 - 0 to 5 Dwelling Units Per Acre), CM (Major Commercial), OS-PR (Open Space Preserve)		Existing: R-1, C-3, C-R (Commercial Recreation); Proposed: R-1 Zone change to MXD- ~~DP~~ and C-3- ~~DP~~	Newhall
PROPOSED UNITS/LOTS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICTS	
1,574	1,574	N/A	

ENVIRONMENTAL DETERMINATION (CEQA)

Supplemental EIR ("SEIR"): The Entrada South Project is 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 RMDP/SCP. The areas of potential significant environmental impact addressed in the Draft SEIR ("DSEIR") include air quality, land use, noise, and wildfire. As identified in the DSEIR, after implementation of the required mitigation measures, the Entrada South Project would not result in any new or substantially more severe significant impacts.

KEY ISSUES

- Consistency with the General and SCVAP, and the Subdivision Map Act
- Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.38 (Vesting Tentative Map) and Chapter 21.40 (Tentative Maps)
 - Section 22.162.040 (DA - Findings and Decision)
 - Section 22.198.050 (ZC - Findings and Decision)
 - Section 22.158.050 (CUP - Findings and Decision Requirements)
 - Section 22.174.060 (OTP - Permit Findings)/22.174.090 (Effective Date of Decision)
 - Section 22.178.050 (Parking Permit - Findings and Decision)
 - Section 22.166.040 (AHP)

¹ The Entrada South/VCC Project is also referred to as the "Modified Project" in the Final Supplement Environmental Impact Report.

CASE PLANNER:

Jodie Sackett

PHONE NUMBER:

(213) 893-7409

E-MAIL ADDRESS:

jsackett@planning.lacounty.gov



PROJECT SUMMARY

PROJECT NUMBER

87-150 ("VCC Project")

HEARING DATE

October 01, 2025

REQUESTED ENTITLEMENT(S)

Vesting Tentative Parcel Map ("VTPM") No. 18108

Development Agreement ("DA") No. RPPL2025003357

Parking Permit ("PP") No. RPPL202207239

Oak Tree Permit ("OTP") No. 200700022

Environmental Assessment No. RPPL2021007114

OWNER / APPLICANT

The Newhall Land and Farming Company, a subsidiary of Five Point Holdings LLC, Alex Herrell – FivePoint/Hunsaker Associates, on behalf of The Newhall Land and Farming Company

MAP/EXHIBIT DATE

January 15, 2025

PROJECT OVERVIEW

The VCC Project includes approximately 328.8 gross acres in an undeveloped portion of the larger and partially completed Valencia Commerce Center industrial/business park located 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. The VCC Project site is surrounded by existing single-family residential, recreation, commercial, and industrial uses to the north; existing vacant, commercial, parking, and industrial uses to the east; vacant, government, parking, and commercial to the south, and vacant and industrial to the west. The VCC Project has three Planning Areas and is proposed to be developed in four phases. The VCC Project includes the following entitlements:

- VTPM No. 18108 to create 104 lots (61 commercial and 43 open space lots) on 328.8 gross acres.
- PP to allow shared, reciprocal, and offsite parking
- OTP for the removal of 26 non-heritage oak trees, and no other encroachments or impacts.

The VCC Project is related to Project No. 00-210-(5) (the "Entrada South Project"). Grading quantities authorized under the original VCC approval (CUP No. 87-360) include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, all to be balanced onsite. Offsite improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the PM18108 boundaries but still located within the boundary of the VCC Planning Area and CUP 87-360. The lift station is already built and was approved under CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP. Both the VCC Project and Entrada South Project are subject to the same DA and CEQA review.

LOCATION

West of I-5 and The Old Road, north of SR-126, and east of Commerce Center Drive and the Chiquita Canyon landfill, Santa Clarita Valley

ACCESS

SR-126 and The Old Road

VERY HIGH FIRE HAZARD

Yes

ASSESSORS PARCEL NUMBERS

2866-002-050, -064 (partial), -065, & -066

SITE AREA

328.8 Gross Acres (247.6 Net Acres)

GENERAL PLAN / LOCAL PLAN

2012 Santa Clarita Valley Area Plan ("SCVAP")

PLANNING AREA

Santa Clarita Valley

SUP DISTRICT

5

LAND USE DESIGNATION

IO (Industrial Office)

ZONE

M-1.5-DP (Restricted Heavy Manufacturing – Development Program)

ZONED DISTRICT

Newhall

PROPOSED UNITS/LOTS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICTS
N/A	N/A	N/A

ENVIRONMENTAL DETERMINATION (“CEQA”)

Supplemental EIR (“SEIR”): The Project is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (“RMDP/SC²P”) 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 RMDP/SCP. The areas of potentially significant environmental impacts addressed in the Draft SEIR (“DSEIR”) include air quality, land use, noise, and wildfire. As identified in the DSEIR, after implementation of the required mitigation measures, the VCC Project would not result in any new or substantially more severe significant impacts.

KEY ISSUES

- Consistency with the General and SCVAP, and the Subdivision Map Act
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.38 (Vesting Tentative Map) and Chapter 22.48 (Minor Land Divisions)
 - Section 22.174.060 (Oak Tree Permit Findings)/22.174.090 (Effective Date of Decision)
 - Section 22.178.050 (Parking Permit Findings and Decision)

CASE PLANNER:

Jodie Sackett

PHONE NUMBER:

(213) 893-7409

E-MAIL ADDRESS:

jsackett@planning.lacounty.gov

EXHIBIT C – DRAFT ORDINANCE (DA)

DRAFT

ORDINANCE NO. _____

An ordinance approving the Entrada South Project and VCC Project **Development Agreement** pursuant to Section 65868 of the Government Code and Section 22.162.080 of Title 22 of the County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. The Board of Supervisors hereby approves Development Agreement No. RPPL2025003357, a copy of which is attached hereto.

**DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 00-210 AND PROJECT NO. 87-150
DEVELOPMENT AGREEMENT NO. RPPL2025003357**

WHEREAS, pursuant to Article 2.5 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65864), and Chapter 22.162 of Division 8 of Title 22 of the Los Angeles County Code (commencing with Section 22.162.010), the County of Los Angeles ("County") is authorized to enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property; and

WHEREAS, the Newhall Land and Farming Company, a California limited partnership and subsidiary of FivePoint Holdings, LLC ("Newhall"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit A, and the "VCC Property," as legally described in Exhibit A; and

WHEREAS, Newhall proposes to subdivide the 382.3-gross-acre Entrada South Property into a total of 200 lots to create a mixed-use development that is comprised of: 91 multi-family lots developed within 1,574 attached multi-family, townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 gross acres) consisting of 87.1 acres of open space, 28.0 acres of Spineflower Preserve, 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 acres in size); 11 public facility lots (drainage, debris and water quality basins); six private drive lots; a potential school site; and an onsite Spineflower preserve; and a trails system; and

WHEREAS, Newhall proposes to subdivide the 328.8-gross-acre VCC Property into a total of 104 lots to create 61 commercial lots and 43 open space lots; and

WHEREAS, Newhall has requested approval of Development Agreement No. RPPL2025003357 ("Entrada South/VCC DA"), which sets forth public benefits to the County and the vested rights of Newhall; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210-(5) (the "Entrada South Project"), consisting of Vesting Tentative Tract Map ("VTTM") No. 53295, Zone Change ("ZC") No. 00-210, Conditional Use Permit ("CUP") No. 00-210, Parking Permit ("PP") No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit ("AHP") No. RPPL2024000343, Entrada South/VCC DA, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits"); and

WHEREAS, the Commission conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150-(5) (the "VCC Project," and collectively with the Entrada South Project, the "Entrada South/VCC Project"), consisting of Vesting Tentative Parcel Map ("VTPM") No. 18108, PP No. RPPL2022007239, OTP No. 200700022,

Entrada South/VCC DA, and Environmental Assessment No. RPPL2021007114 (collectively, the "VCC Project Permits," and together with the Entrada South Project Permits, the "Entrada South/VCC Permits"); and

WHEREAS:

1. The Entrada South/VCC DA applies to both the Entrada South Project and the VCC Project.
2. The Entrada South Property is approximately 382.3 acres of land located west of Interstate 5 ("I-5") and The Old Road, north and south of the Magic Mountain Parkway, and east of Commerce Center Drive and Westridge Parkway, in an unincorporated area in the northwest portion of the County within the Santa Clarita Valley Area Plan ("SCVAP"), a component of the General Plan. Six Flags Magic Mountain theme park and vacant land are located north of the Entrada South Property. The existing community of Westridge is located immediately south. The City of Santa Clarita is located to the east and is separated from the Entrada South Property by The Old Road and I-5. Vacant land within the Newhall Ranch Specific Plan area is located to the west. The approved Mission Village community within the Newhall Ranch Specific Plan area is located immediately west of the Entrada South Property and is currently under construction.
3. The VCC Property is approximately 328.8 acres of land located west of the I-5 and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive, in an unincorporated area in the northwest portion of the County within the SCVAP.
4. The Entrada South Property and VCC Property are adjacent to, but not located within, the Newhall Ranch Specific Plan area.
5. The Entrada South Property and VCC Property are located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").
6. The SCVAP is generally surrounded by the Los Padres and Angeles National Forests to the north; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys, to the south; Agua Dulce and the Angeles National Forest to the east; and the County Ventura to the west.
7. The Entrada South Property is generally comprised of vacant and undeveloped land, abandoned oil wells, and associated access roads. A recently constructed extension of Magic Mountain Parkway traverses the property from east to west. The southern boundary of the Entrada South Property is developed with Southern California Edison ("SCE") electric transmission lines and towers, and a 34-inch high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the property from east to west.
8. The Entrada South Property exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level ("AMSL") and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or

enclosed within storm drains. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

9. The VCC Property is generally comprised of vacant and undeveloped land, a recreational vehicle ("RV") park that is currently leasing space on the property, and some agricultural uses adjacent to SR-126. The property is bisected by Hasley Creek and Castaic Creek. The property is located within an undeveloped portion of the partially completed VCC non-residential center (industrial/business/office park), which was originally approved for development by the County through the issuance of various entitlements, including CUP No. 87-360, and certification of an Environmental Impact Report ("EIR"), SCH No. 1987-123005), in 1991. The VCC Property's elevations range from approximately 980 to 1,200 feet AMSL. The VCC Property is surrounded by existing single-family residential, industrial, commercial and recreation uses to the north; existing industrial and commercial uses as well as parking and vacant land to the east; vacant land as well as government, parking and commercial uses to the south; and the previously developed portion of the VCC non-residential center (industrial/business/office park) as well as vacant land to the west.
10. Both the Entrada South Property and the VCC Property are located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an EIR and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area," and the VCC Property was identified in the State-certified EIR as the "VCC Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South/VCC Project implements the development within the Entrada South Property and the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property and VCC Property, are referred to herein as the "2017 Project."
11. The Entrada South/VCC DA is a request to adopt by ordinance a voluntary agreement between the County and Newhall that memorializes the terms, conditions, and obligations of the Entrada South/VCC Project, and provides vesting development rights for the Entrada South/VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the County and Newhall with long-term contractual assurances that the Entrada South/VCC Project includes public benefits and can be built out as approved in the Entrada South/VCC Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South/VCC Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property and VCC Property; the density and intensity of uses allowed on the Entrada South Property and VCC Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by Newhall in the absence of the Entrada South/VCC DA.

12. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Permits and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits, including:
- a. *Affordable Housing Program:* Newhall will set aside for affordable housing 12 percent of the total number of market rate units entitled within the Entrada South Project, including 110 onsite affordable rental units (7 percent of the total number of onsite market rate units entitled within the Entrada South Project). Newhall will also dedicate to the County a 12-acre site (the "Castaic Site") for the potential construction of deed restricted affordable rental units and/or homeownership units. Pursuant to the Entrada South/VCC DA, the affordability level for the onsite affordable rental units will not exceed an average of 65 percent County Area Median Income ("AMI"). Of Newhall's total 12 percent affordable housing units set aside, 5 percent will be achieved by developing additional affordable units on the Castaic Site. The Entrada South Because the Project has a DA, it is not subject to County Inclusionary Housing Ordinance ("IHO"), pursuant to County Code Section 22.121.030 (Inclusionary Housing), but the percentage of affordable housing units for the Entrada South Project exceeds the percentage that would otherwise be required under the IHO in the absence of the Entrada South/VCC DA.
 - b. *Financing for The Old Road Phase II Improvements:* Newhall will finance up to \$62 million for improvements to Phase II of the County Department of Public Works ("DPW") "The Old Road over Santa Clarita River and Southern Pacific Transportation Company Bridge Project" ("Old Road Phase II Improvements").
 - c. *Rights-of-Way for The Old Road Phase I and Phase II Improvements:* Newhall will dedicate a right-of-way for Phase I of The Old Road improvements (the "Entrada North ROW") and a right-of-way for The Old Road Phase II Improvements (the "Old Road Improvements Phase II ROW"). Under the Entrada South/VCC DA, the County shall not be required to pay any fees or purchase rights for either of the rights-of-way. Newhall shall convey to the County the Entrada North ROW through an easement, which shall restrict the use of the Entrada North ROW to uses related to Phase I of The Old Road improvements.
 - d. *DPW Maintenance Yard:* Newhall will dedicate, at no cost to the County, approximately seven acres to the County as a potential site for a DPW maintenance yard (the "Maintenance Yard Site"). The Maintenance Yard Site is subject to an easement belonging to SCE and is adjacent to an existing flood control channel. Under the Entrada South/VCC DA, DPW shall be solely responsible for the costs and actions necessary to develop and use the Maintenance Yard Site, including compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA").

- e. *Net-Zero Greenhouse Gas ("GHG") Program*: Newhall will implement a "Net-Zero GHG Program" to reduce the Entrada South/VCC Project's GHG emissions to net zero.
 - f. *Community Facilities District Matters*: Newhall has agreed to certain amendments to the proceedings associated with the County Community Facilities District No. 2021-01 (Facilities) ("Facilities CFD") and County Community Facilities District No. 2021-02 (Services) ("Services CFD"), including the terms of the Acquisition, Funding and Disclosure Agreement, dated as of June 1, 2022, by and among the County, the Facilities CFD, and Newhall (the "Acquisition Agreement").
 - g. *Oil/Gas Extraction Prohibition*: Newhall will restrict oil/gas extraction of subsurface reserves on the Entrada South Property and VCC Property.
13. The ZC is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence) Zone to the MXD-~~DP~~ (Mixed Use Development-~~Development Program~~) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-~~DP~~ (General Commercial-~~Development Program~~) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. ~~The DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Sections 22.52.040 (Development Program) and 22.198.050 (ZCs Findings and Decision).~~ The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village. The request includes general findings pursuant to County Code Section 22.158.050 (CUP - Findings and Decision Requirements).
14. VTTM No. 53295 is a related request to subdivide the 382.3-acre Entrada South Property for a mixed-use development consisting of 200 lots on 382.3 acres, including 90 multi-family lots with 1,574 attached, multi-family, townhome and detached condominium units, 51 open space lots (totaling 140.4 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 pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).
15. VTPM No. 18108 is a related request to subdivide the 328.8-gross-acre VCC Property to create 104 total lots with 61 commercial lots and 43 open space lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).
16. CUP No. 00-210 is a related request to authorize: ~~a Development Program ("DP") within the MXD-DP and C-3-DP Zones pursuant to County Code Chapter 22.52 (Development Program Zone);~~ development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards pursuant to County Code

Section 22.140.240 (Grading Projects); a haul route for offsite grading; and walls and fences exceeding six feet in height. The grading amounts for the Entrada South Project include 6,500,000 million cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill (located on the adjacent Mission Village site), 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

17. AHP No. RPPL2024000343 is a related request to provide 110 affordable rental units out of the 1,574 total units (7 percent of the total number of market rate units entitled within the Entrada South Project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County AMI. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the IHO because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."
18. PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the Project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.
19. PP No. RPPL2022007239 is a related request to allow shared, reciprocal and offsite parking across the entire VCC Project pursuant to County Code Chapter 22.178 (Parking Permits). The VCC Project will provide a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 retail parking spaces are required. There will be 7,276 office parking spaces provided where 7,276 office parking spaces are required. There will be 945 industrial parking spaces provided where 945 industrial parking spaces are required.
20. OTP No. 200700018 is a related request to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one oak tree, which is a heritage oak tree, will be encroached into

its protected zone by development of the Entrada South Project in accordance with the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

21. OTP No. 200700022 is a related request to remove 26 non-heritage oak trees on the VCC Property. There are no encroachments, so there would be a total of 26 oak tree-related impacts on the VCC Property pursuant to County Code Chapter 22.174 (Oak Tree Permits).
22. Pursuant to Government Code Section 65866, the County and Newhall agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South/VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.
23. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.
24. The current land use designation for the Entrada South Property is as follows: the Entrada South Property is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the SCVAP Land Use Policy Map.
25. The current zoning for the Entrada South Property is as follows: the Entrada South Property is located within the Newhall Zoned District, which is an overlay that covers a wider area than the Newhall Ranch Specific Plan. The property is currently zoned R-1, C-3, and C-R.
26. The land use designations for the properties surrounding the Entrada South Property include:
 - North: CM;
 - East: H2 (Residential 2 – 0 to 2 Dwelling Units Per Acres), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acres), CM;
 - South: OS-C (Conservation), OS-PR (Parks and Recreation);
 - West: H2, SP-MU (Specific Plan-Mixed Use), SP-LM (Specific Plan–Low-Medium Density), SP-M (Specific Plan-Medium Density).
27. The properties surrounding the Entrada South Property are zoned as following:
 - North: C-3, C-R
 - East: C-3;
 - South: C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural);
 - West: R-1, SP (Specific Plan)
28. The land uses for the properties surrounding the Entrada South Property include:
 - North: Commercial, parking;
 - East: Commercial;
 - South: Recreational, single-family residential;

West: Vacant.

29. The current land use designation for the VCC Property is as follows: the VCC Property is located within the IO (Industrial Office) land use category of the SCVAP Land Use Policy Map.
30. The current zoning for the VCC Property is as follows: the VCC Property is located within the Newhall Zoned District, and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing–Development Program).
31. The land use designations for the properties surrounding the VCC Property include:
 - North: H2, MU, CG;
 - East: CG, P (Public and Semi-Public), IL (Light Industrial), IO;
 - South: IO, CM (Major Commercial), IL;
 - West: IO.
32. The properties surrounding the VCC Property are zoned as following:
 - North: M-1.5-DP, R-1, and C-3;
 - East: M-1.5-DP, C-3;
 - South: C-3, M-1.5-DP;
 - West: M-1.5-DP.
33. The land uses for the properties surrounding the VCC Property include:
 - North: Industrial, single-family residential, commercial;
 - East: Vacant, industrial, commercial, parking;
 - South: Vacant, government, parking, commercial;
 - West: Vacant, industrial.
34. The Entrada South Project will add new detached and attached residences at urban densities consistent with surrounding development, which includes a mixture of residential, recreational, and commercial uses. An open space Spineflower Preserve occupies the southeasterly portion of the Entrada South Property, which is compatible with recreation open space just south beyond the Entrada South Property's border.
35. The maximum density of the Entrada South Project is 4.9 dwellings per acre, which is consistent with the H5 land use designation that covers much of the Entrada South Property.
36. The visual and physical impacts of the proposed Entrada South Project will not increase in relation to the surrounding neighborhood. Residential building heights will be three stories or less, and mixed-use commercial development will blend in with the adjacent Mission Village commercial center. The design of the Entrada South Project will be similar to and compatible with the Mission Village development, which is already in buildout with more than 2,000 dwellings constructed.
37. The 2017 Project proposed 1,725 dwellings and 450,000 square feet of non-residential space for the Entrada South Project. The current Entrada South Project

requests 1,574 dwellings (a reduction of 151 units) and 730,000 square feet of non-residential space. As a result of these changes, the proposed Entrada South Project will be able to include a neighborhood park and potential school site, a Spineflower Preserve, and important trail links and infrastructure. These modifications allow the Entrada South Project to be more compatible with the existing urbanization and buildout of the nearby Mission Village and other villages that are included in the adjacent Newhall Ranch Specific Plan.

38. A proposed hotel of 165,000 square feet and up to 75 feet in height is planned in the Entrada South Project. The hotel will be located furthest north in the Entrada South Project, adjacent to Six Flags Magic Mountain, where it will lessen visual/physical impacts due to the complementary uses.
39. The 110 affordable housing units that are required under the Entrada South/VCC DA will be ~~dispersed throughout~~ located in Planning Areas 4b and 4c of the Entrada South Property, supporting community needs for additional housing that is feasible for homeowners compared with the prevailing housing market in the area.
40. The Entrada South Project includes a 5.4-gross-acre public park lot as well as smaller recreation lots situated next to residences where they can be easily accessed.
41. Two large open space corridors protect a restored drainage channel on the Entrada South Property as well as providing a buffer against existing residential and commercial-recreational development to the south.
42. The Entrada South Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants providing sufficient fire lanes for ingress/egress requiring fuel modification plans (for removing dead or fallen plant material) and sprinkler systems within the commercial portions of the project.
43. The Entrada South Project would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Project would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.
44. The Entrada South Project would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Project, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Project would also serve as bike routes.
45. Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each Planning Area of the development will be interconnected with a private drive and fire

lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

46. The VCC Project, once constructed, will add new office and light industrial/warehouse buildings, but will remain consistent with surrounding development, which includes a mixture of commercial-office and light industrial uses. An intermittent wash (the Santa Clara River) courses through the VCC Property and will remain undeveloped.
47. The visual and physical impacts of the VCC Project will not increase in relation to the surrounding area. Building height and bulk will be consistent with existing light industrial, warehouse, business office, and commercial uses surrounding the VCC Property. The design of the VCC Project will be similar to previous large industrial-warehouse centers in the immediate area of Santa Clarita and Valencia. The design will encompass large warehouse-style buildings ranging from 50,000 square feet to 100,000 square feet or more. Ample parking for customers, clients, and workers will be provided, along with landscaping planters and tree plantings to shade the parking and driveway pavement.
48. The VCC Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants, providing sufficient fire lanes for ingress/egress, requiring fuel modification plans (for removing dead or fallen plant material), and sprinkler systems within the Project.
49. For internal circulation in the VCC Project, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC Project, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension would connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC Project. Emergency access would be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast. Parking would be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas. A system of private driveways and fire lanes ranging from 26 to 35 feet of pavement width will be installed. Loading areas and accessible parking will be located at specific areas close to the buildings.
50. A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC Project, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Project, which can be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC Project. A Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.
51. Bicycle route improvements in and around the VCC Project would connect to an extensive system of continuous bikes paths within the Newhall Ranch Specific Plan

and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

52. Newhall will dedicate the Castaic Site to the County in its "AS-IS" condition, free and clear of any monetary liens, covenants, easements, or other encumbrances, pursuant to a grant deed, which is included as Addendum 3 to Exhibit C-1 of the Entrada South/VCC DA. The Castaic Site is located south of Lake Hughes Road and east of Ridge Route Road. The County and Newhall agree that the Castaic Site is of sufficient size to develop at least 78 affordable housing units (i.e., 5 percent of the total number of market rate units entitled within the Entrada South Project). The County and Newhall have agreed that the County has not committed to pursuing affordable housing at the Castaic Site, and the County may evaluate alternative sites, select alternative sites, or decide not to move forward with the Castaic Site at the County's discretion, including based on the County's compliance with CEQA, which must be completed prior to the County determining whether to pursue affordable housing development at the Castaic Site. Upon dedication of the Castaic Site to the County, and whether or not any affordable housing units are actually developed at any time upon the Castaic Site, Newhall shall be automatically and unconditionally credited with a total of 300 affordable units. These units may be considered to meet a portion of any applicable additional affordable units obligation required by or agreed to by the County for any residential projects developed at any time by Newhall in other villages Newhall may develop outside the Newhall Ranch Specific Plan in conjunction with future approvals for such other projects.
53. Newhall will contribute up to \$62 million for The Old Road Phase II Improvements pursuant to the following schedule and conditions precedent, and subject to the County and Newhall first completing the amended Acquisition Agreement:
 - a. After the issuance of the first residential building permit for the Entrada South Project, annual payments ("Annual Payments") of \$600,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years, for a total of \$12,000,000;
 - b. After the issuance of the first residential building permit for the Homestead South Project (a development planned within the Newhall Ranch Specific Plan), additional Annual Payments of \$1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of \$25,000,000; and
 - c. After the issuance of the first residential building permit for the Legacy Village Project (a development Newhall plans to develop outside the Newhall Ranch Specific Plan), additional Annual Payments of \$1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of \$25,000,000.

The Annual Payments described above for the Homestead South Project and Legacy Village Project are in addition to the Annual Payments for the Entrada South Project. The Annual Payments will continue until Newhall has fully satisfied its \$62 million

commitment and Newhall's obligation to make the Annual Payments shall survive expiration of the Entrada South/VCC DA.

54. Newhall will implement the Net-Zero GHG Program in the Entrada South/VCC Project. The Net-Zero GHG Program is enumerated in 13 mitigation measures (MM 2-1 through 2-13) in the State-certified EIR. It implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of electric vehicle ("EV") charging stations throughout the County and implementing a building retrofit program in disadvantaged communities within the County.
55. Implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. The GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR. Accordingly, the Entrada South/VCC Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any future rule intended or designed to reduce GHG emissions, unless otherwise applicable as a "Future Applicable Rule" under the Entrada South/VCC DA.
56. The Commission finds that, with the proposed ZC, the Entrada South/VCC Project would be consistent with applicable provisions of Title 22 (Planning and Zoning) of the County Code (the "Zoning Code") for the reasons stated herein, in other documents that constitute the record for the Entrada South/VCC Project Permits and based on testimony delivered to the Commission in writing and orally.
57. The County is the lead agency for the Entrada South/VCC Project for purposes of CEQA in accordance with the State CEQA Guidelines section 15050. The Entrada South/VCC Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property and VCC Property, as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South/VCC Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the Entrada South/VCC Project's incremental changes from the 2017 Project as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South/VCC Project is referred to as the "Modified Project" in the SEIR.
58. The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program ("MMRP") for the Entrada South/VCC Project ("MMRP").
59. This Resolution incorporates by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South/VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP,

the Entrada South/VCC Project would not result in any new or substantially more severe significant impacts.

60. On December 20, 2024, a Notice of Completion ("NOC") and Notice of Availability ("NOA") of the Draft SEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Entrada South/VCC Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Signs noticing the NOC and NOA were also posted on both the Entrada South Property and VCC Property on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025.
61. There was a total of 11 comments on the Draft SEIR - five by public agencies, one by tribes, three by community groups, and two by individuals. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties. While certain changes were made to the SEIR in response to these comments, the Final EIR does not include significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5.
62. A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. During public testimony, **[X]** persons spoke in favor of the Entrada South/VCC Project, citing reasons such as: **[RESERVED]**. In addition, **[X]** persons spoke in opposition or otherwise had concerns with the Entrada South/VCC Project, citing reasons such as: **[RESERVED]**.
63. During the October 1, 2025 public hearing, after hearing all testimony, the Commission discussed the Entrada South/VCC Project on the following points: **[RESERVED]**.
64. In its actions on October 1, 2025, the Commission certified the Final SEIR as to the following components of the Entrada South/VCC Project: VTTM No. 53295; VTPM No. 18108; CUP No. 00-210; PP No. 200700013; PP No. RPPL202207239; OTP No. 200700018; OTP No. 200700022; and AHP No. RPPL2024000343. As to these listed components of the Entrada South/VCC Project, the Commission adopted the proposed CEQA FOF and SOC for the Entrada South/VCC Project, adopted the MMRP, and determined the Entrada South/VCC Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations through adopting the proposed SOC. Further, the Commission recommended that the Board certify the Final SEIR for the Entrada South/VCC Project as to the Entrada South/VCC DA and ZC, along with the required CEQA FOF, SOC, and MMRP for the Entrada South/VCC Project.
65. The County Subdivision Committee ("Subdivision Committee") consists of representatives from the County Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on tentative maps and exhibit

maps dated January 15, 2025, the Subdivision Committee cleared the Entrada South/VCC Project for public hearing and recommended its approval.

66. The County is authorized to enter into the Entrada South/VCC DA with Newhall for the development of the Entrada South Property and VCC Property, because Newhall has a legal or equitable interest in the real property to which the Entrada South/VCC DA would apply.
67. The Entrada South/VCC DA is consistent with the General Plan and SCVAP. The Entrada South Project has long been planned for residential and non-residential development under the SCVAP, which is a component of the General Plan. No General Plan or SCVAP amendments are required within the Entrada South Property or VCC Property to implement the Entrada South/VCC Project. Additionally, as outlined in the consistency findings, below, the Entrada South/VCC Project would be consistent with the goals and policies of the General Plan and SCVAP.
68. The Entrada South Project is consistent with General Plan, Housing Element, Policy 3.1: *"Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population."* The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.
69. The Entrada South/VCC Project is consistent with General Plan, Parks & Recreation, Policy P/R 4.3: *"Develop a network of feeder trails into regional trails."* A community trail system would connect the Entrada South Property and VCC Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Property and VCC Property, the proposed trail systems would include community trails, NEV/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Property and VCC Property would also serve as bike routes. As part of the VCC Project, a series of multi-use trails and paved pedestrian trails (also providing County flood control access) would be introduced along the banks of Hasley Creek and Castaic Creek within the VCC Property to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC Planning Area, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Property, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential site (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC Project improvements. Also, within the VCC Property, a Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension. The bicycle route improvements in and around the Entrada South/VCC Project site would connect to an

extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent with the County's Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.

70. The VCC Project is consistent with General Plan, Economic Development, Policy ED 2.1: *"Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses."* Development of the VCC Project with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the SCVAP's IO land use designation will protect the VCC Property from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.
71. The Entrada South/VCC Project is consistent with General Plan, Economic Development, Policy ED 2.5: *"Encourage employment opportunities to be located in proximity to housing."* The Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing. The Entrada South Project is also in proximity to the VCC Project, which will add new office and light industrial/warehouse space (61 commercial lots). The VCC Project includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community, which will facilitate the generation of local jobs and economic activity.
72. The Entrada South/VCC Project is consistent with General Plan, Land Use, Policy LU4.1: *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."* The Entrada South Property and VCC Property are currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. The VCC Project will add new office and light industrial/warehouse space within 61 commercial lots. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community, which will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South/VCC Project supports infill development in suburban areas on underutilized land.
73. The Entrada South/VCC Project is consistent with General Plan, Land Use, Policy LU 5.2: *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."* The Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services as well as public facilities, within and proximate to the Entrada South Project site. The Entrada South Project is also in proximity to the VCC Project, which will add new office and light industrial/warehouse space within 61 commercial lots. Therefore, the Entrada South/VCC Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

74. The Entrada South Project is consistent with the goals and policies of the SCVAP because the H5, CM, and OS-PR designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).
75. The VCC Project is consistent with the goals and policies of the SCVAP because the IO (Industrial Office) designation is intended for the commercial, office, light industrial, and open space uses that are included in the VCC Project. In addition, the VCC Project realizes a substantial amount of new commercial square footage which is needed to encourage economic development opportunities in the region. Furthermore, the VCC Project will implement substantial open space in the form of a natural drainage channel that runs-through the VCC site.
76. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.1.3: *"Discourage urban sprawl into rural areas by limiting non-contiguous, 'leap-frog' development outside of areas designated for urban use."* The Entrada South Property has long been planned for residential and commercial development under the SCVAP and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leap-frog development. The development proposed for the Entrada South Property is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner. Similarly, the VCC Property Area has also been designated for urban use and will be developed adjacent to existing communities, avoiding leap-frog development. Development of the VCC Project is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner.
77. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.1.4: *"Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate."* The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas. Similarly, open space areas within the VCC Property, including Castaic and Hasley Creeks, would be maintained to preserve scenic character. Development of the VCC Project would not

impact any prominent ridgelines identified in the SCVAP. The Entrada South/VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

78. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.5: *"Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use."* The Entrada South Project includes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes existing infrastructure from the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a related ZC for mixed-use development.
79. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.3.6: *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."* The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. Similarly, development of the VCC Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.
80. The Entrada South/VCC Project is consistent with SCVAP, Conservation and Open Space Element, Policy CO-10.1.5: *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."* No prominent ridgelines are designated by the SCVAP within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the

Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents and guests with access to natural areas and preserves scenic beauty. Similarly, development of the VCC Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing residents and guests with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Creek and Castaic Creek. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC Property, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Property, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential site (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

81. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits. For the reasons set forth herein, the development allowed by the Entrada South/VCC DA and Entrada South/VCC Project Permits is consistent with the goals and policies of the SCVAP, a component of the General Plan. Those goals and policies of the SCVAP are furthered by the additional environmental and project benefits agreed to in the Entrada South/VCC DA, including an affordable housing program that exceeds the County's IHO requirements, additional financing for the necessary Old Road Phase II Improvements, dedication of rights-of-way to support The Old Road improvements, a site for a potential DPW maintenance yard, a commitment to implement the Net-Zero GHG Program, and a prohibition on future oil and gas extraction on the Entrada South Property and VCC Property. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the General Plan and SCVAP. Thus, the Entrada South/VCC DA is consistent with the General Plan and SCVAP.
82. The Entrada South/VCC DA complies with zoning, subdivision, and other applicable ordinances and regulations, as amended by the ZC. The Entrada South Property and VCC Property have long been planned for residential and non-residential development under the SCVAP, a component of the General Plan. Additionally, as outlined in the consistency findings, above, the Entrada South/VCC Project would be consistent with the goals and policies of the General Plan and SCVAP. The VCC Project would be developed consistent with the uses and allowed by and standards

established in the County-approved Master CUP No. 87-360 for the existing VCC. With the ZC, development of the Entrada South Project would be consistent with the land use designations in the SCVAP and zoning standards in the County Code.

83. The Entrada South/VCC DA requires compliance with applicable federal and state regulations, along with the Existing Rules (as defined in the Entrada South/VCC DA), including compliance with current Government Code Section 65867.5 pertaining to the preparation of a water supply verification in accordance with Government Code Section 66473.7 for a tentative map involving a subdivision as defined by Government Code Section 66473.7.
84. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with County zoning, subdivision, or other applicable ordinances and regulations. Thus, the Entrada South/VCC DA complies with the zoning, subdivision, and other applicable ordinances and regulations.
85. The Entrada South/VCC DA is consistent with the public safety, welfare, and convenience and, therefore, it is in the public interest to enter into the Entrada South/VCC DA with Newhall. The Entrada South/VCC Project has been designed to be compatible with nearby communities and is consistent with the public safety, welfare, and convenience. Construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, DPW, DPW Building and Safety inspectors, and the Entrada South/VCC Project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.
86. The Entrada South/VCC Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Entrada South/VCC Project, along with other cumulative projects in the area, must comply with more stringent state and local regulatory compliance measures than were in place at the time of the State-certified EIR, including more rigorous building fire codes (e.g., Chapter 7A of the Building Code) and fuel modification zone requirements. By incorporating the latest fire-resistant building codes and fuel management standards, the Entrada South/VCC Project reduces the potential for ignition and fire spread. Evidence demonstrates that master-planned communities, such as the Entrada South/VCC Project (which include fuel modification zones protecting the community, fire-resistant structures, fire-resistant landscaping, long-term maintenance through the homeowners association, multiple points of ingress/egress and code-compliant

streets to support evacuation and first responder access, among other features), have proven to be highly resistant to encroaching wildfires and can act as a line of defense to decrease the spread of wildfire. The implementation of fire-hardening techniques and fuel modification zones creates a buffer against any encroaching wildfires, minimizing the risk of both onsite and offsite fire impacts. In addition, even though the Entrada South/VCC Project does not result in new significant wildfire impacts compared to the 2017 Project, the Entrada South/VCC Project has incorporated multiple project design features to further reduce wildfire risks during construction and operations, providing additional safety benefits. The Entrada South/VCC Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Entrada South/VCC Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

87. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA is consistent with the public safety, welfare, and convenience, making it in the public interest to enter into the Entrada South/VCC DA with Newhall.
88. The Entrada South/VCC DA will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP, and construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.
89. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not adversely affect the health, peace, comfort, and welfare of persons residing or working in the surrounding area.
90. The Entrada South/VCC DA will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP, and construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

91. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Entrada South/VCC Project site.
92. The Entrada South/VCC DA will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP and will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.
93. As noted above, the Entrada South/VCC Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Entrada South/VCC Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Entrada South/VCC Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.
94. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
95. Neither the Entrada South Property nor the VCC Property are located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.
96. Consistent with County Code Section 22.222.160 (Notification Radius), the community and neighboring property owners within a 1,000-foot radius of the Entrada South/VCC Project were properly notified of the public hearing by mail, newspaper, and property posting.

BASED ON THE FOREGOING, the Commission finds as follows:

- A. The above recitals are true and correct and are incorporated herein by reference.
- B. The Commission has reviewed and considered the Final SEIR.

- C. Newhall has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through K are true, as supported by the recitals above, the Burden of Proof Statements included in the attachment to the Commission's Staff Analysis, and the administrative record for the Entrada South/VCC Project.
- D. Based on the substantial evidence in the record, including, without limitation, the written and oral staff reports, the Final SEIR, the General Plan, and the documentary record and testimony before the Commission, the Entrada South/VCC DA is consistent with the objectives, goals, and policies of the General Plan, and is consistent with the SCVAP, for the reasons set stated in the recitals above, in other documents that constitute the record for the Entrada South/VCC Project Permits, the administrative record, and based on testimony delivered to the Commission in writing and orally.
- E. The Entrada South/VCC DA complies with the County's zoning, subdivision, and other applicable ordinances and regulations, as amended by ZC No. 00-210, considered concurrently.
- F. The Entrada South/VCC DA is consistent with public safety, convenience, welfare, and good land use practice, making it in the public interest to enter into the DA with Newhall, as supported by the recitals above and the materials included in the administrative record for the Entrada South/VCC Project.
- G. Taking into account the conditions and site-specific regulations contained in the SCVAP and the RMDP/SCP, the Entrada South/VCC DA will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- H. The Entrada South/VCC DA complies with the prescribed terms, conditions, restrictions, and requirements set forth in County Code Sections 22.162.040 (DA-Findings and Conditions) and 22.162.050 (DA-Conditions of Approval). Pursuant to Section 22.162.050, the Entrada South/VCC DA provides terms for the duration of the DA; the termination date of the DA; the uses permitted on the subject property; the density and intensity of use allowed on the subject property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; and the time schedule established for periodic review of the DA. Such terms, conditions, restrictions and requirements in the Entrada South/VCC DA are not contrary to zoning, subdivision, other ordinances, laws, or regulations applicable to the proposed development.
- I. Pursuant to Government Code Section 65867.5, the Entrada South/VCC DA contains a provision specifying that the VTTM and VTPM approved for the Project will comply with the provisions of Government Code Section 66473.7.

- J. The Entrada South/VCC DA is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.
- K. The Entrada South/VCC DA does not include any applicant obligations or County activities that would cause any physical changes to the environment that fall outside the boundaries of the area designated for future development within the Entrada South Property or VCC Property. The Entrada South/VCC DA likewise does not include any type of facility or land use that falls outside the scope of land uses that were identified in the SCVAP or RMDP/SCP, and analyzed in the accompanying Final SEIR. Accordingly, implementation of the Entrada South/VCC DA will not result in any significant new impacts to the environment, or worsen any previously-identified significant environmental impact, in relation to impacts already considered in the Draft SEIR. The proposed Entrada South/VCC DA does not require recirculation or supplemental environmental analyses under CEQA.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the County Board of Supervisors ("Board"):

1. Hold a public hearing to consider Project No. 00-210-(5), which includes Development Agreement No. RPPL2025003357, ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, Administrative Housing Permit No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114;
2. Hold a public hearing to consider Project No. 87-150-(5), which includes Development Agreement No. RPPL2025003357, Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, Oak Tree Permit No. 200700022, and Environmental Assessment No. RPPL2021007114;
3. Review, consider and certify the Final SEIR and adopt the associated MMRP, FOF, and SOC in compliance with CEQA and the State and County guidelines related thereto;
4. Approve Development Agreement No. RPPL2025003357;
5. Review, consider and adopt the Findings and Conditions for Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343;
6. Find that ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343 are consistent with the General Plan;
7. Find that ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343 are consistent with the SCVAP;

8. Review, consider and adopt the Findings and Conditions for Vesting Tentative Parcel Map No.18108, Parking Permit No.RPPL2022007239, and Oak Tree Permit No. 200700022;
9. Find that Vesting Tentative Parcel Map No.18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022 are consistent with the General Plan; and
10. Find that Vesting Tentative Parcel Map No.18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022 are consistent with the SCVAP.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 1, 2025.

Elida Luna, Secretary
County of Los Angeles
Regional Planning Commission

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 00-210 ("Entrada South Project")

VESTING TENTATIVE TRACT MAP ("VTTM") NO. 53295

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210 ("Entrada South Project"), consisting of VTTM No. 53295 and related entitlements Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), Zone Change ("ZC") No. 00-210, Conditional Use Permit ("CUP") No. 00-210, Parking Permit ("PP") No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit ("AHP") No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits").
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENTS REQUESTED.** The subdivider, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Subdivider"), owns certain real property known as the "Entrada South Property," as legally described in the tentative map, which is located west of The Old Road, north and south of Magic Mountain Parkway, south of Magic Mountain theme park, east of Mission Village, in the unincorporated community of Santa Clarita Valley. The Subdivider requests the VTTM No. 53295 to subdivide a 382.3-acres site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached, multi-family/apartment-style, townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres) and consisting of 115 acres of open space and Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and 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 pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).
4. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Subdivider that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Subdivider with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project

Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by the Subdivider in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests the Subdivider's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

5. **RELATED ENTITLEMENT.** The ZC is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-~~DP~~ (Mixed Use Development-~~Development Program~~) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-~~DP~~ (General Commercial-~~Development Program~~) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. ~~The DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Section 22.198.050 (ZC- Findings and Decision).~~ The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village. The request includes general findings pursuant to County Code Section 22.158.050 (CUP- Findings and Decision Requirements).
6. **RELATED ENTITLEMENT.** CUP No. 00-210 is a related request to authorize: ~~the development program within the DP overlay zoning pursuant to County Code Chapter 22.52 (DP Zone);~~ development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading pursuant to County Code Section 22.140.240 (Grading Projects); and walls and fences exceeding six feet in height.
7. **RELATED ENTITLEMENT.** AHP No. RPPL2024000343 is a related request to provide 110 affordable rental units out of the 1,574 total units (seven percent of the total number of market rate units entitled within the Entrada South Project). The Entrada South Project is not subject to the County Inclusionary Housing Ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."
8. **RELATED ENTITLEMENT.** PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces,

including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

9. **RELATED ENTITLEMENT.** OTP No. 200700018 is a related request to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (Oak Tree Permits).
10. **PREVIOUS ENTITLEMENTS.** *None.*
11. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, "Subdivider" shall include the Subdivider, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.
12. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of VTTM No. 53295 and related entitlements Entrada South/VCC DA, ZC, CUP, AHP, PP, and OTP will not become effective unless and until the County Board of Supervisors ("Board") certified the SEIR and approved the Entrada South/VCC DA and ZC, and both have become effective.
13. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.
14. **LOCATION.** The Entrada South Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").
15. **LAND USE DESIGNATION.** The Entrada South Property is located within the H5 (Residential 5 - 0 to 5 Dwelling Units Per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
16. **ZONING.** The Entrada South Property is located in the Newhall Zoned District and is currently zoned R-1, C-3, and C-R (Commercial-Recreation).

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CM	C-3, C-R	Commercial, Parking
EAST	H2 (Residential 2 – 0 to 2 Dwelling Units Per Acre), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acres), CM	C-3	Commercial
SOUTH	OS-C (Conservation), OS-PR (Parks and Recreation)	C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural)	Recreational, Single-Family Residential
WEST	H2, SP-MU (Specific Plan - Mixed Use), SP-LM (Specific Plan – Low-Medium Density), SP-M (Specific Plan Medium Density)	R-1, SP (Specific Plan)	Vacant

17. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Entrada South Property consists of approximately 382.3 acres located west of Interstate 5 (“I-5”) and The Old Road and north and south of Six Flags Magic Mountain theme park (“Six Flags Magic Mountain”). The Entrada South Property is generally comprised of vacant land, abandoned oil wells and associated access roads, although a recently constructed extension of Magic Mountain Parkway traverses the Project area from east to west. In addition, the southern boundary of the Entrada South Property is developed with Southern California Edison electric transmission lines and towers, and a 34-inch high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the planning area from east to west.

The Entrada South Property exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level (“AMSL”) and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or enclosed within storm drains. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area (“SEA”).

B. Site Access

The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future

streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Tentative Map and Exhibit Map

VTTM No. 53295 dated January 15, 2025 depicts a total of 200 lots, including: 91 multi-family lots; 51 open space lots (totaling 115.1 acres); 20 commercial lots; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 acres in size, for an overall total of 140.4 acres of open space); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots.

The Exhibit Map dated January 15, 2025, depicts 1,574 attached multi-family, townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building. The above development amounts to a total of 635 buildings.

D. Affordable Housing

The AHP proposes 110 affordable rental units out of the 1,574 total units (or seven percent of the Entrada South Project). Though not subject to the IHO, the Subdivider has proposed affordable units with the Entrada South/VCC DA. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Average Median Income ("AMI"), with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development.

E. Parking

The Entrada South Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Entrada South Project has requested shared and reciprocal parking, the project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively).

F. Internal Circulation

The Entrada South Property would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Property would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

The Entrada South Property would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Property, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing

community of Westridge to the south. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Property would also serve as bike routes.

Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

G. Condominium Project

Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

H. Grading

The grading amounts include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill, 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

I. Oak Trees

The Subdivider is concurrently seeking an OTP for development of the Entrada South Property consistent with County Code requirements. Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Project boundary, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 34 will be removed and one will be encroached upon by development of the Entrada South Property in accordance with County Oak Tree Ordinance. The encroached tree is a heritage oak tree with a proposed encroachment into its protected zone. The remaining 34 are proposed to be removed (none are heritage oaks), consistent with the Oak Tree Report.

18. CEQA DETERMINATION.

Supplemental Environmental Impact Report ("SEIR")

The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area. The County

was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft SEIR (SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the Entrada South Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

19. AGENCY RECOMMENDATIONS.

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of VTTM No. 53295 dated January 15, 2025.

- A. In a letter dated April 21, 2025, t Public Works recommended that the Project proceed to public hearing with required conditions of approval.
- B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.
- C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.
- D. In a letter dated March 20, 2025, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

20. LEGAL NOTIFICATION. Pursuant to Sections 21.16.060 (Public Hearings), 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Entrada South Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

21. LAND USE POLICY. The Commission finds that the Entrada South Project is consistent with the goals and policies of the Area Plan because the H5, CM and OS-PR land use designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. The Project complies with the maximum density of 1,574 dwelling units established for the Project by the State-Certified EIR. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

22. GOALS AND POLICIES. The Commission finds that the Project is consistent with the following policies of the General Plan:

- **General Plan – Housing Element, Policy 3.1:** *“Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.”*

The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

- **General Plan – Parks & Recreation, Policy P/R 4.3:** *“Develop a network of feeder trails into regional trails.”*

A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Project, the proposed trail system would include community trails, NEV/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Planning Area would also serve as bike routes. The bicycle route improvements in and around the site

would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent with the County's Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.

- **General Plan – Economic Development, Policy ED 2.5:** *“Encourage employment opportunities to be located in proximity to housing.”*

The development of the Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

- **General Plan – Land Use, Policy LU4.1:** *“Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.”*

The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

- **General Plan – Land Use, Policy LU 5.2:** *“Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.”*

The development of the Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services, as well as public facilities, within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- **Area Plan - Land Use, Policy LU-1.1.3:** *Discourage urban sprawl into rural areas by limiting non-contiguous, “leap-frog” development outside of areas designated for urban use.*

The Entrada South Property has long been planned for residential and commercial development under the Area Plan and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities,

avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4: Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.***

The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South. A permanent conservation instrument has been recorded to ensure the Entrada South Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

- ***Area Plan – Policy LU-1.1.5: Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.***

The Entrada South Project proposes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project by preserving additional area for open space and higher-density/intensity uses. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a ZC for mixed-use development which includes the MXD and C-3 zoning designations.

- ***Area Plan - Land Use, Policy LU-1.3.6: “Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.”***

The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

- **Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:**
“Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.”

No prominent ridgelines are designated by the Area Plan within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site’s southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents with access to natural areas and preserves scenic beauty.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

23. **PERMITTED USE IN ZONE.** The Commission finds that the Entrada South Project is consistent with the R-1, C-R, C-3, and MXD zoning classifications as single-family homes, commercial recreation, commercial, and mixed residential-commercial uses are permitted in such zones pursuant to County Code Sections 22.18.040 (Development Standards for Residential Zones, to include Single-Family R-1), 22.20.080 (Development Standards for Zone C-R), and 22.26.030 (Mixed Use Development Zone). The Permittee is seeking the ZC to change the existing 328.4 acres of R-1 zoning south of Magic Mountain Parkway to 328.4 acres of MXD-~~DP~~ and 52.4 acres of C-3 to 57.9 acres of C-3-~~DP~~. The remaining portion of the Entrada South Property is zoned C-3—General Commercial north of Magic Mountain Parkway, and C-R south of the SCE electric transmission lines. The MXD zone integrates a wide

range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering which helps concentrate development in less environmentally sensitive areas and promotes the provision of open space. In contrast, the MXD zoning designation would support development of a sustainable project that incorporates smart growth concepts and includes implementation of the Modified Project's Transportation Demand Management ("TDM") Program and Net-Zero Greenhouse Gas ("GHG") Program. Non-residential (commercial/office) development within the Entrada South Planning Area would include any allowable uses consistent with the underlying C-3-~~DP~~ zoning designation (north of Magic Mountain Parkway) and the proposed MXD-~~DP~~ zoning designation (south of Magic Mountain Parkway as discussed below), including but not limited to office, retail, hotel, and other allowable non-residential commercial and business park uses within the C-3 and MXD zones as applicable. The Commission finds that the development of the Entrada South Property, (as part of the greater Entrada South and VCC Project as a whole), is consistent with the MXD, C-3, and C-R zoning classifications pursuant to County Code Sections 22.26.030 (Land Use Regulations for Zone MXD) and 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). ~~Section 22.52.030 also applies to the Project, since the DP designation DP may be used for any use permitted, to include MXD and C-3.~~

24. LOT AREA AND WIDTH. The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and Width Requirements Generally) and 22.110.130 (Required Area and Width). The Project complies with the minimum lot area of 5,000 square feet and minimum lot width of 50 feet, cul-de-sac and flag lot design widths excepted.

25. MINIMUM FRONTAGE. The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a justification for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements). Lots subject to waiver include the following: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.

26. REQUIRED YARDS. The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The Entrada South Project follows the non-residential site development standards for lot requirements including minimum front building setback where each lot in said block may have a front yard of not less than the average depth of the front yards of the land adjoining on either side; (Reversed Corner Lots Adjoining Key Lots) minimum side building setback where the front yard of a key lot adjoining a reversed corner lot is less than 10 feet in depth, such reversed corner lot may have a corner side

yard of the same depth, but not less than five feet; (Interior Side Yards on Narrow Lots) where a lot is less than 50 feet in width, such lot may have interior side yards equal to 10 percent of the average width, but in no event less than three feet in width; and (Rear Yards on Shallow Lots) where a lot is less than 75 feet in depth, such lot may have a rear yard equal to 20 percent of the average depth, but in no event less than 10 feet in depth.

27. **HEIGHT.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.060 (Height Limits). The building heights proposed are determined by the total floor area in all the buildings on any one lot and shall not exceed 13 times the buildable area of such lot, fall within the maximum height allowed and have been implemented throughout the Entrada South Property.
28. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum required distance of 10 feet between habitable buildings has been implemented throughout the Entrada South Property.
29. **FENCES AND WALLS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site, with the exception of two retaining walls in Planning Areas 1 and 14, which shall be taller than six feet and require a CUP.
30. **PARKING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) as permitted by the associated PP. The Entrada South Project has included more than the minimum required parking spaces (specifically, 5,641 spaces required and 5,716 spaces provided) for the overall development.
31. **SIGNS.** No signs are proposed or included with the Entrada South Project.
32. **GRADING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.140.240 (Grading Projects). The Permittee shall follow all applicable standards for On-Site grading to include a grading permit required for any grading project and a haul route for offsite grading (located in the Mission Village site), as provided in Title 26 (Building Code) of the County Code.
33. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map) and Sections 22.20.040 (Development Standards for Commercial Zones) and 22.22.060 (Development Standards for Industrial Zones) . The Project meets the Exhibit Map requirements for

the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and design of pedestrian roadway crossings (i.e., crosswalks).

34. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing planning area standards district.
35. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing community standards district.
36. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Entrada South Project is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).
37. **RESIDENTIAL DESIGN.** The Commission finds that the Entrada South Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards, "RDSO"). The Entrada South Project application was filed and deemed complete prior to the adoption of the RDSO which occurred on September 10, 2024.
38. **TREE PLANTING.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and Section 22.126 (Tree Planting Requirements) and will require the amount of onsite tree plantings based on the Project's total street frontage.
39. **IMPROVEMENTS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Permittee shall improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.
40. **INCLUSIONARY HOUSING.** The Commission finds that the Entrada South Project includes 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County AMI, with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located

in Planning Areas 4b and 4c of the Entrada South development. The Entrada South Project is not subject to IHO pursuant to County Code Section 22.166.040 (AHP).

41. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Entrada South Project is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

TENTATIVE TRACT MAP FINDINGS

42. VTTM No. 53295 has been submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.
43. **The Commission finds that the map is consistent with the goals and policies of the General Plan and has balanced the needs for housing against the public service needs of the residents and available fiscal and environmental resources.** The Entrada South Project provides a large allotment of 1,574 new housing units to help alleviate the State's housing crisis; protects and preserves a Spineflower Preserve and natural drainage channel; provides an onsite public park; locates development adjacent to existing residential and commercial areas; and utilizes existing roadway infrastructure to maintain continuity among development areas.
44. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design of the proposed subdivision facilitates sufficient access to and through the Entrada South Project site; locates more intensive development along existing commercial corridors; and takes advantage of existing roadway improvements which provide continuity among existing development and the proposed Entrada South Project.
45. **The Commission finds that the site is physically suitable for this type of development.** The subdivision site is physically suitable for the development because of its size and location near existing development and major roadway improvements.
46. **The Commission finds that the site is physically suitable for the proposed density of development.** The subdivision site is physically suitable for the proposed density due to the size of the site and designing sufficient ingress and egress (including emergency access) to accommodate 1,574 dwellings, a 5.4-gross-acre public park, and 730,000 square feet of commercial uses.
47. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the Entrada South Project and/or its improvements are not likely to cause substantial environmental damage because it protects, preserves, and enhances onsite biological

resources through large open space areas which include a Spineflower Preserve and a natural drainage channel not designated SEA.

48. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The design of the subdivision or type of improvements are not likely to cause serious health problems as the Entrada South Project provides sufficient space to accommodate 1,574 dwelling units and 730,000 square feet of commercial area while maintaining ample open spaces that include a 5.4-acre public park, Spineflower Preserve, and natural drainage channel.
49. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design of the subdivision or type of improvements will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict.
50. **The Commission finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in that the subdivision complies with California Code of Regulations, Title 24 ("Building Standards Code), County Code Title 26 (Building Code), and guarantees compliance with the Net Zero Greenhouse Gas ("GHG") Program including solar water heating for swimming pools and "cool roofs" specified under the Building Retrofit Program included in the MMRP.** The Project will be consistent with Title 24 and Title 26 standards and will be implemented with GHG best practices and measures throughout the development area.
51. **The Commission finds that the design or the type of improvements comply with County Code Chapter 16.44 (Electrical Transmission and Distribution Systems) by undergrounding utilities (conduits, cables, and other facilities) providing adequate service including telephone and internet services to each parcel.** The Project will construct adequate utilities to serve the additional residents, visitors, employees, and guests within the development area.

SUPPLEMENTAL FINDINGS (VHFHSZ)

52. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Entrada South Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that the Entrada South Project site is located within a VHFHSZ and SRA. As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the VTTM. The Commission also finds that final fuel modification plans will require approval from Fire prior to the

issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that the Entrada South Project would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. As such, the Entrada South Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes. Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for the Entrada South Project.

- 53. The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that VTTM No. 53295 and Exhibit Map dated January 15, 2025, and SEIR were reviewed and approved by Fire. The Commission further finds that the subdivider would pay the Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities.

ENVIRONMENTAL FINDINGS

- 54.** As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.
- 55.** The Commission finds that the Subdivider is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

- 56. HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Entrada South Project is considered a housing development that is consistent with the General Plan and, with approval of the ZC, County Code Title 22 (Planning Zoning), and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.
- 57. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.

- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The Entrada South Property is physically suitable for this type of development since the Project complies with all development standards of the existing R-1, C-3, and C-R zoning and proposed MXD-~~DP~~ and C-3-~~DP~~ zoning.
- D. The Entrada South Property is physically suitable for the proposed density of development since the Entrada South Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the existing R-1, C-3, and C-R zoning and proposed MXD-~~DP~~ and C-3-~~DP~~ zoning .
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors have been considered in the County's review of the Project.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Entrada South Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the SEIR, and the Administrative Record for this Project.
- I. The structural fire protection and fire suppression services will be available for the subdivision through Fire.
- J. It is necessary to provide tenant protections where the subdivider opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.
- K. A covenant and agreement are needed to ensure potential tenants are provided with 180 days' written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.
- L. A waiver of public street frontage is necessary to access to some lots by private drives instead of public streets due to topographic conditions, drainage and biological constraints, and title limitations.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the Entrada South Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Entrada South Project; adopts the FOF, SOC and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Entrada South Project implementation, and finds that the unavoidable significant effects of the Entrada South Project after adoption of said mitigation measures are as described in those FOF; and determines that the remaining, unavoidable environmental effects of the Entrada South Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Entrada South Project as stated in the FOF and SOC.
2. Recommends that the Board approve **VESTING TENTATIVE TRACT MAP NO. 53295**, subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/2025

c: Each Commissioner

6274854.1

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER

PROJECT NO. 87-150 (“VCC Project”)

VESTING TENTATIVE PARCEL MAP (“VTPM”) NO. 18108

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150 (“VCC Project”), consisting of VTPM No. 18108. VTPM No. 18108 was considered together with Development Agreement (“DA”) No. RPPL2025003357 (“Entrada South/VCC DA”), Parking Permit (“PP”) No. RPPL2022007239, Oak Tree Permit (“OTP”) No. 200700022, and Environmental Assessment No. RPPL2021007114 (collectively, the “VCC Project Permits”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENTS REQUESTED.** The subdivider, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC (“Subdivider”), requests VTPM No. 18108 also known as “The Valencia Commerce Center” (“VCC”) to subdivide approximately 328.8 acres into a total of 104 lots to create 61 commercial lots and 43 open space lots in an undeveloped portion of the partially completed VCC site and industrial/business park center located 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. The VCC Project site is surrounded by existing single-family residential, recreation, commercial and industrial uses to the north; existing industrial and commercial uses as well as parking and vacant land to the east; vacant land, government, parking, and commercial including the Newhall Ranch Specific Plan (“Specific Plan”) area to the south, and vacant and industrial land including Chiquita Canyon Landfill to the west. The project has three Planning Areas and is proposed to be developed in four phases. The subdivision is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).
4. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Subdivider that memorializes the terms, conditions, and obligations of the VCC Project, and provides vesting development rights for the VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Subdivider with long-term contractual assurances that the VCC Project includes public benefits and can be built out as approved in the VCC Project Permits.

5. **RELATED ENTITLEMENT.** PP No. RPPL2022007239 is a related request to allow shared, reciprocal and offsite parking across the entire VCC Project (i.e., residential and non-residential areas) pursuant to County Code Section 22.178.050 (Parking Permit Findings and Decision). The VCC Project will provide a total of 8,293 parking spaces, including 72 parking spaces for retail uses, 7,276 parking spaces for office uses and 945 parking spaces for industrial uses.
6. **RELATED ENTITLEMENT.** The OTP No. 200700022 is a related request for the removal of 26 non-heritage oak trees and no encroachments, for a total of 26 oak tree-related impacts pursuant to County Code Section 22.174.060 (Oak Tree Permit Findings)/22.174.090 (Effective Date of Decision).
7. **PREVIOUS ENTITLEMENTS.** CUP No. 87-360 for the VCC development with six million cubic yards of grading and offsite improvements, to include a lift station.
8. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, "Subdivider" shall include the Subdivider, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.
9. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the VTPM No. 18108 and related entitlements Entrada South/VCC DA, PP, and OTP will not become effective unless and until the County Board of Supervisors ("Board") has certified the Supplemental Environmental Impact Report ("SEIR") and approved the Entrada South/VCC DA, and the Entrada South/VCC DA has become effective.
10. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agreed to a vesting date of October 7, 2021. Accordingly, the VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.
11. **LOCATION.** The VCC Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The VCC Property is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").
12. **LAND USE DESIGNATION.** The VCC Property is located within the IO (Industrial Office) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
13. **ZONING.** The VCC Property is located in the Newhall Zoned District and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing –Development Program).
14. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN/ SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES

NORTH	H2 (Residential 2 – 0 to 2 Dwelling Units per Acre), SP-MU (Specific Plan – Mixed Use), CG (General Commercial)	M-1.5-DP, R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area), and C-3 (General Commercial)	Industrial, Single-Family Residential, Recreation, Commercial
EAST	CG, P (Public and Semi-Public), IL (Light Industrial), IO	M-1.5-DP, C-3	Vacant, Industrial, Commercial, Parking
SOUTH	IO, CM (Major Commercial), IL	C-3, M-1.5-DP	Vacant, Government, Parking, Commercial
WEST	IO	M-1.5-DP	Vacant, Industrial

15. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The VCC site is 328.8 gross acres of an undeveloped portion of the previously approved Valencia Commerce Center (Master CUP No. 87-360) located west of I-5 and north of SR-126. The VCC site is generally comprised of vacant land, RV storage, and some agricultural uses adjacent to SR-126. The site is bisected by Hasley Creek and Castaic Creek, and elevations range from approximately 980 to 1,200 feet above mean sea level (“AMSL”).

B. Site Access

Regional access to the VCC site is provided by I-5, located just east of the site, and SR-126. Additional freeways in the area include State Route 14, which provides access to the Antelope Valley, and Interstate 210 and Interstate 405, which along with I-5 provide access to the region south of Newhall Pass. Local access to the VCC site is available from The Old Road, Henry Mayo Drive, Hasley Canyon Road, and Commerce Center Drive.

C. Tentative Map and Exhibit Map

The VCC VTPM dated November 20, 2024, depict a total of 104 lots on 328.5 acres, including commercial-business park lots, open space lots, and open space-natural lots. Proposed grading entails 3.5 million cubic yards of earthwork (cut/fill) to be balanced onsite.

The Exhibit Map dated January 15, 2025, depicts 1,574 attached townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building, for a total of 635 buildings.

D. Parking

The VCC includes a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 are required. There will be 7,276 office parking spaces provided where 7,276 spaces are required. There will be 945 industrial parking spaces provided where 945 spaces are required. Parking would be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas. As noted above, the Subdivider has requested a PP to allow for reciprocal parking within the VCC.

E. Internal Circulation

For internal circulation in the VCC, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension would connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC. Emergency access would be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast.

A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC site, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile-long multi-purpose trail located northwest of the VCC, which can be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC. A Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.

Bicycle route improvements in and around the VCC would connect to an extensive system of continuous bike paths within the Newhall Ranch Specific Plan and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

F. Grading

The grading amounts include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, and 410,000 cubic yards of shrinkage, for a combined grading amount of 7.0 million cubic yards (3.5 million cut and 3.5 million fill) to be balanced onsite. Grading for the VCC was previously authorized under CUP No. 87-360. There is no additional request for grading beyond that approved under CUP No. 87-360.

G. Oak Trees

The Subdivider is concurrently seeking an OTP for development of the VCC consistent with the County Oak Tree Ordinance. The OTP covers 26 non-heritage removals of oak trees within the VCC governed by the County Oak Tree Ordinance. No encroachments on oak trees would occur as defined by the County Oak Tree Ordinance.

16. CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DETERMINATION.

SEIR

The VCC Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The VCC Project implements the development within the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the VCC Property, are referred to herein as the "2017 Project."

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the VCC Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

17. AGENCY RECOMMENDATIONS. The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of VTPM No. 18108 dated January 15, 2025.

- A. In a letter dated April 21, 2025, Public Works recommended that the VCC Project proceed to public hearing with required conditions of approval.
- B. In a letter dated February 13, 2025, Fire recommended that the VCC Project proceed to public hearing with required conditions of approval.
- C. In a letter dated February 11, 2025, Parks and Recreation recommended that the VCC Project proceed to public hearing with required conditions of approval.
- D. In a letter dated March 20, 2025, Public Health recommended that the VCC Project proceed to public hearing with required conditions of approval.

18. LEGAL NOTIFICATION. Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), and 22.222.160 (Notification Radius) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The

Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the VCC Property. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the VCC Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

19. **LAND USE POLICY.** The Commission finds that the VCC Project is consistent with the goals and policies of the Area Plan because the IO land use designation allows for the VCC's development of non-residential (industrial/business/office park) space, a multi-use trail, roadways, and infrastructure. No General Plan or Area Plan amendments are required to implement the VCC Project.

20. **GOALS AND POLICIES.** In 1991, the County originally approved development of the Valencia Commerce Center with approximately 12.6 million square feet of non-residential (industrial/business/office park) uses through the issuance of various entitlements, including Master CUP No. 87-360, and certification of the VCC EIR, finding the project consistent with the General Plan. The development of the VCC is located with the Valencia Commerce Center and implements Master CUP No. 87-360 and remains consistent with the County's General Plan. **Specifically, the Commission finds that development of the VCC is consistent the general plan, including the following policies of the General Plan:**

- **General Plan – Parks & Recreation, Policy P/R 4.3:** *“Develop a network of feeder trails into regional trails.”*

A series of multi-use trails and paved pedestrian trails (also providing County flood control access) would be introduced along the banks of Hasley Creek and Castaic Creek within the VCC site to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC site, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC improvements. Also, within VCC, a Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension. The bicycle route improvements in and around the VCC would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

- **General Plan – Economic Development, Policy ED 2.1:** *“Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.”*

Development of the VCC with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the Area Plan’s IO land use designation will protect the site from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

- **General Plan – Economic Development, Policy ED 2.5:** *“Encourage employment opportunities to be located in proximity to housing.”*

The development of the VCC includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community will facilitate the generation of local jobs and economic activity.

- **General Plan – Land Use, Policy LU4.1:** *“Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.”*

The VCC site is currently vacant. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community that will facilitate the generation of local jobs and economic activity.

21. The Commission also finds that the Project is consistent with the Area Plan, including the following policies of the Area Plan:

- **Area Plan - Land Use, Policy LU-1.1.3:** *Discourage urban sprawl into rural areas by limiting non-contiguous, “leap-frog” development outside of areas designated for urban use.*

The VCC site has been designated for urban use and will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the VCC is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- **Area Plan – Land Use, Policy LU-1.1.4:** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

Open space areas, including Castaic and Hasley Creeks in the VCC, would be maintained to preserve scenic character. Additionally, development of the VCC

would not impact any prominent ridgelines identified in the Area Plan. The VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

- **Area Plan - Land Use, Policy LU-1.3.6:** *“Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.”*

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

- **Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:** *“Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.”*

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing the community with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Creek and Castaic Creek. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC site, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile-long multi-purpose trail located northwest of the VCC site, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. PERMITTED USE IN ZONE. The Commission finds that the development of the VCC Project is consistent with the M-1.5-DP zoning classification as retail, office, and industrial uses are permitted in such zones pursuant to County Code Chapter

22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The VCC Project would be developed consistently with the uses allowed by the County-approved Master CUP No. 87-360 for the existing VCC.

23. **LOT AREA AND WIDTH.** Development on any lot in the VCC shall comply with County Code Title 22 Division 6 (Development Standards), where applicable. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Lot Area and Width).

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The VCC Project follows the non-residential site development standards for lot requirements including minimum front parking setback (33.5' for Commerce Center Drive and 15' for interior streets), minimum front building setback (65 feet for Commerce Center Drive and 40 feet for interior streets), minimum side parking setback (20 feet for Commerce Center Drive and 15 feet for interior streets) (corner lot), and minimum side building setback (25 feet for Commerce Center Drive and 25 feet for interior streets) (corner lot).

25. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). Fences and walls within a required front yard shall not exceed three and one-half feet in height. Fences and walls within a required interior side yard or rear yard shall not exceed six feet in height, provided that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard. Fences and walls within a required corner side yard shall not exceed three and one-half feet in height where closer than five feet to the highway line, nor exceed six feet in height where located five feet or more from said highway line. Applicable standards have been implemented throughout the Project Site.

26. **PARKING.** The Commission finds that the VCC Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) with the associated PP. The VCC Project has provided the minimum required number of parking facilities (specifically, 8,293 spaces required and 8,293 spaces provided) for the office and industrial uses proposed. The VCC Project is seeking PP No. RPPL2022007239 to authorize reciprocal parking across lot lines. All related parking will be provided within the VCC site.

27. **SIGNS.** No signs are proposed or included with the Project.

28. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing planning area standards district.

29. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing community standards district.

30. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the VCC Project is not located within or subject to the standards identified in County Code

Chapter 22.80 (Rural Outdoor Lighting District). However, lighting would be designed to ensure visibility and safety while minimizing light spillover and skyglow. Security features, roadways, entryways, and parking areas would be well illuminated and designed to eliminate areas of concealment. Measures such as light control devices on fixtures and careful fixture placement would be implemented to ensure minimal light spillover onto native habitat areas. Fixtures may include post lights, building mounted fixtures, and landscape lighting, all of which would be carefully placed and directed to reduce glare and maximize comfort, security, and visibility.

31. **TREE PLANTING.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and will be consistent with Chapter 22.126 (Tree Planting Requirements). The VCC Project would also comply with the County's Green Building Standards Code (Title 31), which addresses sustainability via appropriate planning and design, water and energy efficiency and conservation, waste diversion, and tree planting requirements.
32. **IMPROVEMENTS.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). Offsite Improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the associated VTPM No. 18108 boundaries but still located within the boundary of the VCC and Master CUP No. 87-360. The lift station is already built and was approved under Master CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP as they were previously approved under Master CUP No. 87-360.

TENTATIVE PARCEL MAP FINDINGS

33. This map has been submitted as a Vesting Tentative Parcel Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.
34. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The VCC Project will develop 328.8 acres in an undeveloped portion of the partially completed VCC site and industrial/business park. Development will occur in four phases with 61 commercial lots and 43 open space lots provided.
35. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design of the proposed subdivision facilitates sufficient access to and through the VCC Property; provides needed land for economic development in an underutilized area of the VCC; and takes advantage of existing roadway improvements which provide continuity among existing development and the proposed VCC Project.
36. **The Commission finds that the site is physically suitable for this type of development.** The subdivision site is physically suitable for the development because of its size and location near existing development and major roadway improvements.

37. **The Commission finds that the site is physically suitable for the proposed density of development.** The subdivision site is physically suitable and able to accommodate 61 commercial/industrial lots and 43 open space lots within an area of 328.8 gross acres.
38. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the subdivision VCC Project and/or its improvements are not likely to cause substantial environmental damage because it preserves the Hasley and Castaic Creeks.
39. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The design of the subdivision or type of improvements are not likely to cause serious health problems as the VCC Project provides public sewer and water connections, drainage systems and devices, and underground utilities of sufficient space to accommodate 61 new commercial/industrial lots on 328.8 acres while maintaining ample open spaces within 43 open space lots that include the preservation of the Hasley and Castaic Creeks coursing through the site, and landscaped areas.
40. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design of the subdivision or type of improvements will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict.

SUPPLEMENTAL FINDINGS (VHFHSZ)

41. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the VCC Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that the VCC Property is located within a VHFHSZ and SRA. As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the VTPM. The Commission also finds that final fuel modification plans will require approval from Fire prior to the issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that the VCC Project would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. As such, the VCC Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes.

Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for this VCC Project.

42. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that the VTPM and Exhibit Map dated January 15, 2025, and SEIR were reviewed and approved by Fire. The Commission further finds that the subdivider would pay the Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities.

ENVIRONMENTAL FINDINGS

43. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.
44. The Commission finds that the Subdivider is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

45. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the VCC Project is not considered a housing development and therefore is not subject to the Housing Accountability Act.
46. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The VCC Property is physically suitable for this type of development since the VCC Project complies with all development standards of the M-1.5-DP zoning.
- D. The VCC Property is physically suitable for the proposed density of development since the VCC Project is consistent with the General Plan, within the maximum

allowable density, and complies with all development standards of the prescribed M-1.5-DP zoning.

- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors have been considered in the County's review of the Project.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the VCC Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the SEIR, and the Administrative Record for this VCC Project.
- I. The structural fire protection and fire suppression services will be available for the subdivision through Fire.
- J. A waiver of public street frontage is necessary to access to some lots by private drives instead of public streets due to topographic conditions, drainage and biological constraints, and title limitations.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the VCC Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the VCC Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the VCC Project implementation, and find that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those FOF; and determine that the remaining, unavoidable environmental effects of the VCC Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the VCC Project as stated in the FOF and SOC.
2. Recommends that the Board approve **VESTING TENTATIVE PARCEL MAP NO. 18108**, subject to the attached conditions.

PROJECT NO. 87-150
VESTING TENTATIVE PARCEL MAP NO. 18108

EXHIBIT C
DRAFT FINDINGS
PAGE 14 OF 14

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

c: Each Commissioner

EXHIBIT C – DRAFT ORDINANCE (ZONE CHANGE)

ORDINANCE NO. _____

An ordinance approving the Entrada South Project **Zone Change**, and amending Section 22.06.060 (Zoned Districts Established) of Title 22 of the County Code, changing the existing zoning on 323 acres of the Entrada South Property from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-~~DP~~ (Mixed Use Development-~~Development Program~~) Zone, and changing 5.5 acres of the Entrada South Property from the R-1 Zone to the C-3-~~DP~~ (General Commercial-~~Development Program~~) Zone.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.06.060 (Zoned Districts Established) of the County Code is amended by amending the map of the Newhall Zoned District, Number 118, as shown on the maps attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Countywide General Plan of the County of Los Angeles.

EXHIBIT C – DRAFT RESOLUTION

DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES PROJECT NO. 00-210

ZONE CHANGE ("ZC") NO. 00-210

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.198 (ZCs) of Division 8 of Title 22 of the Los Angeles County Code (commencing with Section 22.198.010), the County of Los Angeles ("County") is authorized to adopt ZCs and other amendments to Title 22 of the County Code; and

WHEREAS, the Newhall Land and Farming Company, a California limited partnership and subsidiary of FivePoint Holdings, LLC ("Newhall"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit A; and

WHEREAS, Newhall proposes to subdivide the 382.3-gross-acre Entrada South Property into a total of 200 lots to create a mixed-use development that is comprised of: 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, for an overall total of 140.4 acres of open space); 11 public facility lots (drainage, debris and water quality basins); six private drive lots; including a potential school site; and an onsite Spineflower preserve; and

WHEREAS, Newhall has requested approval of ZC No. 00-210 to amend the Entrada South Property's existing zoning to allow mixed-use and commercial development; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210 (the "Entrada South Project"), consisting of the ZC, Development Agreement No. RPPL2025003357 (the "Entrada South/VCC DA"), Vesting Tentative Tract Map ("VTTM") No. 53295, Conditional Use Permit ("CUP") No. 00-210, Parking Permit ("PP") No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit ("AHP") No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits"); and

WHEREAS:

1. The Entrada South Property is approximately 382.3 acres of land located west of Interstate 5 ("I-5") and The Old Road, north and south of the Magic Mountain Parkway, and east of Commerce Center Drive and Westridge Parkway, in an unincorporated area in the northwest portion of the County within the Santa Clarita Valley Area Plan ("SCVAP"). Six Flags Magic Mountain theme park and vacant land are located north of the Entrada South Property. The existing community of Westridge is located immediately south. The City of Santa Clarita is located to the east and is separated from the Entrada South Property by The Old Road and I-5. Vacant land within the Newhall Ranch Specific Plan area is located to the west. The approved Mission Village

community within the Newhall Ranch Specific Plan area is located immediately west of the Entrada South Property and is currently under construction.

2. The Entrada South Property is adjacent to, but not located within, the Specific Plan area.
3. The Entrada South Property is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").
4. The SCVAP is generally surrounded by the Los Padres and Angeles National Forests to the north; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys, to the south; the unincorporated community of Agua Dulce and the Angeles National Forest to the east; and the County of Ventura to the west.
5. The Entrada South Property is generally comprised of vacant and undeveloped land, abandoned oil wells, and associated access roads. A recently constructed extension of Magic Mountain Parkway traverses the property from east to west. The southern boundary of the Entrada South Property is developed with Southern California Edison electric transmission lines and towers, and a 34-inch, high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the property from east to west.
6. The Entrada South Property exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level ("AMSL") and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or enclosed within storm drains. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").
7. The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.
8. The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the

Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

9. The requested ZC would amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-~~DP~~ (Mixed Use Development-~~Development Program~~) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-~~DP~~ (General Commercial-~~Development Program~~) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. ~~The -DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Section 22.198.050 (ZCs Findings and Decision).~~ The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village. The request includes general findings pursuant to County Code Section 22.158.050 (CUP – Findings and Decision Requirements).
10. The Entrada South/VCC DA is a related request to adopt by ordinance a voluntary agreement between the County and Newhall that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the developer with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by Newhall in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.
11. VTTM No. 53295 is a related request to authorize a subdivision for a mixed-use development consisting of 200 lots on 382.3 acres, including 90 multi-family lots 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, with an overall total of 140.4 acres of open space for the Project); 11 public facility lots (drainage, debris and water quality

basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

12. CUP No. 00-210 is a related request to authorize: ~~a DP (Development Program) Zone pursuant to County Code Chapter 22.52 (DP Zone)~~; development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading pursuant to County Code Section 22.140.240 (Grading Projects); and walls and fences exceeding six feet in height. The grading amounts for the Entrada South Project include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill (within the Mission Village site), and 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.
13. AHP No. RPPL2024000343 is a related request to provide an overall 189 affordable units (12 percent of the total 1,574 units), to include 110 affordable rental units (seven percent of the total number of units entitled within the Entrada South Project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Area Median Income ("AMI"). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the inclusionary housing ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."
14. PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (PPs). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for the hotel use. Although the Entrada South Project has requested shared and reciprocal parking, the Project will provide a surplus of parking compared to County requirements (i.e., providing 3,921 residential parking spaces and 1,795 commercial parking spaces compared to the 3,852 residential and 1,789 commercial spaces required). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.
15. OTP No. 200700018 is a related request for the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023 Oak Tree Report (Oak Tree Report), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the

development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one oak tree, which is a heritage oak tree, will be encroached into its protected zone by development of the Entrada South Project in accordance with the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

16. Pursuant to Government Code Section 65866, the County and Newhall agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South/VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.
17. The current land use designation for the Entrada South Property is as follows: the Entrada South Property is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the SCVAP Land Use Policy Map, a component of the County General Plan (“General Plan”).
18. The current zoning for the Entrada South Property is as follows: the Entrada South Property is located within the Newhall Zoned District. The Property is currently zoned R-1 , C-3, and C-R.
19. The land uses for the properties surrounding the Entrada South Property include:
 - North: Commercial, parking;
 - East: Commercial;
 - South: Recreational, single-family residential;
 - West: Vacant.
20. The properties surrounding the Entrada South Property are zoned as following:
 - North: C-3, C-R
 - East: C-3;
 - South: C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural);
 - West: R-1, SP (Specific Plan).
21. The Entrada South Project will add new detached and attached residences at urban densities consistent with surrounding development, which includes a mixture of residential, recreational, and commercial uses. An open space Spineflower Preserve occupies the southeasterly portion of the Entrada South Property, which is compatible with recreation open space just south beyond the Entrada South Property's boundary.
22. The maximum density of the Entrada South Project is 4.9 dwellings per acre, which is consistent with the H5 land use designation that covers much of the Entrada South Property.
23. The visual and physical impacts of the proposed Entrada South Project will not increase in relation to the surrounding neighborhood. Residential building heights will

be three stories or less, and mixed-use commercial development will blend in with the adjacent Mission Village commercial center. The design of the Entrada South Project will be similar to and compatible with the Mission Village development, which is already in buildout with more than 2,000 dwellings constructed.

24. The 2017 Project proposed 1,725 dwellings and 450,000 square feet of non-residential space for the Entrada South Project. The current Entrada South Project requests 1,574 dwellings (a reduction of 151 units) and 730,000 square feet of non-residential space. As a result of these changes, the proposed Entrada South Project will be able to include a neighborhood park and potential school site, a Spineflower Preserve, and important trail links and infrastructure. These modifications allow the Entrada South Project to be more compatible with the existing urbanization and buildout of the nearby Mission Village and other villages that are included in the adjacent Newhall Ranch Specific Plan.
25. A proposed hotel of 165,000 square feet and up to 75 feet in height is planned in the Entrada South Project. The hotel will be located furthest north in the Entrada South Project, adjacent to Six Flags Magic Mountain, where it will lessen visual/physical impacts due to the complementary uses.
26. The 110 affordable rental housing units that are required under the Entrada South/VCC DA will be dispersed throughout the Entrada South Property, supporting community needs for additional housing that is feasible for homeowners compared with the prevailing housing market in the area.
27. The Entrada South Project includes a 5.4-acre public park lot as well as smaller recreation lots situated next to residences where they can be easily accessed.
28. Two large open space corridors protect a restored drainage channel on the Entrada South Property, as well as providing a buffer against existing residential and commercial-recreational development to the south.
29. The Entrada South Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants, providing sufficient fire lanes for ingress/egress, requiring fuel modification plans (for removing dead or fallen plant material), and sprinkler systems within the commercial portions of the project.
30. The Entrada South Project would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Project would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.
31. The Entrada South Project would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Project, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of

Westridge to the south. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Project would also serve as bike routes.

32. Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.
33. Newhall will implement the Net-Zero Greenhouse Gas ("GHG") Program in the Entrada South Project. The Net-Zero GHG Program is enumerated in 13 mitigation measures (MM 2-1 through 2-13) in the State-certified EIR. It implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of electric vehicle ("EV") charging stations throughout the County and implementing a building retrofit program in disadvantaged communities within the County.
34. Implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. The GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR. Accordingly, the Entrada South Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any future rule intended or designed to reduce GHG emissions, unless otherwise applicable as a "Future Applicable Rule" under the Entrada South/VCC DA.
35. The Commission finds that, with the proposed ZC, the Entrada South Project would be consistent with applicable provisions of Title 22 (Planning and Zoning) of the County Code (the "Zoning Code") for the reasons stated herein, in other documents that constitute the record for the Entrada South Project Permits and based on testimony delivered to the Commission in writing and orally.
36. The County is the lead agency for the Entrada South Project for purposes of CEQA in accordance with the State CEQA Guidelines section 15050. The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property, as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is a component of the "Modified Project" referred to and described in the SEIR.
37. The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the

comments, and Mitigation Monitoring and Reporting Program ("MMRP") for the Entrada South Project ("MMRP").

38. This Resolution incorporates by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.
39. On December 20, 2024, a Notice of Completion ("NOC") and Notice of Availability ("NOA") of the Draft SEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Entrada South Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Large signs for the NOC and NOA were also posted on the Entrada South Property on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025.
40. There were a total of 11 comments on the Draft SEIR - five by public agencies, one by tribes, three by community groups, and two by individuals. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties. While certain changes were made to the SEIR in response to these comments, the Final SEIR does not include significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5.
41. A duly noticed public hearing was held on October 1, 2025, before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. During public testimony, [X] persons spoke in favor of the Entrada South Project, citing reasons such as: [RESERVED]. In addition, [X] persons spoke in opposition or otherwise had concerns with the Entrada South Project, citing reasons such as: [RESERVED].
42. During the October 1, 2025 public hearing, after hearing all testimony, the Commission discussed the Entrada South Project on the following points: [RESERVED].
43. In its actions on October 1, 2025, the Commission certified the Final SEIR as to the following components of the Entrada South Project: VTTM No. 53295; CUP No. 00-210; PP No. 200700013; OTP No. 200700018; and AHP No. RPPL2024000343. As to these listed components of the Entrada South Project, the Commission adopted the proposed CEQA FOF and SOC for the Entrada South Project, adopted the MMRP for the Entrada South Project, and determined the Entrada South Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations through adopting the proposed SOC. Further,

the Commission recommended that the Board certify the Final SEIR for the Entrada South Project as to the Entrada South/VCC DA and ZC, along with the required CEQA FOF, SOC, and MMRP for the Entrada South Project.

44. The County Subdivision Committee ("Subdivision Committee") consists of representatives from the County Departments of Regional Planning, Public Works, Fire ("Fire"), Parks and Recreation, and Public Health. Based on tentative map and exhibit map dated January 15, 2025, the Subdivision Committee cleared the Entrada South Project for public hearing and recommended its approval.
45. The Entrada South Project is consistent overall with the General Plan, including Housing Element, Policy 3.1: *"Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population."* The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.
46. The Entrada South Project is consistent with the General Plan, Parks & Recreation, Policy P/R 4.3: *"Develop a network of feeder trails into regional trails."* A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Property, the proposed trail system would include community trails, NEV/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Property would also serve as bike routes. The bicycle route improvements in and around the site would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent with the County's Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.
47. The Entrada South Project is consistent with General Plan, Economic Development, Policy ED 2.5: *"Encourage employment opportunities to be located in proximity to housing."* The Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.
48. The Entrada South Project is consistent with General Plan, Land Use, Policy LU4.1: *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."* The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

49. The Entrada South Project is consistent with General Plan, Land Use, Policy LU 5.2: *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."* The Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services as well as public facilities within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.
50. The Entrada South Project is consistent with the goals and policies of the SCVAP because the H5, CM, and OS-PR designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).
51. The Entrada South Project is consistent overall with SCVAP, Land Use, Policy LU-1.1.3: *"Discourage urban sprawl into rural areas by limiting non-contiguous, 'leap-frog' development outside of areas designated for urban use."* The Entrada South Property has long been planned for residential and commercial development under the SCVAP and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner.
52. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.4: *"Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate."* The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.
53. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.5: *"Increase infill development and re-use of underutilized sites within and adjacent to*

developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use." The Entrada South Project includes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Six Flags Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project benefits from the existing infrastructure of Magic Mountain Parkway, Commerce Center Drive, and The Old Road. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a ZC for mixed-use development.

54. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.3.6: *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."* The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.
55. The Entrada South Project is consistent with SCVAP, Conservation and Open Space Element, Policy CO-10.1.5: *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."* No prominent ridgelines are designated by the SCVAP within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents and guests with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents and guests with access to natural areas and preserves scenic beauty.

56. The Entrada South Property is not located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.
57. Consistent with County Code Section 22.222.160 (Notification Radius), the community and neighboring property owners within a 1,000-foot radius of the Entrada South Project were properly notified of the public hearing by mail, newspaper, and property posting.
58. Pursuant to County Code Section 22.198.050 (Zone Changes), the Commission makes the following findings:
 - a. **Modified conditions warrant a revision in the Zoning Map as it pertains to the area or district under consideration.** Modified conditions warrant a revision of the Zoning Map from R-1 to MXD-~~DP~~ and R-1 to C-3-~~DP~~ to implement the project's net-zero GHG commitment and transportation demand management ("TDM") program while advancing County policies to encourage walkability, reduce vehicle trips and emissions, and facilitate alternative modes of transit.
 - i. The existing R-1 Zone was adopted for the site in 2012 and reflects the H5 land use designation shown on the attached Existing Zoning Map. The existing H5 land use designation for the portion of Entrada South, south of Magic Mountain Parkway, was adopted in 2012 through the SCVAP. The H5 land use designation permits residential development up to five units per acre along with supportive commercial and institutional uses serving the local area (subject to a ZC to an appropriate designation, as necessary).
 - ii. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering. In contrast, the MXD and C-3 zoning designations support implementation of the TDM program and net-zero GHG commitment by allowing a more diverse, denser mix of uses that will encourage walkability, alternative mobility options and use integration while maintaining consistency with the H5 designation. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map, as discussed below.
 - iii. In 2017, CDFW approved the State-certified EIR for the RMDP/SCP. The State-certified EIR analyzed the potential environmental impacts associated with the development facilitated by the RMDP/SCP, including for the buildout of the Entrada South Property. The State-certified EIR included 13 mitigation measures related to GHG impacts that reduce the Entrada South Project's GHG emissions to net zero, including an extensive TDM program. The core objective of the TDM program is to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized

and non-motorized transport and related strategies. The TDM program includes a number of strategies that would enable the residents, employees, and visitors of these planning areas to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation alternatives to single rider vehicles, such as:

- Pedestrian network linking areas of the project site;
 - Traffic calming measures to encourage people to walk or bike;
 - Increased transit availability through route expansion or increasing transit frequency;
 - Encouraging telecommuting and alternative work schedules;
 - Employer-administered Commute Trip Reduction program;
 - School bus program;
 - Transit fare subsidies;
 - Carshare program;
 - NEV and Electric Bicycle (e-bike) infrastructure;
 - Integration of Mobility Hubs;
 - Website and apps for transportation information; and
 - Bikeshare system.
- iv. To implement the TDM program and advance Newhall's net-zero GHG commitment, Newhall has designed the Entrada South Project to enhance clustering, mixed uses, supportive commercial opportunities in proximity to residential users, and walkability. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map.
- v. The MXD and C-3 zones are appropriate for the H5 land use designation given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages (such as Homestead South) contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The Entrada South Property is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being planned as part of the Mission Village development (Mission Village is currently under construction).

- vi. The MXD and C-3 zones allow the Entrada South Property to provide a diverse mix of housing and integrated commercial uses in proximity to transit stations, while facilitating the TDM program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits warrant a revision in the Zoning Map from R-1 to MXD for the planning areas described above.
- b. **A need for the proposed zone classification exists within such area or district.** The proposed zone classification is needed to advance County policies and implement the Entrada South Project's net-zero GHG commitment and TDM program. The existing R-1 zone does not allow an integrated mix of housing types and commercial uses. The ZC to MXD and C-3 will permit the development of mixed-uses including single-family residences, townhomes, apartment homes, multi-family residential, office and commercial uses. The MXD and C-3 support a more integrated development plan consistent with the TDM program, the Entrada South Project's net-zero GHG commitment and County policies to encourage mixed-uses and pedestrian-oriented neighborhoods.
 - i. As noted above, the MXD and C-3 zones are more appropriate for the H5 land use designation particularly given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The site is especially well suited for the MXD and C-3 zones, due to their proximity to The Old Road and I-5 and mobility hubs. Specifically, Entrada South is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being developed as part of the Mission Village development.
 - ii. A change of zone would facilitate the orderly development of additional housing as well as commercial and recreational uses to serve future residents. The proposed MXD and C-3 zoning provide the opportunity to mix a wide variety of residential uses and commercial uses in close proximity to bus and multi-modal options. The proposed development would cluster development to preserve 140.4 acres of open space areas and slopes within the planning areas zoned MXD while also having a mix of land uses to increase walkability and implement the TDM Program.
 - iii. Under the MXD zoning, proposed home types would include single-family detached condominiums, townhomes, apartment-style units, and multi-family units to provide a wider variety of housing options. Inclusion of a range of home types and prices furthers Los Angeles County housing policies which encourage the development of socially and economically diverse communities. Policy LU-3.1.2 of the SCVAP encourages the provision of "a mix of housing types within neighborhoods that accommodates households with varied

income levels.” Additionally, the inclusion of various housing types near transit furthers the County’s urban form and mobility policies which encourage the development of pedestrian-oriented communities. Policy LU-5.2.1 encourages “higher-density residential uses in areas served by public transit and a full range of support services.” Policy LU-5.2.2 further states “provide for location of neighborhood commercial uses in proximity to the neighborhoods they serve, to encourage cycling and walking to local stores.”

- c. **The particular property under consideration is a proper location for said zone classification within such area or district.** The particular property within the Entrada South Property is a proper location for the MXD zoning classification. As noted above, the MXD zone is appropriate for the H5 land use designation and this particular location given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The particular property being proposed for the MXD zone within the Entrada South Property is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub planned as part of the Mission Village development. The MXD zone allows the site to provide an integrated mix of housing types and commercial uses in close proximity to two transit stations, within a net zero GHG community, while facilitating the TDM program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits make this portion of the Entrada South Property a proper location for the MXD zone.
- d. **The zone classification at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.** The zone classification of MXD in this portion of the Entrada South Property will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project’s net-zero GHG commitment and TDM program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities. These public and environmental benefits make the rezoning in the interest of public health, safety and general welfare.
- i. In addition, the requested ZC is in conformity with good zoning practice as it would allow for a mixed-use development which integrates a variety of residential, recreational, and commercial opportunities. The MXD zone is appropriate particularly given the

integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations (McBean Regional Transit Center and the adjacent planned mobility hub in Mission Village development (currently under construction). Allowing for a wider range of housing densities with commercial-serving uses is possible with MXD zoning.

- ii. For these reasons, the requested ZC for a portion of the Entrada South Property will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.
- e. **The ZC is consistent with the General Plan.** As explained above, the proposed ZC from R-1 to MXD is consistent with the H5 land use designation. The SCVAP encourages density-controlled development (clustering) on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. A total of 1,574 dwelling units are proposed, which consistent with allowable density within the H-5 designation of up to 5 dwelling units per acre and encourages clustering. The proposed MXD zone comprises 315.6 acres. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities.
- f. **If the ZC will permit any uses prohibited by the existing zoning, that such ZC will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide an adequate water supply.** The existing R-1 zone does not allow for mixed-use development, apartment houses, retail uses, or office uses (business or professional). The ZC to MXD will permit the development of mixed-uses including multi-family residential, office and commercial uses, which supports a more integrated development plan consistent with the TDM program, the project's net-zero GHG commitment and County policies to encourage mixed-uses, walkability and alternative modes of transit. Based on the Water Supply Assessment prepared for the proposed development, the Santa Clarita Valley has sufficient water supplies to meet the projected water demand associated with the Entrada South Project and existing and planned future uses within the Santa Clarita Valley water service area. The proposed ZC from R-1 to MXD would not result in a need for a

greater water supply for adequate fire protection, and the existing and proposed sources of water will provide an adequate water supply.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS:

- A. The above recitals are true and correct and are incorporated herein by reference.
- B. The Commission has reviewed and considered the Final SEIR.
- C. Newhall has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through G are true, as supported by the recitals above, the Burden of Proof Statements included in the attachment to the Commission's Staff Analysis, and the administrative record for the Entrada South Project.
- D. ZC No. 00-210 complies with the requirements set forth in Government Code Sections 65800 et seq., implements the applicable policies of the General Plan and SCVAP, and is internally consistent, as supported by the recitals above, the burden of proof statements included as an attachment to the Staff Analysis, and the administrative record for this project.
- E. The Entrada South Project site is entirely within an area in the SCVAP that has long been planned for residential and commercial development. The ZC allows for implementation of the Entrada South Project, which provides for a mixed-use development that includes 1,574 residential units and 730,000 square feet of commercial space.
- F. The ZC is needed within the area encompassed by the Entrada South Project. The Entrada South Property is vacant, undeveloped, underutilized, and in close proximity to other residential and commercial developments and transportation infrastructure, including the I-5 freeway. The Entrada South Property is well suited to accommodate concentrated regional population and economic growth.
- G. The ZC will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice, because increasing housing density on vacant, underutilized sites and building areas in close proximity to major transportation infrastructure provides many benefits to the community. The Entrada South Project creates a healthy, energy efficient, complete community with a wide range of housing, retail, commercial, and open space uses.
- H. The ZC is consistent with the County General Plan and SCVAP, and is necessary to implement the goals and policies of the General Plan and SCVAP. Public convenience, general welfare, and good zoning practice justifies approving the ZC.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles ("Board "):

1. Hold a public hearing to consider Project No. 00-210-(5), which includes ZC No. 00-210;

2. Review, consider and certify the Final SEIR and adopt the associated MMRP, Fo Fact, and SOC in compliance with CEQA and the State and County guidelines related thereto;
3. Find that ZC No. 00-210 is consistent with the General Plan;
4. Find that ZC No. 00-210 is consistent with the SCVAP;
5. Find that modified conditions warrant a revision to the Zoning Map as it pertains to the Entrada South Property;
6. Find that a need for the proposed zone classification exists within the Entrada South Property;
7. Find that the Entrada South Property is a proper location for the ZC;
8. Find that ZC No. 00-210 will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice; and
9. Find that if ZC No. 00-210 will permit any uses prohibited by the existing zoning, that such ZC will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide and adequate water supply.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 1, 2025.

Elida Luna, Secretary
County of Los Angeles
Regional Planning Commission

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 00-210 (“Entrada South Project”)

CONDITIONAL USE PERMIT (“CUP”) NO. 00-210
PARKING PERMIT (“PP”) NO. 200700013
OAK TREE PERMIT (“OTP”) NO. 200700018
ADMINISTRATIVE HOUSING PERMIT (“AHP”) NO. RPPL2024000343
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210, consisting of CUP No. 00-210, PP No. 200700013, OTP No. 200700018, AHP No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114. Development Agreement (“DA”) No. RPPL2025003357 (“Entrada South/VCC DA”), Zone Change (“ZC”) No. 00-210 (“Zone Change”), and Vesting Tentative Tract Map (“VTTM”) No. 53295 were considered together with the above entitlements, collectively referred to as the “Entrada South Project Permits.”
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC (“Permittee”), owns certain real property known as the “Entrada South Property,” as legally described in Exhibit “A,” which is located west of The Old Road, north and south of Magic Mountain Parkway, south of Six Flags Magic Mountain theme park (“Six Flags Magic Mountain”), east of Mission Village, in the unincorporated community of Santa Clarita Valley. The Permittee requests CUP No. 00-210 to authorize ~~Development Program (“DP”) zoning pursuant to County Code Section 22.52.040 (Development Program);~~ development within an urban hillside management area (“HMA”) pursuant to County Code Section 22.104.060 (Findings); hotel in a C-3 zone; wall and fence heights exceeding six feet; and onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading within the Mission Village site pursuant to County Code Section 22.140.240 (Grading Projects). The request includes general findings pursuant to County Code Section 22.158.050 (CUP - Findings and Decision Requirements).
4. **ENTITLEMENT REQUESTED.** The Permittee requests AHP No. RPPL2024000343 to provide 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Area Median Income (“AMI”). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the

County Inclusionary Housing Ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

5. **ENTITLEMENT REQUESTED.** The Permittee requests PP No. 200700013 to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.
6. **ENTITLEMENT REQUESTED.** The Permittee requests OTP No. 200700018 to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023, Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one heritage oak tree will be encroached into its protected zone by development of the Entrada South Project in accordance with the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.
7. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Permittee that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Permittee with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses

permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by the Permittee in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests the Permittee's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

8. **RELATED ENTITLEMENT.** The Zone Change is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-~~DP~~ (Mixed Use Development-~~Development Program~~) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-~~DP~~ (General Commercial-~~Development Program~~) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. ~~The DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Section 22.198.050 (ZC – Findings and Decision).~~ The Zone Change will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village. The request includes general findings pursuant to County Code Section 22.158.050 (CUP – Findings and Decision Requirements).
9. **RELATED ENTITLEMENT.** VTTM No. 53295 is a related request to subdivider a 382.3-acre site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached multi-family (apartment-style units), townhome and detached condominiums units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres to include 115.1 acres of open space and Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and 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 pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).
10. **PREVIOUS ENTITLEMENTS.** *None.*
11. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, "Permittee" shall include the Permittee, successor in interest, applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
12. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the Entrada South Project Permits and related entitlements Entrada South/VCC DA, Zone Change,

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and VTTM No. 53295 will not become effective unless and until the County Board of Supervisors (“Board”) has certified the Supplemental Environmental Impact Report (“SEIR”) and approved the Entrada South/VCC DA and Zone Change, and both have become effective.

13. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Permittee agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

14. **LOCATION.** The Entrada South Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone (“VHFHSZ”) and State Responsibility Area (“SRA”).

15. **LAND USE DESIGNATION.** The Entrada South Property is located within the H5 (Residential 5 - 0 to 5 Dwellings Units Per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the Santa Clarita Valley Area Plan (“SCVAP” or “Area Plan”) Land Use Policy Map, a component of the General Plan.

16. **ZONING.** The Entrada South Property is located in the Newhall Zoned District and is currently zoned R-1, C-3 (General Commercial), and C-R.

17. SURROUNDING LAND USES AND ZONING.

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CM	C-3, C-R	Commercial, Parking
EAST	H2 (Residential 2 - 0 to 2 Dwelling Units Per Acre), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acre), CM	C-3	Commercial
SOUTH	OS-C (Open Space Conservation), OS-PR (Open Space Parks and Recreation)	C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural)	Recreational, Single-Family Residential
WEST	H2, SP-MU (Specific Plan - Mixed Use), SP-LM (Specific Plan – Low-Medium Density)	R-1, SP (Specific Plan)	Vacant

	Residential, SP-M (Specific Plan - Medium Density)		

18. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Entrada South Property consists of approximately 382.3 gross acres located west of Interstate 5 (“I-5”) and The Old Road and predominantly south of Six Flags Magic Mountain. The Entrada South Property is generally comprised of vacant land, abandoned oil wells and associated access roads, although a recently constructed extension of Magic Mountain Parkway traverses the planning area from east to west. In addition, the southern boundary of the Entrada South Property is developed with Southern California Edison (“SCE”) electric transmission lines and towers, and a 34-inch, high-pressure natural gas transmission pipeline operated by the Southern California Gas Company traverses the southernmost portion of the planning area from east to west.

The Entrada South Property exhibits topographic relief, with elevations ranging from approximately 1,000 to 1,400 feet above mean sea level (“AMSL”) and includes segments of four drainage courses referred to as Magic Mountain Canyon and Unnamed Canyons 1, 2, and 3, portions of which have been channelized and/or enclosed within storm drains. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area (“SEA”).

B. Site Access

The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Exhibit “A”

The Entrada South Project Permits Exhibit “A” dated January 15, 2025 depicts 1,574 attached townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building, for a total of 635 buildings.

D. Affordable Housing

The AHP proposes 110 affordable rental units out of the 1,574 total units (or seven percent of the Entrada South Project). Though not subject to the IHO, the Permittee has proposed affordable units with the Entrada South/VCC DA. Pursuant to the

Entrada South/VCC DA, the ~~affordable units will be rented to persons or families with low or moderate incomes affordability level will not exceed an average of 65 percent of County AMI, with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI).~~ The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development.

E. Parking

The Entrada South Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Entrada South Project has requested shared and reciprocal parking, the project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively).

F. Internal Circulation

The Entrada South Property would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Property would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

The Entrada South Property would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Property, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Property would also serve as bike routes.

Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

G. Grading

The grading amounts include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill, 383,500 cubic yards of shrinkage, for

a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

H. Oak Trees

The Permittee is seeking an OTP for development of the Entrada South Property consistent with County Code requirements. Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Project boundary, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 34 will be removed and one will be encroached upon by development of the Entrada South Property in accordance with County Oak Tree Ordinance. The encroached tree is a heritage oak tree with a proposed encroachment into its protected zone. The remaining 34 are proposed to be removed (none are heritage oaks), consistent with the Oak Tree Report.

19. CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.

Supplemental Environmental Impact Report ("SEIR")

The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area. The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft SEIR (SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft

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SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the Entrada South Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

20. AGENCY RECOMMENDATIONS.

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Department of Public Health ("Public Health"): Recommended clearance to public hearing with conditions of VTTM No. 53295 dated January 15, 2025.

- A. In a letter dated April 21, 2025, Public Works recommended that the Project proceed to public hearing with required conditions of approval.
- B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.
- C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.
- D. In a letter dated March 20, 2025, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

21. LEGAL NOTIFICATION. Pursuant to Sections 22.222.120 (Public Hearing Procedure) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

22. LAND USE POLICY. The Commission finds that the Entrada South Project is consistent with the goals and policies of the Area Plan because the H5, CM, and OS-PR land use designations are intended for the residential, commercial, and open space

uses that are included in the Entrada South Project. The Project complies with the maximum density of 1,574 dwelling units established for the Project by the State-Certified EIR. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State’s housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

23. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

- **General Plan – Housing Element, Policy 3.1:** *“Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.”*

The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

- **General Plan – Parks & Recreation, Policy P/R 4.3:** *“Develop a network of feeder trails into regional trails.”*

A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Project, the proposed trail system would include community trails, NEV/bike paths, and recreational trails that would be linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. Bicycle facilities in the area, and the NEV pathways within the Entrada South Planning Area would also serve as bike routes. The bicycle route improvements in and around the site would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road consistent with the County’s Bicycle Master Plan to the east, and existing bike routes within the City of Santa Clarita to the east.

- **General Plan – Economic Development, Policy ED 2.5:** *“Encourage employment opportunities to be located in proximity to housing.”*

The development of the Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new

residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

- **General Plan – Land Use, Policy LU4.1:** *“Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.”*

The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

- **General Plan – Land Use, Policy LU 5.2:** *“Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.”*

The development of the Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services, as well as public facilities, within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- **Area Plan - Land Use, Policy LU-1.1.3:** *Discourage urban sprawl into rural areas by limiting non-contiguous, “leap-frog” development outside of areas designated for urban use.*

The Entrada South Property has long been planned for residential and commercial development under the Area Plan and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- **Area Plan – Land Use, Policy LU-1.1.4:** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

The Entrada South Project preserves community character and maintains natural features by providing 140.4 gross acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-gross-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Entrada South Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

- **Area Plan – Policy LU-1.1.5:** *Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*

The Entrada South Project proposes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Six Flags Magic Mountain (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project by preserving additional area for open space and higher-density/intensity uses. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a zone change for mixed-use development which includes the MXD and C-3 zoning designations.

- **Area Plan - Land Use, Policy LU-1.3.6:** *“Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.”*

The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the Area Plan EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Additionally, the Entrada South Project includes a 27.2-gross-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

- **Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:** *“Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.”*

No prominent ridgelines are designated by the Area Plan within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site’s southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents with access to natural areas and preserves scenic beauty.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

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24. PERMITTED USE IN ZONE. The Commission finds that the Entrada South Project is consistent with the R-1, C-R, C-3, and MXD zoning classifications as single-family homes, commercial recreation, commercial, and mixed residential-commercial uses are permitted in such zones pursuant to County Code Sections 22.18.040 (Development Standards for Residential Zones, to include Single-Family R-1), 22.20.080 (Development Standards for Zone C-R), and 22.26.030 (Mixed Use Development Zone). The Permittee is seeking the Zone Change to change the existing 328.4 acres of R-1 zoning south of Magic Mountain Parkway to 328.4 acres of MXD-~~DP~~ and 52.4 acres of C-3 to 57.9 acres of C-3-~~DP~~. The remaining portion of the Entrada South Property is zoned C-3—General Commercial north of Magic Mountain Parkway, and C-R south of the SCE electric transmission lines. The MXD zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering which helps concentrate development in less environmentally sensitive areas and promotes the provision of open space. In contrast, the MXD zoning designation would support development of a sustainable project that incorporates smart growth concepts and includes implementation of the Modified Project’s Transportation Demand Management (“TDM”) Program and Net-Zero Greenhouse Gas (“GHG”) Program. Non-residential (commercial/office) development within the Entrada South Planning Area would include any allowable uses consistent with the underlying C-3-~~DP~~ zoning designation (north of Magic Mountain Parkway) and the proposed MXD-~~DP~~ zoning designation (south of Magic Mountain Parkway as discussed below), including but not limited to office, retail, hotel, and other allowable non-residential commercial and business park uses within the C-3 and MXD zones as applicable. The Commission finds that the development of the Entrada South Property, (as part of the greater Entrada South and VCC Project as a whole), is consistent with the MXD, C-3, and C-R zoning classifications pursuant to County Code Sections 22.26.030 (Land Use Regulations for Zone MXD) and 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). ~~Section 22.52.030 also applies to the Project, since the DP designation DP may be used for any use permitted, to include MXD and C-3. The request includes general findings pursuant to County Code Section 22.158.050 (CUP - Findings and Decision Requirements).~~

25. LOT AREA AND WIDTH. The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and Width Requirements Generally) and 22.110.130 (Required Area and Width). The Project complies with the minimum lot area of 5,000 square feet and minimum lot width of 50 feet, cul-de-sac and flag lot design widths excepted.

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26. **MINIMUM FRONTAGE.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a justification for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements). Lots subject to waiver include the following: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.
27. **REQUIRED YARDS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The Entrada South Project follows the non-residential site development standards for lot requirements including minimum front parking setback of XX feet, minimum front building setback of XX feet, minimum side building setback of XX feet, and minimum side building setback of XX feet (corner lot).
28. **HEIGHT.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.060 (Height Limits). The building heights proposed are determined by the total floor area in all the buildings on any one lot and shall not exceed 13 times the buildable area of such lot, fall within the maximum height allowed and have been implemented throughout the Entrada South Property.
29. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum required distance of 10 feet between habitable buildings has been implemented throughout the Entrada South Property.
30. **FENCES AND WALLS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site, with the exception of two retaining walls in Planning Areas 1 and 14, which shall be taller than six feet and require a CUP.
31. **PARKING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) as permitted by the associated PP. The Entrada South Project has included more than the minimum required parking spaces (specifically, 5,641 spaces required and 5,716 spaces provided) for the overall development.

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32. **SIGNS.** No signs are proposed or included with the Entrada South Project.

33. **GRADING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.140.240 (Grading Projects). The Permittee shall follow all applicable standards for On-Site grading to include a grading permit required for any grading project and a haul route for offsite grading (located in the Mission Village site), as provided in Title 26 (Building Code) of the County Code.

34. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map) and Sections 22.20.040 (Development Standards for Commercial Zones) and 22.22.060 (Development Standards for Industrial Zones) . The Project meets the Exhibit Map requirements for the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and design of pedestrian roadway crossings (i.e., crosswalks).

35. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing planning area standards district.

36. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing community standards district.

37. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Entrada South Project is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).

38. **RESIDENTIAL DESIGN.** The Commission finds that the Entrada South Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards, “RDSO”). The Entrada South Project application was filed and deemed complete prior to the adoption of the RDSO which occurred on September 10, 2024.

39. **TREE PLANTING.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and will require the amount of onsite tree plantings based on the Project’s total street frontage.

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40. **IMPROVEMENTS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Permittee shall improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.
41. **INCLUSIONARY HOUSING.** The Commission finds that the Entrada South Project includes 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the ~~affordable units will be rented to persons or families with low or moderate incomes affordability level will not exceed an average of 65 percent County AMI, with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI).~~ The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. The Entrada South Project is not subject to IHO pursuant to County Code Section 22.166.040 (AHP).
42. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Entrada South Project is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

CUP FINDINGS

43. **The Commission finds that the proposed use at the Entrada South Property will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Entrada South Property; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Commission finds that Entrada South Project was reviewed and approved by all necessary County departments, including Public Works, Fire, Parks and Recreation, Public Health, and the County Sheriff's Department, that other local and California State agencies also reviewed and responded to the Final SEIR, and that all environmental impacts are considered and mitigated to the extent feasible as part to the related environmental review. The Commission finds that the proposed development will not adversely affect persons living or working in the area, or jeopardize public health, safety, or general welfare. (Section 22.158.040 Adequate

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~~Water Supply – Criteria.) If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted without a Conditional Use Permit in the same zone, and will not comply with the provisions of Division 1 (Water) of Title 20 of the County Code, such facts shall be prima facie evidence that such requested use will adversely affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the findings required by this Chapter. If the Water Appeals Board grants a variance pursuant to any provision of Chapter 20.12 (Water Appeals Board) of said Division 1, permitting the proposed use with the existing or proposed water supply, this Section shall not apply.~~

44. The Commission finds that the Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required under the Entrada South/VCC DA, in order to integrate said use with the uses in the surrounding area. The Entrada South ZC, CUP, and PP will ensure that such development features will be realized to the maximum extent feasible for the completion of the Project.
45. The Commission finds that the Entrada South Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. Commerce Center Drive, Magic Mountain Parkway, and The Old Road benefit the Project and the area by utilizing their existing infrastructure to help maximize density and buildable area, and preserve natural open spaces.

SUPPLEMENTAL CUP FINDINGS (HMA, GRADING, ~~DP ZONING~~, HOTEL IN C-3)

HMA Findings

46. The proposed use will be consistent with the adopted General Plan for the Entrada South Property.
- A. The General Plan designations for the Entrada South Property are included in the 2012 Area Plan, which was adopted by the Board on November 27, 2012, and became effective on December 27, 2012. The Entrada South Property is designated H5 south of Magic Mountain Parkway and CM north of Magic Mountain Parkway.
 - B. The H5 designation provides for residential neighborhoods that typify much of the planning area. Allowable uses in this designation include single-family homes and other residential uses at a maximum density of five dwelling units per acre. Density-

controlled development (clustering) is encouraged on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. Supportive commercial and institutional uses serving the local area also may be allowed without a General Plan or Area Plan Amendment, but may require a zone change, CUP, and/or other approvals. Permitted uses are subject to the requirements of the underlying zoning designation.

- C. The CM designation is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Permitted uses include retail stores and regional shopping centers; theatres and other largescale entertainment uses; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. Such uses are subject to a maximum floor area ratio (“FAR”) of 2.0. All such uses are subject to the requirements of the underlying zoning designation.
- D. The proposed uses will be consistent with the adopted General Plan. The Area Plan establishes the land use designations and zoning for the unincorporated areas. The Area Plan applied a comprehensive approach to land use planning for the region. The Area Plan identified areas appropriate for new residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.¹ The proposed uses in Entrada South are consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed development within Entrada South provides a total of 1,574 dwelling units and 730,000 square feet of non-residential development while facilitating a TDM program to promote alternative forms of transit and enhance walkability, which is consistent with the H5 and CM designations. The project would implement a suite of mitigation measures to achieve net-zero GHG emissions, recognized by the California Air Resources Board as a model of sustainability in the 2017 Scoping Plan. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed Entrada South Project includes approximately 58 acres of natural open space along the site’s southern and eastern

¹ Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36 (“The Land Use Maps for the City’s General Plan and the County’s Area Plan have reinforced the concentration of urban land uses within central portions of the Valley by designating significant areas of open space and rural residential uses between more developed areas and the National Forest lands. The intent of these designations is to maintain urban uses within the flatter portions of the Valley that have access to infrastructure, roads, and public facilities, and to minimize encroachment of urban development into hillside areas.”).

sides as a Spineflower preserve and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

- E. Figure CO-1, *Hillsides and Designated Ridgelines* in the Area Plan designates the prominent ridgelines within the Santa Clarita Valley Planning Area. No prominent ridgelines are designated within Entrada South. The proposed development incorporates a cluster development approach which would focus development away from slopes and ridgelines on site to the extent feasible and maintains undeveloped slopes within the Spineflower preserve, as discussed above.

47. The requested use at the location proposed will not:

A. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

- i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure that the proposed development would not adversely affect the health, peace, comfort or welfare of persons in the surrounding area.
- ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by the Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.
- iii. Accordingly, development of the Entrada South Project within the HMA will not adversely affect the welfare of persons residing or working in the surrounding area because the uses are consistent with the Area Plan and operations will be conducted in accordance with all applicable County rules and regulations.

B. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

- i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los

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Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

- ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the Entrada South Project’s geotechnical report, as reviewed and approved by the Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project’s associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the Entrada South Project’s geotechnical report.
- iii. Accordingly, development of the Entrada South Project within the HMA will not be materially detrimental to the use, enjoyment or valuation of surrounding properties because the uses are consistent with the SCVAP and operations will be conducted in accordance with all applicable County rules and regulationsA.

C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project’s geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the Entrada South Project’s associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project’s geotechnical report.

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- iii. Accordingly, development of the Entrada South Project within the HMA will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the uses are consistent with the Area Plan and operations will be conducted in accordance with all applicable County rules and regulations.

48. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.

- A. The proposed development would be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in Title 22 of the County Code (Planning and Zoning) and would be integrated into the surrounding area, such as Mission Village (under construction).
- B. Compliance with applicable design and development standards and guidelines would ensure that Entrada South development incorporates adequate yards, walls, fences, parking and loading facilities, landscaping, and other features. The proposed development would be designed consistent with County Code Section 22.104.010 (Hillside Management Areas), including Appendix I (Hillside Design Guidelines) as discussed below, along with the applicable development standards for the site zoning. Further, the Entrada South Project's VTTM No. 53295 and architectural and landscaping plans are reviewed by the County prior to approval to confirm compliance with all applicable County standards.

49. The Entrada South Property is adequately served:

- A. **By highways or streets improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate.** The proposed development will be served by a circulation system designed to be adequate in size to serve the planned development of the Entrada South Project. The Entrada South Property is located along Magic Mountain Parkway which is designated on the County's circulation element. The Entrada South Project will implement a TDM program to reduce vehicle miles traveled and encourage alternative forms of transit.
- B. **By other public or private service facilities as are required.** The Entrada South Project will be adequately served by public and private facilities consistent with the planned development of the Entrada South Project. The development will provide necessary facilities and improvements in accordance with the County's review of associated VTTM No. 53295 and associated entitlements.

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50. County Code Section 22.104.060, *Findings*, requires substantiation of the following findings in addition to County Code Section 22.158.050:

- A. That the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, by: 1. Locating development outside of HMAs to the extent feasible; 2. Locating development in the portions of HMAs with fewer hillside constraints; and 3. Using sensitive hillside design techniques tailored to the site requirements.**
- i. The proposed Entrada South Project preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, in accordance with the Area Plan, which applied a comprehensive approach to land use planning for the region and identified areas that were appropriate for residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.² As noted above, no prominent ridgelines are designated by the Area Plan within Entrada South and no prominent ridgelines will be impacted by the proposed development. The proposed use is consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed Entrada South Project incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed Entrada South Project includes approximately 58 acres of natural open space along the site’s southern and eastern sides as a Spineflower preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).
 - ii. As shown in associated VTTM No. 53295, the proposed Entrada South Project incorporates sensitive hillside design techniques tailored to the site, such as a clustered development approach and the Spineflower preserve described above to preserve the physical integrity of HMAs to the extent feasible and to locate development outside of onsite HMAs to the extent feasible, resulting in lesser impacts to hillside resources. The proposed Entrada South Project has been designed to respect natural resources and features on-site through the preservation of natural open space areas, utilization of natural-looking improvements such as debris and water quality basins that incorporate vegetation or water features, and restoration of a portion of the drainage course referred to as Unnamed Canyon 2 as an open, vegetated drainage channel.

² \Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36.

- B. That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by: 1. Locating development outside of HMAs to the extent feasible; 2. Locating development in the portions of HMAs with the fewest hillside constraints; and 3. Using sensitive hillside design techniques tailored to the site requirements.**
- i. The proposed Entrada South Project preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillsides in accordance with the Area Plan, which applied a comprehensive approach to land use planning for the region and identified areas that were appropriate for residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.³ As noted above, no prominent ridgelines are designated by the Area Plan within the Entrada South Property and no prominent ridgelines will be impacted by the proposed development. The proposed use is consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site’s southern and eastern sides as a Spineflower preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).
 - ii. The proposed Entrada South Project uses sensitive hillside design techniques tailored to the site, such as cluster design approach, to locate development outside of the HMAs and preserve the scenic value of the HMAs within the Spineflower preserve. Development within the HMAs would comply with the General Plan, the Area Plan and Title 22 of the County Code (Planning and Zoning). The proposed Entrada South Project also incorporates a system of trails for the use of residents and the surrounding community to appreciate and enjoy scenic views of the slopes, ridgelines, and other aesthetic qualities of the natural hillsides onsite.

³ The Santa Clarita Valley Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36.

C. That the proposed development is compatible with or enhances community character, and provides open space as required in this Chapter.

- i. The proposed Entrada South Project is compatible with and enhances community character and provides open space consistent with the requirements of the County Code. The proposed use is consistent with the H5 and CM land use designations from the Area Plan.
- ii. The proposed Entrada South Project incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the Spineflower preserve. The development incorporates a cluster design approach and conserves portions of the site as open space. The proposed Entrada South Project includes approximately 141 acres in designated open space, park, or recreation lots, including a 28-acre Spineflower preserve. The clustering of development, preservation of natural open space, slopes, and ridgelines, and compliance with the applicable County requirements would ensure that the development is compatible with community character.

D. Where open space requirements of this Chapter are modified: 1. For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or 2. For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access. In such cases, no portion of the street shall be counted as open space. The proposed Entrada South Project complies with all County open space requirements; no modification to such requirements is requested.

E. That the proposed development is in substantial compliance with the Hillside Design Guidelines. The proposed development would substantially comply with the Hillside Design Guidelines (Appendix I of County Code Chapter 22.104) as shown in the consistency matrix provided in Exhibit D-4. The proposed Entrada South Project would incorporate a clustered design approach that would allow Entrada South to conserve portions of the site as open space and preserve natural landforms. As shown in associated VTTM No. 53295, the proposed development's development siting, grading, and road circulation would allow the site to preserve natural slopes and topography. Building design and landscaping would also substantially comply to the Hillside Design Guidelines as described below. As described, the Entrada South Project is reasonably implementing feasible design measures into the project design, taking into account the location, context, size, and complexity of the project.

51. The Commission finds that the Entrada South Project complies with Hillside Management criteria. The Entrada South Project will implement the geotechnical

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reports prepared for the Entrada South Project as directed by Public Works and the Project's soils engineer. In particular, public safety impacts would be avoided or reduced to the extent possible.

Consistent with the HMA Ordinance, the Permittee is seeking CUP No. 00-210 to allow development in an HMA for the Entrada South Project. No prominent ridgelines are designated by the Area Plan within the Entrada South Property and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

Onsite Project Grading Findings

52. The requested use at the Entrada South Property will not:

A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

- i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure that the proposed development would not adversely affect the health, peace, comfort or welfare of persons in the surrounding area.
- ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.
- iii. The proposed grading operations will not adversely affect the welfare of persons residing or working in the surrounding area as the operations will be temporary,

will be conducted on the vacant Entrada South Project site, and in accordance with all applicable County rules and regulations.

B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

- i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not be materially detrimental to the use, enjoyment or valuation of surrounding properties.
- ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the project’s geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project’s associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project’s geotechnical report.
- iii. Accordingly, grading and haul route operations will be primarily onsite, temporary in nature, and performed in conformance with all applicable County requirements. Therefore, the grading and haul route operations will not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- i. Development of the Entrada Planning Area would be consistent with the long-range planning for the site as identified in the Area Plan, as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.
- ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the project’s geotechnical report, as reviewed and approved by Public Works, will

ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the Entrada South Project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

- iii. Accordingly, grading and haul route operations will be primarily onsite, temporary in nature, and performed in conformance with all applicable County requirements. Therefore, the grading and haul route operations will not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

53. The Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- A. The Entrada South Project would be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in Title 22 (Planning and Zoning) of the County Code and would be integrated into the surrounding area, such as Mission Village (under construction).
- B. Compliance with applicable design and development standards and guidelines would ensure that the Entrada South Project incorporates adequate yards, walls, fences, parking and loading facilities, landscaping, and other features. Further, the proposed development's associated VTTM No. 53295 and architectural and landscaping plans are reviewed by the County prior to approval to confirm compliance with all applicable County standards.

54. The Entrada South Property is adequately served:

- A. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.** The Entrada South Project will be served by a circulation system designed to be adequate in size to serve the planned development of the Entrada South Project. The Entrada South Property is located along Magic Mountain Parkway which is designated as a major highway on the County's circulation element.
- B. **By other public or private service facilities as are required.** The Entrada South Project will be adequately served by public and private facilities consistent with the planned development of the Entrada South Project. The development will provide

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necessary facilities and improvements in accordance with the County’s review of associated VTTM No. 53295 and associated entitlements.

DP Zoning Findings

~~55. Additional Findings – Development Program (“DP”). Approval of any development program must include a finding that the development program provides necessary safeguards to ensure completion of the proposed development by the Permittee, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.~~ The DP provides all necessary safeguards to ensure completion of proposed development, to include: a final SEIR document with FOF and SOC, an MMRP; adoption of the Entrada South/VCC DA and Zone Change; approval of all Entrada South entitlements (VTTM, CUP, PP, OTP, and AHP); and conditions of approval that will require subsequent site plan reviews and building permits. The proposed development cannot substitute for a lesser development that is contrary to public convenience, welfare, or area development needs because the DP zoning requires a particular form of development that is subject to the DP CUP for the construction specific to the Entrada South Project and therefore cannot be substituted or changed.

Hotel in a C-3 Zone Findings

Pursuant to County Code Section 22.158.050, the following substantiates the findings necessary for issuance of a CUP.

56.55. The requested use at the location proposed will not:

- A. **Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.**
 - i. The construction and operation of the proposed Entrada South Project, including the hotel component, would comply with the Building Code, Fire Code, and other applicable provisions (such as the noise ordinance), which are in place to ensure the health, peace, comfort, and welfare of persons residing or working in the surrounding area. In addition, County review of the development plans, including the associated VTTM No. 53295 and architectural plans, and CEQA analyses prepared for Entrada South would ensure compliance with County standards and implement mitigation measures where appropriate.
 - ii. County Code Title 22 Division 6 (Development Standards), provides development standards, and County Code Section 22.26.030 (Mixed Use Development) sets forth specific requirements for development. In addition, County Code Section 22.20 (Commercial Zones) sets forth specific

requirements for development in the proposed C-3-~~DP~~ zone. The Entrada South Project would comply with applicable provisions outlined in these sections. The proposed hotel would extend approximately 75 feet above grade, consistent with the C-3 height standards. A hotel supports surrounding commercial, businesses, and residences by providing hotel services to the community and visitors. Therefore, the hotel would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

B. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

- i. The proposed hotel to be located just south of Magic Mountain Parkway accessing Six Flags Magic Mountain is located to the north and east of the hotel site within Planning Area 2. Two office buildings and a gas station located farther to the east of Entrada South (i.e., the office buildings and gas station are not adjacent to the hotel use). The hotel building would generate typical noise associated with hotel uses and would not be materially detrimental to the nearby Six Flags Magic Mountain or other existing uses located in the vicinity of the site.
- ii. The hotel building would not be adjacent to or near existing residential uses. Given the far distance (approximately 2,900 feet) between the hotel building and the nearest existing residential properties in the Westridge community, located to the south of the Entrada South Property, including across Magic Mountain Parkway and the utility corridor, the hotel building would not detrimentally impact existing residential uses.
- iii. The proposed hotel use would support the existing community, such as Six Flags Magic Mountain, offices located at 27750-27770 Entertainment Drive, and office and commercial opportunities located along The Old Road and east of the I-5 in the vicinity of the site. The proposed hotel use would also support residents and visitors of Entrada South by providing hotel services to the community and visitors to the site area. The proposed hotel would be consistent with the applicable land use and zoning designations. For these reasons, the proposed hotel component would not be materially detrimental to the use, enjoyment, and value of property of other persons located in the vicinity of the site.

C. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The proposed hotel use would also support residents and visitors of Entrada South by providing hotel services to the community and visitors to the site area. The proposed hotel will be consistent with the applicable land use and zoning designations. It will comply with the Building Code and Fire Code and other applicable standards (such as the Noise Ordinance). Accordingly,

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development of the hotel would not jeopardize, endanger, or otherwise constitute a menace to public health, safety, and welfare.

57-56. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- A. Associated VTTM No. 53295 depicts lots which are designed to be of adequate size and shape to accommodate all required development features of the proposed C-3 zone, including the hotel component located in Planning Area 2.
- B. The proposed hotel will be consistent with the applicable land use and zoning designations. The hotel will comply with the applicable design, setback, height, and other standards specified for the C-3 zone.
- C. Accordingly, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the County Code Title 22 (Planning and Zoning).

58-57. The proposed site is adequately served:

- A. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.** The hotel component will be served by a circulation system designed to be adequate in size to serve the planned development of Entrada South. The PA-2 hotel site is located along Magic Mountain Parkway which is designated as a Major Highway on the County's Master Plan of Highways.
- B. **By other public or private service facilities as are required.** The hotel will be adequately served by public and private facilities consistent with the planned development of Entrada South. The development will provide necessary facilities and improvements in accordance with the County's review of associated VTTM No. 53295 and associated entitlements.

Parking Permit Findings

59-58. Section 22.178.050 (Findings and Decisions) of the County Code requires substantiation of the following findings.

60-59. There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following: 1. The nature of the use is such that there is a reduced occupancy; 2. The business or use has

established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; 3. Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or 4. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).

- A. The Entrada South Project provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112 (Parking), however, this PP is being requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within the Entrada South Project includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots.
- B. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. The alternative arrangement requested by this PP ensures compliance with the parking requirements.

~~61.60.~~ **There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because: 1. Uses sharing parking facilities operate at different times of the day or days of the week; 2. Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or 3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.**

- A. The Entrada South Project is not proposing any special parking arrangements.
- B. Accordingly, there are no conflicts arising from these special parking arrangements.

62.61. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because: 1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; 2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or 3. Such transitional lots are designed to minimize adverse effects on surrounding properties.

- A. This PP does not request any use of parking located off-site of the Entrada South Property.
- B. While the Entrada South Project does not currently propose any lease of less than 20 years, any such lease in the future shall be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such lease shall contain other guarantees assuring continued availability of the spaces.
- C. All parking will be designed to minimize adverse effects on surrounding properties in accordance with County Code Chapter 22.112 (Parking).
- D. As stated above, each Planning Area provides the required number of parking spaces consistent with County Code.

63.62. The requested PP at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

- A. This requested PP will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property because each Planning Area provides the required number of parking spaces. Thus, while not located on the same lot as the use the parking will serve, parking will be located on adjacent private drives or nearby lots convenient to the use they are intended to serve and will be designed to comply with County Code Title 22 (Planning and Zoning) and other applicable requirements.
- B. The proposed Entrada South Project's mixed-use design, pedestrian and bicycle facilities, and TDM program are anticipated to reduce the reliance on automobiles. Further, the Entrada South Project's Transportation Impact Analysis ("TIA") demonstrates the development's conformance with the County's transportation standards.

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~~64-63.~~ The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

- A. Each lot has been designed to be adequate in size to meet the development standards required by County Code.
- B. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated in accordance with the County Code.
- C. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

Oak Tree Permit Findings

Section 22.174.060 of the Los Angeles County Code requires substantiation of the following facts:

~~65-64.~~ The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

- A. Implementation of the Entrada South Project, as depicted on associated VTTM No. 53295 will not endanger the health of the 16 remaining, un-impacted oak trees which are located within the project boundaries or off-site but associated with project development, as indicated in the Oak Tree Report. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 35 oak trees proposed to be impacted.
- B. Consistent with the Oak Tree Report, protective fencing not less than five feet in height shall be placed at the limits of the protective zone of the 16 oak trees where no impacts are proposed as well as the 1 tree subject to encroachment. Any grading or other construction-related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

~~66-65.~~ The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

- A. The proposed impacts to oak trees will not result in any additional soil erosion through diversion or increased flow of surface waters, which cannot be mitigated

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EXHIBIT C
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satisfactorily through on-site drainage control measures that shall be implemented with the Entrada South Project.

- B. The proposed Entrada South Project incorporates a drainage and water quality plan which is designed to both protect development and control drainage and run-off of pollutants. Drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure that no significant impacts related to site erosion will occur.

In addition to the above facts, at least one of the following findings in subsections a through c, below, apply:

67.66. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that: i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.

- A. The 34 trees proposed for removal are located in areas of the Entrada South Property where their continued existence would preclude the development of the property in an efficient manner. The proposed Entrada South Project requires grading for geotechnical stability, access and grading balance. Without this grading, the site cannot be developed as proposed, however, the Entrada South Project has been designed to maximize open space areas, including the onsite Spineflower preserve, which includes oak trees.
- B. In an effort to balance the need to protect the oak trees and still develop the project site, land planning took into consideration the need to retain oak trees. It was determined that no reasonable design alternative could prevent all impacts. Of the total 51 oak trees located both on-site and off-site, 34 are proposed to be impacted by development, slated for removal. It is anticipated that the one heritage tree proposed for encroachment will remain healthy and provide a visual amenity to future residents. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 35 oak trees proposed to be impacted.
- C. Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed.

68-67. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees. The majority of oak tree impacts, 34 removals and one encroachment are associated with on-site project development, including residential and commercial lots, roadways, utilities and other infrastructure depicted on the tentative tract map.

69-68. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices. Of the 51 oaks inventoried, one oak tree (two percent) received an "A" grade, 18 oak trees (35 percent) received a "B" grade, and 27 oaks (53 percent) earned a "C" grade at the time of the surveys. Due mostly to fire damage and its effects, 5 oak trees (10 percent) received a "D" grade because of failing health.

70-69. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the OTP procedure.

- A. The proposed removal of 34 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the OTP procedure as mitigation measures will be implemented to offset the removals.
- B. Consistent with the Oak Tree Report, great care has been taken to design the project to minimize the number of trees which need to be removed in the development process and maximizing open space areas, such as the onsite Spineflower preserve. The Permittee recognizes the significance of oak trees as historical, aesthetic and ecological resources that enhance the value of property and character of the communities in which they exist.
- C. The Permittee is committed to maintaining the healthy condition of all oak trees to be retained. Replacement trees shall consist of valley oak (*Q. lobata*), California scrub oak (*Q. berberidifolia*) and coast live oak (*Q. agrifolia*) trees. The size and quality of the replacement trees shall be consistent with the conditions of approval in the OTP, usually 15-gallon container size. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester. The Entrada South Project proposes to provide several areas designated for tree replacement.
- D. As described in the Oak Tree Report, for construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over 2 inches in diameter) shall be preserved. If pruning of branches greater than 2 inches in diameter is necessary on trees that are not included as encroachments in this report, the Arborist of Record

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("AOR") shall review the situation and the County Forester will have to authorize the cut(s).

- E. Further, the Oak Tree Report provides that any grubbing (plant or topsoil removal), demolition, digging, excavating, filling, grading, trenching, or construction within the Tree Protection Zone ("TPZ") of any protected oak tree in relation to the project shall be monitored by the AOR.

ENVIRONMENTAL FINDINGS

~~71.70.~~ As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

~~72.71.~~ The Commission finds that the Permittee is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

~~73.72.~~ **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is ~~not~~ in consistent with the General Plan and Zoning-, as a Zone Change is required. With the adoption of the Zone Change, the Project would be consistent and not have a specific adverse impact upon public health or safety as described in the associated tentative map, and environmental findings.

~~74.73.~~ **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the Entrada South Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of

property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The Entrada South Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed Entrada South Project includes a hotel use up to 75 feet in height which is allowed in the C-3 Zone with a CUP.
- F. The proposed Entrada South Project includes the total earth movement would be approximately 13 million cubic yards, and that this is the maximum allowable grading as granted with this CUP.
- G. The proposed Entrada South Project preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.
- H. The proposed Entrada South Project preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.
- I. The proposed Entrada South Project is compatible with or enhances community character and provides open space as required. The Commission finds that the development is compatible with the surrounding community.
- J. The proposed Entrada South Project is in substantial compliance with the Hillside Design Guidelines.

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~~K. The Commission finds that the approval of any DP must include a finding that the DP provides necessary safeguards to ensure completion of the proposed development by the permittee, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.~~

~~L.~~K. The Commission finds that the Entrada South Project includes 110 rental affordable units out of the 1,574 total units (or seven percent of the market-rate units proposed for the Entrada South Project) as part of the Entrada South/VCC DA.

~~M.~~L. The proposed Entrada South Project includes a PP that will allow for a more efficient parking system through the use of shared, reciprocal, and offsite parking.

~~N.~~M. The proposed construction of the Entrada South Project will not be accomplished without endangering the health of the remaining oak trees subject to the applicable Title 22 (Planning and Zoning) regulations, if any, on the subject property.

~~O.~~N. The removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Entrada South Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Entrada South Project implementation, and find that the unavoidable significant effects of the Entrada South Project after adoption of said mitigation measures are as described in those FOF; and determine that the remaining, unavoidable environmental effects of the Entrada South Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Entrada South Project as stated in the FOF and SOC.
2. Recommends that the Board approve **CONDITIONAL USE PERMIT NO. 00-210, PARKING PERMIT NO. 200700013, OAK TREE PERMIT NO. 200700018, and ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000343** subject to the attached conditions.

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OAK TREE PERMIT (“OTP”) NO. 200700018

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 87-150 (“VCC Project”)

PARKING PERMIT (“PP”) NO. RPPL2022007239
OAK TREE PERMIT (“OTP”) NO. 200700022
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150, consisting of Parking Permit (“PP”) No. RPPL2022007239, OTP No. 200700022, and Environmental Assessment No. RPPL2021007114. Development Agreement (“DA”) No. RPPL2025003357 (“Entrada South/VCC DA”) and Vesting Tentative Parcel Map (“VTPM”) No. 18108 were considered together with the above entitlements, collectively referred to as the “VCC Project Permits”.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC (“Permittee”), owns certain real property known as the “VCC Property,” as legally described in Exhibit A. The Permittee requests PP No. RPPL2022007239 to allow shared, reciprocal and offsite parking across the entire Project, pursuant to County Code Section 22.178.050 (PP - Findings and Decision).
4. **ENTITLEMENT REQUESTED.** The Permittee requests OTP No. 200700022 to remove 26 non-heritage oak trees for a total of 26 oak tree-related impacts pursuant to County Code Section 22.174.060 (OTP Findings)/22.174.090 (Effective Date of Decision). Based on the March 31, 2023 Oak Tree Report (“Oak Tree Report”), there are a total of 28 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the VCC Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the VCC Project but associated with the development. Of the 28 oak trees surveyed, 26 oak trees will be impacted. Of the 26 impacted oak trees, all trees are non-heritage and proposed to be removed by development of the VCC Project in accordance with the County Oak Tree Ordinance.
5. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Permittee that memorializes the terms, conditions, and obligations of the VCC Project, and provides vesting development rights for the VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the

County and the Permittee with long-term contractual assurances that the VCC Project includes public benefits and can be built out as approved in the VCC Project Permits.

6. **RELATED ENTITLEMENT.** Vesting Tentative Parcel Map No. 18108 ("VTPM No. 18108" or "Vesting Map") is a related request to authorize VTPM No. 18108, also known as the "Valencia Commerce Center" ("VCC"), to subdivide approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots and 43 open space lots providing a total of 3.4 million square feet of office and industrial space in an undeveloped portion of the partially completed VCC site and industrial/business park c located 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. The VCC Project is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan ("Specific Plan") south, and Chiquita Canyon Landfill to the west. The VCC Project has three Planning Areas and is proposed to be developed in four phases. The subdivision is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).
7. **PREVIOUS ENTITLEMENTS.** Master CUP 87-360 for the Valencia Commerce Center.
8. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, "Permittee" shall include the Permittee, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.
9. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the VCC Project Permits and related entitlements (Entrada South/VCC DA and VTTM No. 18108 will not become effective unless and until the County Board of Supervisors ("Board") has certified the Supplemental Environmental Impact Report ("SEIR") and approved the Entrada South/VCC DA, and it has become effective.
10. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Permittee agreed to a vesting date of October 7, 2021. Accordingly, the VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.
11. **LOCATION.** The VCC Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").
12. **LAND USE DESIGNATION.** The VCC Property is located within the IO (Industrial Office) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

13. **ZONING.** The VCC Property is located in the Newhall Zoned District and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing –Development Program).

14. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN/SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2 (Residential 2 – 0 to 2 Dwelling Units per Acre), SP-MU (Specific Plan – Mixed Use), CG (General Commercial)	M-1.5-DP, R-1 (Single-Family Residential – 5,000 Square Feet Minimum Required Lot Area), and C-3 (General Commercial)	Industrial, Single-Family Residential, Recreation, Commercial
EAST	CG, P (Public and Semi-Public), IL (Light Industrial), IO	M-1.5-DP, C-3	Vacant, Industrial, Commercial, Parking
SOUTH	IO, CM (Major Commercial), IL	C-3, M-1.5-DP	Vacant, Government, Parking, Commercial
WEST	IO	M-1.5-DP	Vacant, Industrial

15. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The VCC site is 328.8 acres of an undeveloped portion of the previously approved VCC (Master CUP No. 87-360) located west of I-5 and north of SR-126. The VCC is generally comprised of vacant land, RV storage, and some agricultural uses adjacent to SR-126. The site is bisected by Hasley Creek and Castaic Creek, and elevations range from approximately 980 to 1,200 feet above mean sea level (AMSL).

B. Site Access

Regional access to the VCC site is provided by I-5, located just east of the site, and SR-126. Additional freeways in the area include State Route 14, which provides access to the Antelope Valley, Interstate 210 and Interstate 405, which along with I-5 provide access to the region south of Newhall Pass. Local access to the VCC is available from The Old Road, Henry Mayo Drive, Hasley Canyon Road, and Commerce Center Drive.

C. Exhibit “A” Map

The Exhibit Map dated January 15, 2025, depicts approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots and 43 open space lots providing a total of 3.4 million square feet of office and industrial space in an undeveloped portion of the partially completed VCC site and industrial/business park located 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.

D. Parking

The VCC includes a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 are required. There will be 7,276 office parking spaces provided where 7,276 spaces are required. There will be 945 industrial parking spaces provided where 945 spaces are required. As noted above, the Permittee has requested a PP to allow for reciprocal parking within the VCC.

E. Internal Circulation

For internal circulation in the VCC site, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension would connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC site. Emergency access would be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast. Parking would be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas.

A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC site, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC, which can be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC. A Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.

Bicycle route improvements in and around the VCC would connect to an extensive system of continuous bike paths within the Specific Plan and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

F. Grading

The grading amounts include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, and 410,000 cubic yards of shrinkage, for a combined grading amount of 7.0

million cubic yards (3.5 million cut and 3.5 million fill) to be balanced onsite. Grading for the VCC was previously authorized under CUP No. 87-360. There is no additional request for grading beyond that approved under CUP No. 87-360.

G. Oak Trees

The Permittee is concurrently seeking an OTP for development of the VCC consistent with the County Oak Tree Ordinance. The OTP covers 26 removals of non-heritage oak trees within the VCC governed by the County Oak Tree Ordinance. No encroachments on oak trees would occur as defined by the County Oak Tree Ordinance.

16. CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.

SEIR

The VCC Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The VCC Property was identified in the State-certified EIR as the "VCC Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The VCC Project implements the development within the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the VCC Property, are referred to herein as the "2017 Project."

The VCC Project, as currently proposed, reflects minor changes and refinements related to the development of the VCC Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the VCC Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the VCC Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The VCC Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the VCC Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC")

regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

17. AGENCY RECOMMENDATIONS.

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of associated VTPM No. 18108 dated January 15, 2025.

- A. In a letter dated April 21, 2025, Public Works recommended that the Project proceed to public hearing with required conditions of approval.
- B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.
- C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.
- D. In a letter dated March 20, 2025, the Public Health recommended that the Project proceed to public hearing with required conditions of approval.

18. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

19. LAND USE POLICY. The Commission finds that the VCC Project is consistent with the goals and policies of the Area Plan because the IO land use designation allows for the VCC site's development of non-residential (industrial/business/office park) space, a multi-use trail, roadways, and infrastructure. No General Plan or Area Plan amendments are required to implement the Project.

20. GOALS AND POLICIES. In 1991, the County originally approved development of the VCC with approximately 12.6 million square feet of non-residential (industrial/business/office park) uses through the issuance of various entitlements, including Master CUP No. 87-360, and certification of the VCC EIR, finding the project

consistent with the General Plan. The development of the VCC is located with the VCC and implements Master CUP No. 87-360 and remains consistent with the County’s General Plan. **Specifically, the Commission finds that development of the VCC is consistent with the following policies of the General Plan:**

- **General Plan – Parks & Recreation, Policy P/R 4.3:** *“Develop a network of feeder trails into regional trails.”*

A series of multi-use trails and paved pedestrian trails (also providing County flood control access) would be introduced along the banks of Hasley Creek and Castaic Creek within the VCC site to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile-long multi-purpose trail located northwest of the VCC, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks are proposed on the east side of Commerce Center Drive as part of the VCC improvements. Also, within VCC, a Class I bike route/pedestrian trail (also providing County flood control access) would be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension. The bicycle route improvements in and around the VCC site would connect to an extensive system of continuous bikes paths within Mission Village and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

- **General Plan – Economic Development, Policy ED 2.1:** *“Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.”*

Development of the VCC with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the Area Plan’s IO land use designation will protect the site from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

- **General Plan – Economic Development, Policy ED 2.5:** *“Encourage employment opportunities to be located in proximity to housing.”*

The development of the VCC includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community will facilitate the generation of local jobs and economic activity.

- **General Plan – Land Use, Policy LU4.1:** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

The VCC Property is currently vacant. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community that will facilitate the generation of local jobs and economic activity.

21. The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- **Area Plan - Land Use, Policy LU-1.1.3:** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

The VCC site has been designated for urban use and will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the VCC is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- **Area Plan – Land Use, Policy LU-1.1.4:** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

Open space areas, including Castaic and Hasley Creeks in the VCC, would be maintained to preserve scenic character. Additionally, development of the VCC would not impact any prominent ridgelines identified in the Area Plan. The VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

- **Area Plan - Land Use, Policy LU-1.3.6:** *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural

drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

- **Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing residents with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Creek and Castaic Creek. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile-long multi-purpose trail located northwest of the VCC site, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. **PERMITTED USE IN ZONE.** The Commission finds that the development of the VCC, as part of the VCC Project, is consistent with the M-1.5-DP zoning classification as retail, office, and industrial uses are permitted in such zones pursuant to County Code Chapter 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The VCC Project would be developed consistent with the uses allowed by the County-approved Master CUP No. 87-360 for the existing VCC.
23. **LOT AREA AND WIDTH.** Development on any lot in the VCC shall comply with County Code Title 22 Division 6 (Development Standards), where applicable. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Lot Area and Width).
24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The VCC Project follows the non-residential site development standards for lot requirements including minimum front parking setback (33.5' for Commerce Center Drive and 15' for

interior streets), minimum front building setback (65 feet for Commerce Center Drive and 40 feet for interior streets), minimum side parking setback (20 feet for Commerce Center Drive and 15 feet for interior streets) (corner lot), and minimum side building setback (25 feet for Commerce Center Drive and 25 feet for interior streets) (corner lot).

25. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site.
26. **PARKING.** The Commission finds that the VCC Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The VCC Project has provided the minimum required number of parking facilities for the office and industrial uses proposed. The VCC Project is seeking PP No. RPPL2022007239 to authorize reciprocal parking across lot lines. All VCC -related parking will be provided within the VCC site.
27. **SIGNS.** No signs are proposed or included with the Project.
28. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing planning area standards district.
29. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing community standards district.
30. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the VCC Project is not located within or subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). However, lighting would be designed to ensure visibility and safety while minimizing light spillover and skyglow. Security features, roadways, entryways, and parking areas would be well illuminated and designed to eliminate areas of concealment. Measures such as light control devices on fixtures and careful fixture placement would be implemented to ensure minimal light spillover onto native habitat areas. Fixtures may include post lights, building mounted fixtures, and landscape lighting, all of which would be carefully placed and directed to reduce glare and maximize comfort, security, and visibility.
31. **TREE PLANTING.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and in Section 22.126 (Tree Planting Requirements). The VCC Project would also comply with the County's Green Building Standards Code (Title 31), which addresses sustainability via appropriate planning and design, water and energy efficiency and conservation, waste diversion, and tree planting requirements.
32. **IMPROVEMENTS.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally).

Offsite Improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the associated VTPM No. 18108 boundaries but still located within the boundary of the VCC and Master CUP No. 87-360. The lift station is already built and was approved under Master CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP as they were previously approved under Master CUP No. 87-360.

PP FINDINGS

Section 22.178.050 (Findings and Decision) of the County Code requires substantiation of the following findings.

33. There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following:

- A. The nature of the use is such that there is a reduced occupancy;**
- B. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration;**
- C. Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or**
- D. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).**

VCC provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112, however, this Parking Permit is being requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within VCC includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Thus, the alternative

arrangement requested by this Parking Permit ensures compliance with the parking requirements.

- 34. There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:**
- A. Uses sharing parking facilities operate at different times of the day or days of the week;**
 - B. Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or**
 - C. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.**

VCC is not proposing any special parking arrangements contemplated by Findings 2(a)-(c). Accordingly, there are no conflicts arising from these special parking arrangements.

- D. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:**
- i. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use;**
 - ii. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or**
 - iii. Such transitional lots are designed to minimize adverse effects on surrounding properties.**

This Parking Permit does not request any use of parking located off-site of the VCC site. While VCC does not currently propose any lease of less than 20 years, any such lease in the future shall be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such lease shall contain other guarantees assuring continued availability of the spaces. All parking will be designed to minimize adverse effects on surrounding properties in accordance with County Code Chapter 22.112. As stated above, each Planning Area provides the required number of parking spaces consistent with County Code.

- 35. The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.**

This requested Parking Permit will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property because parking will be located on adjacent private drives or nearby parking structures convenient

to the use they are intended to serve and will be designed to comply with County Zoning Ordinance requirements. The proposed development's parking spaces would not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities. Further, the project's Transportation Impact Analysis (TIA) demonstrates the development's conformance with the County's transportation standards.

36. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

Each lot within the planning areas has been designed to be adequate in size to meet the development standards required by County Code. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

OTP FINDINGS

Section 22.174.060 (Findings) of the County Code requires substantiation of the following facts.

37. The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to County Code Title 22 (Planning and Zoning) regulations, if any, on the subject property.

Implementation of the VCC development, as depicted on the associated VTPM No. 18108 will not endanger the health of the two remaining un-impacted oak trees (*Quercus lobata x douglasii* and *Quercus lobata*) which are located within the development boundaries or off-site but associated with the VCC development. Implementation of the proposed project would remove 26 non-heritage oak trees, as indicated in the Oak Tree Report. Should additional oak trees grow into ordinance size within the duration of the oak tree permit, removal, encroachment or other impacts shall be included into the conditions of the oak tree permit to ensure proper mitigation. The Oak Tree Report completed for the VCC includes recommendations for tree protection during construction and mitigation.

Consistent with the Oak Tree Report, protective fencing not less than five feet in height shall be placed at the limits of the protected zone of the two oak trees where no impacts are proposed. Any grading or other construction-related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

38. The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

The proposed impacts to oak trees will not result in soil erosion through diversion or increased flow of surface waters, which cannot be mitigated satisfactorily through on-site drainage control measures that shall be implemented with the VCC development.

39. The proposed project incorporates a drainage and water quality plan which is designed to both protect development and control drainage and run-off of pollutants.

Drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure that no significant impacts related to site erosion will occur.

40. In addition to the above facts, at least one of the following findings in subsections i through vii, below, applies:

- A. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that: i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.**

The 26 trees proposed for removal are located in areas of the property where their continued existence would preclude the development of the property in an efficient manner. The proposed VCC development requires grading for geotechnical stability, access and grading balance. Without this grading, the site cannot be developed as proposed.

In an effort to balance the need to protect the oak trees and still develop the site, land planning took into consideration the need to retain oak trees. It was determined that no reasonable design alternative could prevent all impacts. Of the total 28 oak trees located both on-site and off-site, 26 are proposed to be impacted by development, with all of those slated for removal. No trees are proposed for encroachment. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 26 non-heritage oak trees proposed to be impacted.

Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed. Building pads are located to provide increased environmental protections to wetlands and related biological resources within the VCC site, the development involves a reduction in permanent impacts to Hasley Creek and Castaic Creek.

- 41. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees.**

The majority of oak tree impacts, including 26 non-heritage removals are associated with the VCC development, including the proposed industrial/business park, roadways, utilities and other infrastructure depicted on the associated tentative map. There is no reasonable alternative to the removal of these trees, since the building pads are located to provide increased environmental protections to wetlands and related biological resources within the VCC site, the development involves a reduction in permanent impacts to Hasley Creek and Castaic Creek.

- 42. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.**

Of the 28 oaks inventoried, two oaks (seven percent) received a "A" grade, 12 oak trees (43 percent) received a "B" grade, 13 oaks (46.5 percent) earned a "C" grade, and one oak (3.5 percent) received a "D" grade at the time of the surveys. This Oak Tree Report identifies the extent of the potential impacts and recommends management and/or mitigation measures where appropriate. For construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over two inches in diameter) shall be preserved. If pruning of branches greater than two inches in diameter is necessary on trees that are not included as encroachments in this report, the Arborist of Record ("AOR") shall review the situation and the County Forester will have to authorize the cut(s).

- 43. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the OTP procedure. The proposed impacts to 26 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure as mitigation measures will be implemented to offset the removals.**

- A. Consistent with the Oak Tree Report, great care has been taken to design the project to minimize the number of trees which need to be removed in the development process and maximizing open space areas. The Permittee has taken great care in designing the industrial/business park to minimize the number of trees which need to be removed in the development process. The Permittee recognizes the significance of oak trees as historical, aesthetic and ecological resources that enhance the value of property and character of the communities in which they exist.
- B. The Permittee is committed to maintaining the healthy condition of all oak trees to be retained. For each tree removed, a minimum of two 15-gallon replacement trees

will be planted, resulting in a greater number of oak trees on site which would consist of valley oak (*Q. lobata*) trees. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester. The VCC development proposes to provide several areas designated for tree replacement.

- C. As described in the Oak Tree Report, for construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over two inches in diameter) shall be preserved. If pruning of branches greater than two inches in diameter is necessary on trees that are not included as encroachments in this report, the AOR shall review the situation and the County Forester will have to authorize the cut(s).

ENVIRONMENTAL FINDINGS

44. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.
45. The Commission finds that the Permittee is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDING

46. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the VCC Project is not considered a housing development and therefore is not subject to the Housing Accountability Act.
47. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the VCC Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not

be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The VCC Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in County Code Title 22 (Planning and Zoning), or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The VCC Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed VCC Project is compatible with or enhances community character and provides open space as required. The Commission finds that the VCC Project is compatible with the surrounding community.
- F. The proposed VCC Project includes a PP that will allow for a more efficient parking system through the use of shared, reciprocal, and offsite parking.
- G. The proposed construction of the VCC Project will not be accomplished without endangering the health of the remaining oak trees subject to the applicable County Code Title 22 (Planning and Zoning) regulations, if any, on the subject property.
- H. The removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board certify that the Final SEIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the VCC Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the VCC Project implementation, and finds that the unavoidable significant effects of the VCC Project after adoption of said mitigation measures are as described in those FOF; and determines that the remaining, unavoidable environmental effects of the VCC Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the FOF and SOC.
2. Recommends that the Board approve **PARKING PERMIT NO. RPPL2022007239**, and **OAK TREE PERMIT NO. 200700022**, subject to the attached conditions.

PROJECT NO. 87-150
PARKING PERMIT ("PP") NO. RPPL2022007239
OF 18
OAK TREE PERMIT ("OTP") NO. 200700022

EXHIBIT C
DRAFT FINDINGS
PAGE 18

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 00-210 (“ENTRADA SOUTH”)
VESTING TENTATIVE TRACT MAP (“VTTM”) NO. 53295

PROJECT DESCRIPTION

“Entrada South” requests VTTM No. 53295 to subdivide a 382.3-acres site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres) to include a 28.0-acre Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and 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. Entrada South is a mixed-use development proposing residential, commercial and open space uses, including 136 acres of open space of which 58 acres will remain in a natural or undisturbed state. Entrada South also proposes a potential school site and an onsite Spineflower preserve. The project site has sloping topography requiring a combined grading of 6.5 million cubic yards of cut and fill to be balanced onsite. A portion of the project’s grading will occur offsite within the Mission Village project between its westerly boundary and Westridge Parkway. The project is proposed to be developed in five phases and is currently vacant.

The related zone change is to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence-5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-~~DP~~ (Mixed Use Development-~~Development Program~~) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-~~DP~~ (General Commercial-~~Development Program~~) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The related Conditional Use Permit (“CUP”) will authorize ~~the development program (“DP”) zoning;~~ development within an urban hillside management area (“HMA”); a hotel use in the C-3 zone; onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading; and walls and fences exceeding six feet in height. The grading amounts (combined cut and fill) are 13.0 million cubic yards to be balanced onsite. The related parking permit will allow shared, reciprocal and offsite parking across the entire project (i.e., residential and non-residential areas). The related oak tree permit consists of 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. Lastly, the related administrative housing permit proposes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to the related development agreement, the affordable units will be rented to persons or families with low or moderate incomes~~affordability level will not exceed an average of 65 percent County Average Median Income (“AMI”), with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI).~~ The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. This grant, the VTTM, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Subdivider.** Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. **Indemnification.** The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Expiration.** VTTM No. 53295 shall expire according to the terms set forth in Development Agreement ("DA") No. RPPL202500003357. In the event that the above-referenced DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.
8. **Exhibit Map.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, an amended Exhibit Map shall be submitted to LA County Planning by **January 17, 2026**, 60 days after the Board adoption and effective date.
9. **Revisions to Exhibit Map.** In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
10. **Conditions Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
11. **Inspection.** If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

12. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.
13. **Environmental Document Filing Fees.** Within five (5) working days from the day after the appeal period ends on **November 18, 2025**, (by **November 25, 2025**), the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$4,198.50** (\$4,123.50 for an Environmental Impact Report ("EIR") plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
14. **Mitigation Monitoring and Reporting Program ("MMRP").** The Subdivider shall comply with all mitigation measures identified in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.
15. **Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the County Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.
16. **MMRP Deposit.** The Subdivider shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
17. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise

authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

18. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
19. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
20. **Compliance to County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.
21. **Maintenance.** The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

22. **Grant.** This grant shall authorize the creation of 200 lots, to include 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial, including hotel, office and retail space; 51 open space lots; 20 private recreation lots; one public park lot (5.4 acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots on 382.3 gross acres, as depicted on the VTTM and Exhibit Map dated January 15, 2025.
23. **Code Compliance.** The Subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code, and the Subdivision Map Act.
24. **Lot Line Adjustments.** Permission is granted to adjust lot lines to the satisfaction of LA County Planning and Public Works.
25. **Subdivision Committee Conditions.** Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTTM dated January 15, 2025), consisting of letters and reports

from Public Works, Fire, and County Departments of Parks and Recreation ("Parks and Recreation"), and Public Health.

26. **Grading.** The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
27. **Bulk Grading in Phases.** Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.
28. **Lot on Cul-de-sac.** The Subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.
29. **Street Frontage.** The Subdivider shall provide at least 60 feet of street frontage for each lot, except those lots granted a street frontage waiver.
30. **Street Frontage Waiver.** Permission is granted to waiver from public street frontage requirements for lots fronting private drives and fire lanes for the following lots: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.

PRIOR TO RECORDATION OF A FINAL MAP

31. **Water Supply.** A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of LA County Planning and Public Works prior to filing any map for recordation.
32. **Final Map Phasing.** Permission is granted to record multiple final maps, provided that a phasing exhibit (or updated phasing exhibit) is submitted to LA County Planning for review and approval, prior to final map recordation. The phasing exhibit shall depict the timing of offsite improvements and open space dedication, number of phases, all lots to be phased, dwelling units per phase, gross and net lot area(s), and required homeowner's association ("HOA") and natural open space calculations.

Easements

33. **Easements Depicted on Final Map.** All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Tentative/Exhibit Map for ingress/egress, reciprocal access, trails, and utilities, etc. to the satisfaction of LA County Planning, Parks and Recreation, and Public Works.
34. **Easements.** The Subdivider shall submit a draft copy of the reciprocal ingress and egress easements for the private driveways to the Director for review and approval.

35. **Draft Covenant Regarding Proposed Easements.** Prior to final map recordation, the Subdivider shall submit a draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved Tentative/Exhibit Maps. The approved covenant shall be recorded immediately after the recordation of the final map.

Condominiums

36. The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 1,574 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
37. Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

38. The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
39. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), trash collection points and containers, irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
40. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the guest parking, and private driveways and fire lanes for access into and out of the subdivision.

Driveway Conditions

41. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.
42. The Subdivider shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated January 15, 2025, or an Amended Exhibit Map approved by the Director.

43. The external access points and internal private driveways/fire lanes of the development shall not be gated. Except for fire emergency access gates required by Fire and utilities and/or infrastructure that require private access gating, gated vehicular access shall be listed as a prohibition within the CC&Rs.
44. Prior to recordation of the final map, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval.

Tree Planting

45. **On-site Tree Planting.** Prior to final map recordation, the Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director. The number and placement of ornamental trees may be reviewed and modified by the Fire Forestry Division with respect to fuel modification and other requirements. Additionally, also prior to final map recordation, the Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

Open Space

46. Permission is granted to create additional open space lots to the satisfaction of LA County Planning.
47. The Subdivider shall provide for the ownership and maintenance of the open space and/or lots for parks to the satisfaction of LA County Planning. The ownership and maintenance of the lot(s) shall be provided by a homeowners' association or dedicated to a public agency or land conservancy.

OTHER CONDITIONS

48. The Subdivider shall be authorized to use modified street sections within the subdivision as shown on the Vesting Map to the satisfaction of the LA County Planning and Public Works.
49. Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.
50. Permission is granted to record a Large Lot Parcel Map with parcels of 20 acres or more without the provision of public improvements prior to recordation. Additionally, permission is granted to record a Large Lot Parcel Map of 5 acres or more with improvements. Either Large Lot Parcel Map shall serve as the first unit final map and recordation shall be considered the filing of the first unit map for the purpose of time extensions pursuant to the Subdivision Map Act and shall not require the obligation of

developer fees, dedications, exactions, or infrastructure except as may be required by Chapter 21.32 of the Subdivision Map Act.

51. The project is proposed to be developed in phases. Permission is granted to change the order of unit map phasing if the necessary infrastructure has been provided to construct each phase to the satisfaction of Public Works and LA County Planning.
52. Permission is granted to allow future design flexibility, to the satisfaction of LA County Planning, including changing office to commercial or commercial to office, and apartments to condominiums or condominiums to apartments, changing attached units to detached units, changing the building type and location, changing the location, alignments, widths, and entries of driveways, changing the private drive alignments and locations, changing the lot configurations, and changing the residential unit location and commercial building type and location. Any increase in the number of residential units or square footage of non-residential area on a lot is contingent upon the decrease on another lot. An increase in the number of multi-family units and non-residential square footage among lots may be allowed if the increase does not exceed the maximum buildout number of residential units or non-residential square footage established in the approved entitlements. The total residential unit count or non-residential square footage shown on the VTTM and the accompanying Exhibit Map shall not be exceeded. To allow this future flexibility, LA County Planning shall make a determination whether to require an amended exhibit map, minor map amendment, or other applicable process required to implement this condition of approval.
53. Permission is granted to combine lots to the satisfaction of LA County Planning.
54. Permission is granted to record additional non-developable (building) lots for private drives and fire lanes and for utilities to the satisfaction of LA County Planning.
55. Grade elevations on the Vesting Tentative Tract Map are approximate. Elevations may change by up to 10 feet. More than 10 feet may be permissible subject to the approval of the LA County Planning and Public Works.
56. It is acknowledged that the alignment and geometrics of streets and trails are approximate. Permission is granted for adjustments to streets to be made provided that Public Works and LA County Planning determine the adjustments are consistent with the intent of the subdivision approval. Adjustments to private trails can be made with approval by LA County Planning. Adjustments to public trails can be made with the approval of Parks and Recreation.
57. The locations of appurtenant structures and utilities may be relocated if determined to be consistent with the approved VTTM to the satisfaction of Public Works and LA County Planning and applicable process required such as a revised exhibit 'A', amended map, amended exhibit map, or minor map amendment.
58. Proposed non-residential floor area is interchangeable as long as the required parking is provided to the satisfaction of Public Works and LA County Planning and applicable

process required such as a revised exhibit 'A', amended map, amended exhibit map, or minor map amendment.

59. Permission is requested to re-subdivide previously subdivided lots, including the recordation of unit maps over previously-recorded final maps or lots of final maps. Each unit map shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the approved project entitlements.

60. A potential school site has been included on the Project Exhibit Map. Should the school district no longer need the land, school site improvements, or school facilities, the school site can be used for other entitled development subject to overall residential unit or commercial square footage maximums permitted for the site, subject to the approval of LA County Planning and Public Works. Conversely, should a school site be required in a location not previously shown on the VTTM or Exhibit A, residential units, commercial square footage, or recreation/open space areas can be relocated onsite to achieve the full entitlement outlined in project approvals.

Attachments:

Exhibit D-1 Subdivision Committee Reports (pages 1- 102)

Exhibit D-2 MMRP (pages 1- 332)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 87-150 ("VCC PROJECT")

VESTING TENTATIVE PARCEL MAP ("VTPM") NO. 18108

PROJECT DESCRIPTION

The "Valencia Commerce Center" ("VCC") is a request to subdivide approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots with 3.4 million square feet of building square footage and 43 open space lots in an undeveloped portion of the partially completed VCC site and industrial/business park center located 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. The VCC Project site (VTPM 18108) is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan ("Specific Plan") to the south, and Chiquita Canyon Landfill to the west. The Project has three Planning Areas and is proposed to be developed in four phases.

The related Parking Permit will seek to allow shared, reciprocal, and offsite parking. The related request for a Development Agreement ("Entrada South/VCC DA") in accordance with Government Code Section 65864 et seq. to memorialize the VCC Project's terms, conditions, and obligations and provide vesting development rights for all of the VCC Project components. The Entrada South/VCC DA would not increase the level of development or the disturbance footprint of the VCC Project. The Entrada South/VCC DA may establish commitments by the Subdivider to provide additional environmental and project benefits. The related Oak Tree Permit is for the removal of 26 non-heritage oak trees and no encroachments. Grading quantities authorized under the original VCC approval (CUP No. 87-360) include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, all to be balanced onsite. Lastly, offsite improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the VTPM No. 18108 boundaries but still located within the boundary of VCC and CUP No. 87-360. The lift station is already built and was approved under CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP. This grant, the VTPM, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Subdivider.** Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this

Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. **Indemnification.** The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Expiration.** VTPM No. 18108 shall expire according to the terms set forth in Development Agreement ("DA") No. RPPL202500003357. In the event that the above-referenced DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Exhibit Map.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, an amended Exhibit Map shall be submitted to LA County Planning by **January 17, 2026**, 60 days after the Board adoption and effective date.
9. **Revisions to Exhibit Map.** In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
10. **Conditions Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
11. **Inspection.** If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

~~12. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.~~

13.12. **Environmental Document Filing Fees.** Within five (5) working days from the day after the appeal period ends on **November 18, 2025** (by **November 25, 2025**), the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this

project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$4,198.50** (\$4,123.50 for an Environmental Impact Report ("EIR") plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

14.13. Mitigation Monitoring and Reporting Program ("MMRP"). The Subdivider shall comply with all mitigation measures identified in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.

15.14. Covenant and Agreement. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.

16.15. MMRP Deposit. The Subdivider shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

17.16. Revocation. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

18.17. County Fire Code. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

19.18. County Public Works Requirements. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

~~20-19.~~ **Compliance to County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

~~21-20.~~ **Maintenance.** The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

~~22-21.~~ **Grant.** This grant shall authorize the creation of 104 lots, to include 61 commercial lots and 43 open space lots to be developed with 3.4 million square feet of building square footage on 328.5 gross acres, as depicted on the VTPM and Exhibit Map dated January 15, 2025.

~~23-22.~~ **Grant.** This grant shall authorize seven million cubic yards of combined cut and fill material (3.5 million cut, 3.5 million fill), to be balanced onsite.

~~24-23.~~ **Grant.** This grant shall authorize offsite improvements to include providing a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway.

~~25-24.~~ **Code Compliance.** The Subdivider shall conform to the requirements of Title 21 (Subdivisions) of the County Code, and the Subdivision Map Act.

~~26-25.~~ **Subdivision Committee Conditions.** Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTPM dated January 15, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation ("Parks and Recreation"), and Public Health.

~~27-26.~~ **Grading.** The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

~~28-27.~~ **Lots on Cul-de-sac.** The Subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.

~~29-28.~~ **Street Frontage.** The Subdivider shall provide at least 60 feet of street frontage for each lot, except those lots granted a street frontage waiver.

~~30-29.~~ **Street Frontage Waiver.** Permission is granted to waiver from public street frontage requirements for lots fronting private drives and fire lanes for the following lots: 3, 5, 7, 8, 9, 10, 30, 31, 34, 50, 51, 52, 53, 54, 55, 59, 78, 80, 82, 83, 86-89, 93, 95, 96, 97.

PRIOR TO RECORDATION OF A FINAL MAP

~~31-30.~~ **Final Map Phasing.** Permission is granted to record multiple final maps, provided that a phasing exhibit (or updated phasing exhibit) is submitted to LA County Planning for review and approval, prior to final map recordation. The phasing exhibit shall depict the timing of offsite improvements and open space dedication, number of phases, all lots to be phased, gross and net lot area(s), and natural open space calculations.

Easements

~~32-31.~~ **Easements Depicted on Final Map.** All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Tentative/Exhibit Map for ingress/egress, reciprocal access, trails, and utilities, etc. to the satisfaction of LA County Planning, Parks and Recreation, and Public Works.

~~33-32.~~ **Easements.** The Subdivider shall submit a draft copy of the reciprocal ingress and egress easement for the private driveway to the Director for review and approval.

~~34-33.~~ **Draft Covenant Regarding Proposed Easements.** Prior to final map recordation, the Subdivider shall submit draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved Tentative/Exhibit Maps. The approved covenant shall be recorded immediately after the recordation of the final map.

Covenants, Conditions, and Restrictions (CC&Rs)

~~35-34.~~ The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

~~36-35.~~ The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all onsite tree plantings), irrigation systems, and walls and fences, to the satisfaction of the Director.

~~37-36.~~ The Subdivider shall reserve in the CC&Rs the right for all employees and visitors within the Project to use the parking, private driveways, and fire lanes for access into and out of the subdivision.

Driveway Conditions

~~38.37.~~ The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.

~~39.38.~~ The Subdivider shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated January 15, 2025, or an Amended Exhibit Map approved by the Director.

~~40.39.~~ The external access points and internal private driveways/fire lanes of the development shall not be gated. Except for fire emergency access gates required by Fire and utilities and/or infrastructure that require private access gating, gated vehicular access shall be listed as a prohibition within the CC&Rs.

~~41.40.~~ Prior to recordation of the final map, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval.

Open Space

~~42.41.~~ **Additional Open Space Lots.** Permission is granted to create additional open space lots to the satisfaction of LA County Planning.

~~43.42.~~ **Maintenance of Open Space Lots.** The Subdivider shall provide for the ownership and maintenance of the open space to the satisfaction of LA County Planning. The ownership and maintenance of the lot(s) shall be provided by a homeowners' association or dedicated to a public agency or land conservancy.

OTHER CONDITIONS

~~44.43.~~ **Lot Line Adjustments.** The subdivider shall be authorized to adjust lot lines between lots within the subdivision to the satisfaction of the LA County Planning and Public Works.

~~45.44.~~ **Modified Street Sections.** The subdivider shall be authorized to use modified street sections within the subdivision as shown on the VTPM to the satisfaction of the LA County Planning and Public Works.

~~46.45.~~ **Bulk Grading in Phase(s).** Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.

~~47.46.~~ **Large Lot Parcel Map.** Permission is granted to record a Large Lot Parcel Map with parcels of 20 acres or more without the provision of public improvements. Additionally, permission is granted to record a Large Lot Parcel Map of 5 acres or more with

improvements. Either Large Lot Parcel Map shall serve as the first unit final map and recordation shall be considered the filing of the first unit map for the purpose of time extensions pursuant to the Subdivision Map Act and shall not require the obligation of developer fees, dedications, exactions, or infrastructure except as may be required by Chapter 21.32 of the California Subdivision Map Act.

48.47. Phasing. The project is proposed to be developed in phases. Permission is granted to change the order of unit map phasing as long as the necessary infrastructure has been provided to construct each phase to the satisfaction of Public Works and LA County Planning.

49.48. Design Flexibility. Permission is granted to allow future design flexibility to the satisfaction of LA County Planning, including changing the building type and location, changing the location, alignments, widths, and entries of driveways, changing the private drive alignments and locations, changing the lot configurations, and changing the building type and location. Any increase in development square footage on a lot is contingent upon the decrease on another lot. An increase of non-residential square footage within lots may be allowed if the increase does not exceed the maximum buildout square footage established in the approved entitlements. The total building square footage shown on the VTPM and the accompanying Exhibit Map shall not be exceeded. To allow this future flexibility, LA County Planning shall make a determination whether to require an amended exhibit map, minor map amendment, or other applicable process required to implement this condition of approval.

50.49. Additional Open Space Lots. Permission is granted to record additional open space lots to the satisfaction of LA County Planning.

51.50. Combine Lots. Permission is granted to combine lots to the satisfaction of LA County Planning.

52.51. Non-developable Lots. Permission is granted to record additional non-developable lots for private drives and fire lanes and for utilities to the satisfaction of LA County Planning.

53.52. Grade Elevations. Grade elevations on the VTPM are approximate. Elevations may change by up to 10 feet. More than 10 feet may be permissible subject to the approval of LA County Planning and Public Works.

54.53. Street and Trail Alignment. It is acknowledged that the alignment and geometrics of streets and trails are approximate. Permission is granted for adjustments to streets to be made provided that Public Works and LA County Planning determine the adjustments are consistent with the intent of the subdivision approval. Adjustments to private trails can be made with approval by LA County Planning. Adjustments to public trails can be made with the approval of Parks and Recreation.

55.54. Location of Appurtenant Structures and Utilities. The locations of appurtenant structures and utilities may be relocated if determined to be consistent with the approved VTPM to the satisfaction of Public Works and LA County Planning. LA

County Planning shall make a determination whether to require an amended exhibit map, minor map amendment, or other applicable process required to implement this condition of approval.

~~56.55.~~ **Non-residential Floor Area.** Proposed non-residential floor area (i.e., retail, office, and/or industrial) is interchangeable among the buildings within the VCC development as long as the required parking is provided to the satisfaction of Public Works and LA County Planning.

~~57.56.~~ **Re-subdividing.** Permission is requested to re-subdivide previously subdivided lots, including the recordation of unit maps over previously-recorded final maps or lots of final maps. Each unit map shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the approved project entitlements.

Attachments:

Exhibit D-1 Subdivision Committee Reports (pages 1- 176)

Exhibit D-2 MMRP (pages 1- [332])

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 00-210 (“ENTRADA SOUTH”)

CONDITIONAL USE PERMIT (“CUP”) NO. 00-210
ADMINISTRATIVE HOUSING PERMIT (“AHP”) NO. RPPL2024000343
PARKING PERMIT (“PP”) NO. 200700013
OAK TREE PERMIT (“OTP”) NO. 200700018

PROJECT DESCRIPTION

“Entrada South” Proposes a zone change to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence) Zone to the MXD-~~DP~~ (Mixed-Use Development-~~Development Program~~) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-~~DP~~ (General Commercial-~~Development Program~~) Zone. The C-R Zone will remain unchanged. The CUP will authorize ~~the development program (DP) zoning~~; development within an urban hillside management area; onsite grading in excess of 100,000 cubic yards with a haul route for offsite grading; and for walls and fences exceeding six feet in height. The grading amounts (combined cut and fill) are 13.0 million cubic yards to be balanced onsite. The proposed parking permit will allow shared, reciprocal and offsite parking across the entire project (i.e., residential and non-residential areas). The oak tree permit consists of the removal of 34 oak trees (none of heritage status) and encroachment into the protected zone of one oak tree (of heritage status), for a total of 35 oak tree-related impacts. Lastly, the AHP includes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to Development Agreement (“DA”) No. RPPL2025003357 (“Entrada South/VCC DA”), the ~~affordable units will be rented to persons or families with low or moderate incomes affordability level will not exceed an average of 65 percent County AMI, with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI)~~. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. These grants, CUP No. 00-210, AHP No. RPPL2024000343, PP No. 200700013, and OTP No. 200700018. Related to the above entitlements, Entrada South proposes a mixed-use development proposing residential, commercial and open space uses on 382.3 gross acres, including 136 gross acres of open space of which 58 gross acres will remain in a natural or undisturbed state. Entrada South also proposes a potential school site and an onsite Spineflower preserve. The project site has sloping topography requiring a combined grading of 6.5 million cubic yards of cut and fill to be balanced onsite. A portion of the project’s grading will occur offsite within the Mission Village project between its westerly boundary and Westridge Parkway. The project is proposed to be developed in five phases and is currently vacant. The Subdivision component will create 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial, including: hotel, office and retail space; 51 open space lots (totaling 140.4 gross acres) which includes 115.1 acres of open space including the 28.0-acre Spineflower Preserve, 20 private recreation lots (19.9 acres), and one public park lot (5.4 acres in size); and 11 public facility lots (drainage, debris and water quality basins), and 6 private drive lots for a total of 200 lots subject to the following conditions and requirements of approval:

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CONDITIONAL USE PERMIT ("CUP") NO. 00-210
ADMINISTRATIVE HOUSING PERMIT ("AHP") NO.
RPPL2024000343
PARKING PERMIT ("PP") NO. 200700013
OAK TREE PERMIT (OTP) NO. 200700018

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GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code sections 65009, or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial minimum deposit with LA County Planning of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation. At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

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5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **Grant Termination.** These grants shall terminate when the associated Vesting Tentative Tract Map ("VTTM") No. 53295 expires. VTTM No. 53295 shall expire according to the terms set forth in the Entrada South/VCC DA. In the event that the Entrada South/VCC DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.
8. **Condition Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.
9. **Inspections.** Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum of **\$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for five (5) inspections.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems

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(UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning’s UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

10. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 (Library Facilities Mitigation Fee) of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.
11. **Environmental Document Filing Fees.** Within five (5) working days from the LA County Board of Supervisors hearing on **November 18, 2025**, by **November 25, 2025**, the Permittee shall remit processing fees at the Recorder’s Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (“NOD”) for this project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$4,198.50** (\$4,123.50 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. **Mitigation Monitoring and Reporting Program.** The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”), which are incorporated by this reference as if set forth fully herein. (See Exhibit D-2 - MMRP).
13. **Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the County Recorder’s Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee’s compliance with the required mitigation measures.
14. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that

these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

15. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department (“Fire”).
16. **County Department of Public Works.** All development pursuant to this grant shall conform with the requirements of County Public Works (“Public Works”) to the satisfaction of said department.
17. **Exhibit “A”/Protected Tree Site Plan.** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A", and Protected Tree Site Plan (dated January 15, 2025), approved by the Director of LA County Planning (“Director”).
18. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
19. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (“CUP”)

~~20. Grant. This grant authorizes development program (DP) zoning.~~

~~21.~~ 20. **Grant.** This grant authorizes development within a Hillside Management Area (“HMA”).

~~22.~~ 21. **Grant.** This grant authorizes onsite grading exceeding 100,000 cubic yards of combined cut and fill earthwork and a haul route, for a total of 13 million cubic yards to

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be balanced onsite (no import or export of earthwork proposed). A revised Exhibit ‘A’ will be required for submittal to show the haul route, and bulk grading is authorized.

23-22. **Grant.** This grant authorizes a hotel use in the C-3 zone.

24-23. **Grant.** This grant shall authorize walls and fences exceeding six feet in height within the required yard setbacks of the development.

PERMIT SPECIFIC CONDITIONS – ADMINISTRATIVE HOUSING PERMIT

25-24. **Housing Permit.** The administrative housing permit includes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to the Entrada South/VCC DA, the ~~affordable units will be rented to persons or families with low or moderate incomes affordability level will not exceed an average of 65 percent County Average Median Income (“AMI”), with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI).~~ The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. There are no incentives or waivers requested.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

26-25. **Grant.** This grant authorizes shared, reciprocal and offsite parking across the entire Project (i.e., residential and non-residential areas).

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

27-26. **Grant.** This grant allows the removal of thirty-four (34) trees of the Oak genus (*Quercus lobata*, *Quercus agrifolia* and *Quercus berberidifolia*) identified as non-heritage Tree Number 28, 30, 31, 32, 33, 34, 37, 38, 41, 89, 102, 103, 112, 113, 115, 116, 117, 120, 125, 129, 131, 156, 157, 163, 164, 168, 170, 173, 9502, 9503, 9504, 9505, and 9508 on the Permittee’s Exhibit “A” and Oak Tree Report. This grant allows encroachment within the protected zone of *Quercus lobata* of the Oak genus identified as heritage Tree Number 12 on the Permittee’s Exhibit “A” and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

28-27. **Mitigation.** The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of sixty-eight (68). The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the life of the project shall be included in this permit and subject to these conditions of approval.

~~29.~~28. **Mitigation.** The Permittee is subject to the conditions of approval in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide).

~~30.~~29. **Mitigation.** Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.

~~31.~~30. **Mitigation.** Mitigation trees shall consist of indigenous varieties of *Quercus lobata*, *Quercus agrifolia* and *Quercus berberidifolia* grown from a local seed source.

~~32.~~31. **Mitigation.** Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

~~33.~~32. **Mitigation.** The Permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the Permittee or consulting arborist to the Director and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

~~34.~~33. **Mitigation.** All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

~~35.~~34. **Conditions.** The Permittee shall comply with all other conditions of approval for this grant as specified in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide), including consulting with an arborist, and providing proof of this and other writing reporting to LA County Planning, also including the installation of temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining protected trees on site as necessary. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the protected tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

~~36.~~35. **Copies.** Copies of the Protected Tree Report, protected tree map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review during grading and construction.

PROJECT SITE-SPECIFIC CONDITIONS

~~37.~~36. **Vehicular Parking.** The Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Project has requested shared and reciprocal parking, the Project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively). All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

~~38.~~37. **Bicycle Parking.** Bicycle parking spaces shall be maintained within the development. All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

~~39.~~38. **Internal Circulation.** As part of the final map phasing of Entrada South, the Project shall provide multiple means of access to and through the Project, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive. Additionally, an extensive community trail system shall connect to existing and planned trails in the vicinity of the Project site. Furthermore, within the Project, a proposed multiple-purpose trail system shall include community trails, bike lanes, neighborhood electric vehicle (“NEV”) paths, and recreational trails that are linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types serving as bicycle routes, the Project shall expand bicycle facilities in the area. Lastly, as part of the final map phasing for Entrada South, the proposed NEV pathways within the Project shall also serve as bike routes.

~~40.~~39. **Street Circulation.** Internal circulation and access for the Project shall be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each Planning Area of the development shall be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

~~41.~~40. **Open Space.** The Project shall provide no less than a total of 140.4 acres of open space areas within the Entrada South Planning Area, including a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South. A permanent conservation instrument has been recorded to ensure the Entrada South Spineflower Preserve will be permanently preserved and managed for the benefit of

PROJECT NO. 00-210
CONDITIONAL USE PERMIT (“CUP”) NO. 00-210
ADMINISTRATIVE HOUSING PERMIT (“AHP”) NO.
RPPL2024000343
PARKING PERMIT (“PP”) NO. 200700013
OAK TREE PERMIT (OTP) NO. 200700018

EXHIBIT D
DRAFT CONDITIONS OF
APPROVAL
PAGE 9 OF 10

the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan.

42.41. **Outdoor Lighting.** The Project shall ensure that all exterior lighting is equipped with down-shields and connected to timers with automatic “on/off” lighting systems.

PRIOR TO RECORDATION OF A FINAL MAP

43.42. **Housing Exhibit.** Prior to final map recordation, the Permittee shall submit a housing exhibit for review and approval, specifying the location of the 110 rental affordable dwelling units, to LA County Planning for review and approval.

44.43. **Grading.** The Permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director. Bulk grading is authorized with a revised Exhibit ‘A’ prior to final map approval.

45.44. **HMA Guidelines.** The Permittee shall comply with items noted on the attached HMA Sensitive Design Guidelines and categories, including Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping (refer to Exhibit D-4 attached).

PRIOR TO ISSUANCE OF A GRADING PERMIT

46.45. **Onsite Tree Plantings.** Prior to the issuance of a grading permit, the Permittee shall provide a revised Exhibit “A” site plan showing the locations of all required onsite tree plantings throughout the Entrada South development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

47.46. **Bicycle Parking Facilities.** Prior to building permit issuance, the Permittee shall provide a revised Exhibit “A” site plan showing the locations of bicycle parking facilities throughout the Entrada South development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 – 102)

Exhibit D-2 MMRP (pages 1 – 332)

Exhibit D-3 Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide

PROJECT NO. 00-210
CONDITIONAL USE PERMIT (“CUP”) NO. 00-210
ADMINISTRATIVE HOUSING PERMIT (“AHP”) NO.
RPPL2024000343
PARKING PERMIT (“PP”) NO. 200700013
OAK TREE PERMIT (OTP) NO. 200700018

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Exhibit D-4 HMA Sensitive Design Guidelines Checklist

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 87-150 (“VCC PROJECT”)

PARKING PERMIT (“PP”) NO. RPPL2022007239
OAK TREE PERMIT (“OTP”) NO. 200700022

PROJECT DESCRIPTION

The “Valencia Commerce Center” (“VCC”) project includes approximately 328.8 gross acres in an undeveloped portion of the partially completed VCC site and industrial/business park center located 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. PP No. RPPL2022007239 allows shared, reciprocal, and offsite parking. OTP No. 200700022 authorizes the removal of 26 non-heritage oak trees and no encroachments. The VCC site is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan south, and Chiquita Canyon Landfill to the west. The project has three Planning Areas and is proposed to be developed in four phases.

The related Vesting Tentative Parcel Map (“VTPM”) No. 18108 creates 104 lots including 61 commercial lot with 3.4 million square feet of building square footage, and 43 open space lots on 328.8 gross acres. The related Development Agreement (“Entrada South/VCC DA”) No. RPPL2025003357, in accordance with Government Code Section 65864 et seq. memorializes the project’s terms, conditions, and obligations and provide vesting development rights for all of the project components. The Entrada South/VCC DA would not increase the level of development or the disturbance footprint of the project. The Entrada South/VCC DA may establish commitments by the Permittee to provide additional environmental and project benefits. Grading quantities authorized under the original VCC approval (Conditional Use Permit (“CUP”) No. 87-360) include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, all to be balanced onsite. Lastly, offsite improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond related VTPM No. 18108 boundaries but still located within the boundary of VCC and CUP No. 87-360. The lift station is already built and was approved under CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP. These grants, namely PP No. RPPL2022007239 and OTP No. 200700022, are subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to

accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 11 and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code sections 65009, or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial minimum deposit with LA County Planning of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation. At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **Grant Termination.** These grants shall terminate when the associated Vesting Tentative Parcel Map ("VTPM") No. 18108 expires. VTPM No. 18108 shall expire according to the terms set forth in the Entrada South/VCC DA. In the event that the

Entrada South/VCC DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Condition Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.
9. **Inspections.** Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum of **\$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for five (5) inspections.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

~~10. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 (Library Facilities Mitigation Fee) of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.~~

11.10. **Environmental Document Filing Fees.** Within five (5) working days from the day after the appeal period ends on **November 18, 2025**, by **November 25, 2025**, the Permittee shall remit processing fees at the County Recorder's Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of

the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$4,198.50** (\$4,123.50 for an Environmental Impact Report ("EIR") plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12.11. Mitigation Monitoring and Reporting Program ("MMRP"). The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein. (See Exhibit D-2 - MMRP).

13.12. Covenant and Agreement. Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

14.13. MMRP Deposit. The Permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

15.14. Revocation. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

16.15. County Fire Code. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

17.16. County Department of Public Works. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

18.17. Exhibit "A"/Protected Tree Site Plan. All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this

grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A", and Protected Tree Site Plan (dated January 15, 2025), approved by the Director of LA County Planning ("Director").

19.18. Maintenance. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

20.19. Graffiti. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

21.20. Grant. This grant authorizes shared, reciprocal and offsite parking across the entire VCC Project.

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

22.21. Grant. This grant allows the removal of twenty-six (26) trees of the Oak genus (*Quercus lobata*) identified as Tree Number 6, 8, 9, 10, 11, 12, 13, 15, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 36 on the Permittee's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

23.22. Mitigation. The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree removed for a total of fifty-two (52) trees. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.

24.23. Mitigation. The Permittee is subject to the conditions of approval in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide).

25.24. Mitigation. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

~~26-25.~~ **Mitigation.** Mitigation trees shall consist of indigenous varieties of *Quercus lobata*, grown from a local seed source.

~~27-26.~~ **Mitigation.** Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

~~28-27.~~ **Mitigation.** The Permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the Permittee or consulting arborist to the Director and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

~~29-28.~~ **Mitigation.** All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

~~30-29.~~ **Conditions.** The Permittee shall comply with all other conditions of approval for this grant as specified in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide), including consulting with an arborist, and providing proof of this and other writing reporting to LA County Planning, also including the installation of temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining protected trees on site as necessary. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the protected tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

~~31-30.~~ **Copies.** Copies of the Protected Tree Report, protected tree map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review during grading and construction.

PROJECT SITE-SPECIFIC CONDITIONS

~~32-31.~~ **Vehicular Parking.** Based on the VCC Exhibit 'A', the VCC Project shall include an overall total of 8,293 onsite parking spaces. If uses change in the future, a revised Exhibit 'A' shall be required to confirm compliance. As noted above, the Permittee has requested a Parking Permit to allow for shared, reciprocal, and offsite parking within the VCC.

~~33.~~32. **Bicycle Parking.** Bicycle parking spaces shall be maintained within the development. All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

~~34.~~33. **Internal Circulation.** Internal circulation from Hancock Parkway and Franklin Parkway shall be extended from Commerce Center Drive east into the VCC Planning Area, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension shall connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC Planning Area. Emergency access shall be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast. Parking shall be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas.

~~35.~~34. **Multi-Use Trails.** A series of multi-use trails and paved pedestrian trails shall be developed along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC Planning Area, connecting to the Live Oak residential neighborhood to the north and eventually connecting to a regional river trail planned as part of the nearby Landmark Village project. Hasley Canyon Trail is a 1.67-mile multi-purpose trail located northwest of the VCC Planning Area, which may be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks shall be installed on the east side of Commerce Center Drive as part of the VCC Planning Area. A Class I bike route/pedestrian trail (also providing County flood control access) shall be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.

~~36.~~35. **Bicycle Routes.** During the final map phasing for the Project, bicycle route improvements shall be developed in and around the VCC and shall connect to a system of continuous bike paths within the Newhall Ranch Specific Plan and other communities to the west, future planned bike lanes along The Old Road to the east, and existing bike routes within the City of Santa Clarita to the east.

~~37.~~36. **Outdoor Lighting.** The Project shall ensure that all exterior lighting is equipped with down-shields and connected to timers with automatic "on/off" lighting systems.

PRIOR TO ISSUANCE OF A GRADING PERMIT

~~38.~~37. **Tree Planting.** Prior to the issuance of a grading permit, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of all required tree plantings throughout the VCC development and in compliance with County Code requirements (Chapter 22.126 "Tree Planting Requirements") to the satisfaction of LA County Planning.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

~~39.~~38. **Bicycle Parking Facilities.** Prior to building permit issuance, the Permittee shall provide a revised Exhibit “A” site plan showing the locations of bicycle parking facilities throughout the VCC development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 – 176)

Exhibit D-2 MMRP (pages 1 – 332)

Exhibit D-3 Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide

SUPPLEMENTAL EXHIBIT

B(1):

PUBLIC CORRESPONDENCE

(LETTERS)



August 1, 2025

David W. Louie, Chair
County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Chair Louie and Members of the Los Angeles County Regional Planning Commission,

The Building Industry Association of Southern California, Inc. (BIASC) extends our strong support for the proposed next phase of Valencia by FivePoint: Entrada South and Valencia Commerce Center.

BIASC is the voice of the region's building industry, with six chapters offering localized services to building professionals from Ventura to the southern tip of Orange County. Throughout its 103-year history, the association has served its builder and associate members by anticipating, protecting and promoting their common interests through its many programs, services, councils and committees. Together, our members build nearly all new home communities throughout the region. More information can be found at www.biasc.org.

FivePoint has achieved something extraordinary: proving that creating high-quality new housing at scale does not have to come at the expense of the environment. The community, which is planned to provide up to 21,000 homes at full buildout, is also one of the largest in the nation to commit to net-zero greenhouse gas emissions.

Our region is facing an extreme shortfall of housing for our population. This issue was worsened by the recent tragic wildfires in Pacific Palisades and Altadena. But it is not just a crisis of supply. It is also a crisis of affordability. Many local residents dedicate too much of their income toward housing costs, leaving not enough funding for other critical areas like education, healthcare and retirement savings, and degrading overall quality of life.

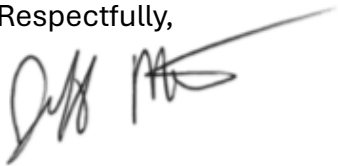
Valencia by FivePoint is an important part of the solution. The proposal before you and the entire Valencia by FivePoint plan will provide extensive benefits to the greater Los Angeles region. FivePoint is thoughtfully creating a holistic, master-planned community with plans

for schools, fire stations, and a library. Valencia by FivePoint will help generate quality local jobs and strengthen the business community across the County and the region. Now more than ever, it is important that we support housing. Valencia by FivePoint has been well planned for years and is included in the SCS/RPT, the county's own General Plan Housing Element as well as the local Area Plan. Advancing these projects forward will support the county's RHNA goals that is far behind schedule.

Valencia by FivePoint is already home to more than 3,000 residents, and is seeking approval for the next neighborhood, Entrada South, which will provide more than 1,000 additional homes. FivePoint is also seeking approval for the next phase of the Valencia Commerce Center, a vibrant commercial space that attracts job-generating companies, boosts the local economy, and helps promote a healthy jobs/housing balance.

BIASC strongly supports the proposal and approvals requested to continue the buildout of this innovative community and the benefits noted.

Respectfully,



Jeff Montejano
Chief Executive Officer
BIASC

cc: Los Angeles County Board of Supervisors

Jodie

CalArts

RAVI S. RAJAN
President

California Institute of the Arts
24700 McBean Parkway
Valencia, California 91355-2340
calarts.edu

OFFICE OF THE PRESIDENT
Phone 661 253-7820
president@calarts.edu

September 1, 2025

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Los Angeles County Regional Planning Commission,

The California Institute of the Arts (CalArts), a Disney endowed, internationally recognized arts college welcomed its first class in 1970, and has been serving the Santa Clarita Valley and beyond ever since. We offer comprehensive degree programs in visual, performing, media and literary arts from our campus in Valencia, where students have access to local experts and extensive community resources.

FivePoint and its subsidiary, the Newhall Land & Farming Company (who helped facilitate opening our campus), have been longstanding members of the community and bring expansive benefits to the region. The first phase of Valencia by FivePoint, now home to several thousand residents, has been a well-recognized success for the Santa Clarita Valley. The proposed next phase -- Entrada South and the continuation of the Valencia Commerce Center -- will build on that success.

Importantly, the new community will deliver more than 1,500 high-quality, price-attainable homes that can serve our faculty, staff, students, and alumni. Valencia Commerce Center may also one day house creative businesses that provide solid employment and internship opportunities for our student body and graduates.

At CalArts, environmental stewardship is one of our guiding principles. It is a priority we share with FivePoint. At full buildout, Valencia by FivePoint community will be one of the largest in the nation to commit to achieving net zero greenhouse gas emissions, thanks to a variety of on-site and off-site investments. In addition, FivePoint has committed to permanently protect up to 10,000 acres of the vast open space we enjoy in the Santa Clarita region, and its energetic conservation work has protected a variety of native wildlife habitats and animal species.

A rising tide lifts all ships, and the health of CalArts depends on the health of our broader region. The next phase of Valencia by FivePoint will bring meaningful benefits to this community, as well as our school and our environment. We urge you to give this project your full support.

Sincerely,



Ravi Rajan, President

cc: Los Angeles County Board of Supervisors



California Chamber of Commerce
1215 K Street, 14th Floor
Sacramento, CA 9581

August 11, 2025

County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear L.A. County Regional Planning Commission,

The California Chamber of Commerce (CalChamber) is a non-profit business association with over 14,000 members, both individual and corporate, representing 25% of the state's private sector and virtually every economic interest in the state of California. Seventy-five percent of its members have 100 or fewer employees. CalChamber has proudly supported and fostered the growth and competitiveness of California's dynamic economy for over 100 years. We respectfully submit this letter in support of L.A. County's approval of the next phase of Valencia by FivePoint in the Santa Clarita Valley -- Entrada South and the expansion of the Valencia Commerce Center.

This proposal will meaningfully advance the goal of promoting job growth and housing creation in the Santa Clarita Valley, and thus for California overall. The planned expansion of Valencia Commerce Center will add millions of square feet to one of northern L.A. County's most important employment hubs, attracting and retaining good-paying, dependable jobs across industries such as healthcare, aerospace, manufacturing, professional services, and more. This investment will also strengthen the region's tax base, support its jobs-housing balance, and create a significant number of high-wage jobs.

At the same time, Los Angeles County faces a severe housing deficit. The County has achieved only about 8% of its state-mandated RHNA target for the 2021-2029 Housing Element, with the median home price in the County exceeding \$950,000.¹ This prolonged

¹ https://www.redfin.com/county/321/CA/Los-Angeles-County/housing-market?utm_source=chatgpt.com

shortage is exacerbating the state's housing crisis and undermining business recruitment, constraining economic growth, and diminishing quality of life. The proposed Entrada South community will deliver more than 1,500 new homes at a variety of price points, including affordable housing units, located near thriving job centers. In total, Valencia by FivePoint will ultimately contribute up to 21,000 new homes to the region while embracing environmentally sustainable community development -- a model other builders across the state could look to emulate.

The Valencia by FivePoint proposal for Entrada South and Valencia Commerce Center is thoughtful, well-designed, and a powerful catalyst for California's sustainable economic future. CalChamber strongly encourages the County to support this project of statewide significance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Regele', with a stylized, cursive script.

Adam Regele

Vice President of Advocacy and Strategic Partnerships

cc: Los Angeles County Board of Supervisors



California Apartment Association
Los Angeles County

August 7th, 2025

Chair Davis W. Louie
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT for Desperately Needed Housing

Dear Chair Louie and Members of the LA County Planning Commission,

On behalf of the California Apartment Association, the nation's largest statewide trade group representing owners, investors, developers, managers, and suppliers of rental homes and apartment communities, I am writing to express strong support for the advancement of housing development at all levels of affordability and in all communities.

Our state and county continue to face a severe and long-standing housing shortage. The need for housing at all levels is urgent, and the consequences of inaction are felt across every sector of society. Affordability and obtainability challenges are directly tied to the chronic underproduction of housing over many years.

It is critical that we embrace smart and sustainable housing development as a vital part of the solution. Projects that add housing whether they are infill, mixed-use, new communities, or redevelopment of underutilized land play a key role in increasing supply, stabilizing costs, and providing homes for residents across income levels.

As decision-makers, you can address this crisis by supporting housing proposals that meet the needs of your region. The approval of such developments is not just a planning decision; it is a statement of commitment to creating thriving, inclusive, and equitable communities.

We respectfully urge your commission to take a proactive stance in advancing housing solutions throughout the county. Every jurisdiction has a role to play, and every home added to the supply helps bring us closer to resolving this crisis.

Thank you for your consideration and ongoing leadership in addressing the county's housing challenges.

Sincerely,

Fred Sutton
California Apartment Association



July 30, 2025

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear L.A. County Regional Planning Commission,

I am writing to express my support for Valencia by FivePoint on behalf of the California Business Roundtable. The California Business Roundtable has a mission of driving sustainable economic development in California. We are dedicated to promoting a business environment where companies can thrive, create jobs, and contribute to our overall prosperity. The Valencia by FivePoint proposal fits squarely into that mission.

The project will enable the creation of up to 3.4 million square feet of commercial space at Valencia Commerce Center for quality job-generating uses in healthcare, engineering, entertainment, and more. Additionally, Valencia Commerce Center's prime location in the Santa Clarita Valley strengthens the region's jobs to housing balance.

Entrada South will offer more than 1,500 much-needed homes at a variety of price points, in addition to retail and commercial space. This investment in a significant L.A. County population center will drive economic growth for the entire region.

Valencia is already an important part of Southern California's economic ecosystem, creating thousands of jobs and generating vital tax revenue to fund public services in the County. This proposal will increase both jobs and tax revenue at a critical moment, for both the region and the state. In addition, FivePoint's admirable commitment to environmental sustainability – including a commitment to net-zero greenhouse gas emissions – demonstrates that strong environmental practices and healthy business growth can exist side-by-side. In addition, the development will permanently preserve two-thirds of its property into permanent open space. This development demonstrates that master-planned communities can build at scale, embrace sustainable practices and build housing close to jobs at scale.

For these reasons, the California Business Roundtable strongly supports the Valencia by FivePoint community's latest phase – Entrada South and the next phase of the Valencia Commerce Center.

Sincerely,

A handwritten signature in black ink that reads "Robert C. Lapsley". The signature is written in a cursive, slightly slanted style.

cc: Los Angeles County Board of Supervisors

September 4, 2025

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Members of the LA County Regional Planning Commission,

I moved to the Santa Clarita Valley 50 years ago to take advantage of the many features that distinguish this community, including its easy access to majestic open space for biking, hiking, walking, and general enjoyment. This is a truly wonderful place to live.

As Executive Director and President of the Community Hiking Club in the Santa Clarita Valley, I have always been impressed by the commitment that Five Point has made to preserving open space in their plans for Valencia by Five Point. I have been working to conserve land throughout the Los Angeles County region since 2003, and I am happy to share my strong support for the next phase of this well-planned community, Entrada South and Valencia Commerce Center.

As part of the complete Valencia community, Five Point plans to permanently preserve 10,000 acres of land -- approximately two-thirds of its entire acreage -- including a sweeping High Country area and other open space that will be preserved and funded in perpetuity. This includes conservation areas and funding for the rare San Fernando Valley Spine flower, which Five Point was instrumental in bringing back to health. The company also plans to create more than 50 miles of hiking and biking trails that will connect to the vast, surrounding public open space areas in the San Gabriel and Santa Susana Mountains.

These measures are in addition to Five Point's investments in clean energy, zero-emissions mobility, and other sustainability features that will make the community carbon neutral, both for construction and operations.

I have gotten to know the Five Point team, including Matt Carpenter and his colleagues, and they are first-rate professionals who care deeply about this community. Their extraordinary stewardship of this land is a testament to enlightened planning and a genuine commitment to natural resource conservation, and I urge you to approve Entrada South and Valencia Commerce Center and allow them to continue this important work.

Sincerely,



Dianne Erskine-Hellrigel

Cc: Los Angeles County Board of Supervisors



September 23, 2025

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Los Angeles County Planning Commissioners:

GRID Alternatives submits this letter in strong support of FivePoint and their proposal for the Valencia by FivePoint community – Entrada South and the next phase of the Valencia Commerce Center.

GRID Alternatives is a nonprofit organization that envisions a rapid, equitable transition to a world powered by renewable energy that benefits everyone. Our mission is to build community-powered solutions to advance economic and environmental justice through renewable energy.

We have had the opportunity to partner with FivePoint to deliver clean energy retrofits for homeowners in disadvantaged areas of Los Angeles County. These retrofits have included cool roofs and solar arrays that empower homeowners to benefit from zero-emission solar energy while lowering their electric bill. These installations have delivered significant environmental and financial benefits at no cost to participating homeowners. Many of these installations have been completed by local L.A. County businesses, extending their economic benefits.

FivePoint's leadership in these efforts reflects a deep and genuine commitment to environmental responsibility and inclusive economic progress in L.A. County. Their investments are improving quality of life for families living far beyond the footprint of their community in the Santa Clarita Valley. This work sets a powerful example of corporate responsibility and long-term vision—one we hope will inspire other companies across California.

We are proud to support FivePoint's proposal and commend their thoughtful and far-sighted approach to development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashley Christy".

Ashley Christy, Executive Director

cc: Los Angeles County Board of Supervisors



July 17, 2025

Dear Regional Planning Commissioners,

Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

I am pleased to write to you as in support of Valencia by FivePoint. The Henry Mayo Newhall Hospital Foundation is a nonprofit, philanthropic organization that strives to increase community awareness and raise vital funds for hospital initiatives, such as expanding services and acquiring new technology to bolster the excellent care already available at our renowned hospital.

The most successful hospitals grow and prosper with the help of their community. Henry Mayo Newhall Hospital is no exception, as we proudly celebrate our 50th year serving the Santa Clarita Valley.

FivePoint and its predecessor, Newhall Land, have been leaders in the Santa Clarita Valley community for over a century, providing critical assistance to help our region and our hospital flourish and help keep our community healthy. This continuing commitment to Henry Mayo Newhall Hospital dates back to our hospital's formation, with Newhall Land's donation of 25 acres of land and an initial capital investment back in 1969.

Today, Valencia by FivePoint is a vital asset for the local and regional economies, providing much-needed housing and jobs for this region, and, importantly, helping enable a healthy lifestyle for the thousands of residents that call the community home. With over 50 miles of walking paths planned, as well as public parks and outdoor recreation spaces, Valencia by FivePoint encourages the community to get outside and move. In addition, the community's impressive sustainability investments contribute to cleaner air and healthier lives for us all.

Valencia by FivePoint also supports healthy eating through its on-site farmers market, and fosters connection through communal gathering spaces, inviting people to spend time together and forge healthy social bonds.

These impressive achievements make the entire region better. We support Valencia by FivePoint's continued growth and success through the proposed next phase of the community, Entrada South and Valencia Commerce Center. They are a good corporate partner and committed to quality development.

Sincerely,

A handwritten signature in dark ink, appearing to read "Marlee Lauffer". The signature is fluid and cursive, with a large initial "M".

Marlee Lauffer
Foundation President, Henry Mayo Newhall Hospital Foundation

Jerry Pelton
J&P Development, LLC
5380 Dorwin Ln.
Santa Barbara, CA 93111
805.570.2374
jrpelton@aol.com

08/09/2025

Los Angeles County Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear L.A. County Regional Planning Commissioners,

I own 7 industrial properties in Los Angeles County and am a business owner at Valencia Commerce Center (VCC) and a member of the VCC Association. I am an enthusiastic supporter of FivePoint's proposal for the next phase of the Valencia by FivePoint community.

VCC is a flourishing commercial park in the Santa Clarita Valley that powers our local economy and provides a meaningful source of high-quality jobs, tax revenue, and overall economic vibrancy. FivePoint's proposal would advance VCC to near completion by adding up to 3.4 million additional square feet of commercial and industrial space, enlarging the positive impact of this thriving economic hub.

FivePoint is also seeking approval for Entrada South, a mixed-use neighborhood that will help address our regional housing crisis by providing more than 1,000 additional housing units, alongside community-serving retail and other amenities. Importantly, Valencia by FivePoint will continue to be a leader in environmental sustainability, preserving abundant open space while achieving net zero greenhouse gas emissions.

This is a well-balanced proposal that will strengthen all of L.A. County. Please join me in supporting this investment.

Sincerely,

Jerry Pelton

cc: Los Angeles County Board of Supervisors

September 2, 2025

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Members of the LA County Regional Planning Commission,

I have lived and worked in the Santa Clarita Valley for nearly 40 years. I have seen this region blossom into a vibrant, thriving community I am proud to call my home. I am writing you today to express my support for FivePoint – a company that serves and gives back to the community at every opportunity – as they seek your approval of the next phase of Valencia by FivePoint.

I was fortunate to serve as the Executive Director of the Boys & Girls Club of Santa Clarita Valley for 29 years. During that time, I worked closely with many organizations and volunteers in our community. They included the men and women who planned the original Valencia in the 1960s, as well as those who are now planning the continuation of that vision, Valencia by FivePoint. I am pleased to note that FivePoint and its predecessor company, Newhall Land & Farming, have been longstanding partners and supporters of our Boys & Girls Club for many years.

Valencia by FivePoint will be good for our community. The first phase, Mission Village, is already home to 3,500 residents, and the next phase promises to deliver an additional 1,000+ homes, enhance environmental protections, and generate additional tax revenue that funds the region's public services – including services for youth. Long-term, Valencia by FivePoint will create up to 21,500 homes, making a real dent in our housing crisis.

Valencia by FivePoint will also include large amounts of dedicated and preserved open space, including 50 miles of public trails. These will be open not only to children and families who live in Valencia, but to those from all over the Santa Clarita Valley. The Boys & Girls Club takes pride in helping to enrich the lives of all children who come to our facilities and take advantage of our programs. Providing access to nature in this way is crucial to supporting their overall health and well-being, and fostering their own love for the great outdoors. I commend FivePoint for creating these resources that benefit the broader community.

As someone who remains active with many groups in our Valley, I encourage smart development that will increase the region's economic prosperity, provide much-needed housing, and protect our vast and beautiful open space for future generations. I strongly support the next stage of Valencia by FivePoint for the reasons listed above, and I encourage your approval as well.

Sincerely,

Jim Ventress

cc: Los Angeles County Board of Supervisors

July 29, 2025

County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) - SUPPORT

Dear Los Angeles County Regional Planning Commission,

On behalf of the Los Angeles Area Chamber of Commerce, ("The Chamber"), the largest business organization in the Los Angeles region, I am writing to express our strong support for the second phase of Valencia by FivePoint, Entrada South and Valencia Commerce Center.

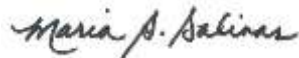
Valencia by FivePoint is a community of regionwide economic significance, creating workforce opportunities and meaningful tax revenue that benefits the L.A. region. The Chamber believes the proposed next phases will amplify these benefits for the region, most notably addressing the region and state's severe housing shortage.

The proposed Entrada South community is planned to deliver approximately 1,500 new homes at a variety of price points, located near thriving job centers. The proposed communities will allow Angelenos to live and work in the same community, eliminating the need for long commutes and thus improving quality of life. The plan's other component, Valencia Commerce Center, will enlarge a flourishing job center that currently houses job-generating businesses in a variety of sectors. This next proposed phase will bring up to 3.4 million square feet of new space, generating even more economic benefits for the L.A. region.

The Chamber supports projects that tackle the existing needs of our communities and address the housing crisis, cultivate healthier neighborhoods, and increase safety in our communities to make the region a more commuter-friendly place to live and work. The Valencia by FivePoint community is a project that achieves just that.

The entire Valencia by FivePoint community is projected to provide up to 21,000 new homes while preserving 10,000 acres of open space, providing 50 miles of trails, and achieving net zero greenhouse gas emissions. The Chamber believes FivePoint's ambitious plan to advance this cutting-edge community while fostering economic growth and promoting sustainability is commendable, and we urge the County to support this project.

Sincerely,



Maria S. Salinas
President & CEO

cc: Los Angeles County Board of Supervisors



August 8, 2025

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Los Angeles County Regional Planning Commission,

The Santa Clarita Valley Chamber of Commerce is the largest business membership organization in the Santa Clarita Valley representing more than 65,000 member employees.

Continuing the tradition of success set by its predecessor, Newhall Land and Farming Company, Valencia by FivePoint has been a wonderful addition to the region, and we are excited to support its continued growth. The community generates much-needed housing for the Santa Clarita Valley and is a powerful economic driver that delivers meaningful and lasting benefits. In addition, it is designed to be fully carbon-neutral with comprehensive sustainability investments across the County, and elsewhere in California. Valencia by FivePoint remains dedicated to open space preservation, with plans to permanently protect 10,000 acres of open space.

The proposal before you includes Entrada South, which includes more than 1,500 new homes and retail space, and the continuation of Valencia Commerce Center, with millions of square feet of commercial, warehouse and light industrial space.

This new phase represents a valuable opportunity to boost our regional economy and generate high-quality new local jobs. Critically, it will also enable us to address our housing crisis – which is more urgent than ever. The current lack of home inventory is increasing housing costs and putting home ownership out of reach for too many. At Valencia by FivePoint, homes have sold at a variety of price points, with many below the L.A. County median, enabling many families to afford a stable home in this high-opportunity community.

We are pleased to strongly support Valencia by FivePoint and the many benefits that additional new housing and quality local jobs will bring to our region.

Sincerely,

Ivan Volschenk
President & CEO, Santa Clarita Valley Chamber of Commerce

cc: Los Angeles County Board of Supervisors



September 19, 2025

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

**RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center
(Project 87-150)**

Dear Regional Planning Commissioners:

Miller Equipment Company is a licensed General Contractor and a member of Operating Engineers Local Union 12 and Laborer Union Local 300 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. The next phase of the Valencia by FivePoint community includes Entrada South and Valencia Commerce Center.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.



Miller Equipment Company, Inc.

Cont. Lic. A831682

Mission Village has already been a powerful economic driver for our company, our employees and our community. We believe Entrada South and Valencia Commerce Center will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,
Miller Equipment Company, Inc.

A handwritten signature in blue ink, reading "John A. Baron", is written over a horizontal line. Below the line, the text "John A. Baron, Vice President" is printed.

John A. Baron, Vice President

Cc: L.A. County of Board of Supervisors

(661)945-2525 • FAX (661) 945-1183
Post Office Box 2956 • Lancaster, CA 93539-2956



August 13, 2025

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Planning Commissioners,

As a longtime resident and business owner in Valencia, as well as an active community volunteer, the long-term health of the Santa Clarita Valley is incredibly important to me. That's why I'm a strong supporter of the next phase of the Valencia by FivePoint master-planned community.

The restaurant I own, Salt Creek Grille, is located at the Valencia Town Center – a remarkable economic hub and community gathering place that FivePoint and its predecessor played a key role in creating. For years, I have witnessed firsthand the thoughtful planning and development that have gone into Valencia, and I see the direct benefits of this investment each day in terms of jobs, local tax revenue, and general economic health that keeps our community vibrant. I know that moving forward with Entrada South and the next leg of the Valencia Commerce Center will keep these benefits flowing.

As you are doubtlessly aware, Los Angeles County is in the midst of a severe housing crisis that has made daily life incredibly challenging for residents and stifled our economy. Entrada South will help address this challenge by creating more than 1,000 new homes, on top of the housing already created in Mission Village. On top of that, the next chapter of the Valencia Commerce Center will create up to 3.4 million additional square feet of commercial space, creating new jobs and supporting industries we all rely on. This proposal will add to the critical tax proceeds that fund services such as schools, police and fire protection, libraries, and much more.

Of course, a community needs more than a strong economy to be successful. It also needs men and women who care about its future. I have the privilege of being actively involved in a variety of nonprofit organizations here in Valencia, including serving as the longest-tenured Board Member of the Henry Mayo Newhall Hospital Foundation and a member of the Boys & Girls Club Advisory Board. I have seen firsthand how the FivePoint team shares my commitment to this community, through its support for Henry Mayo Newhall Hospital dating back to its very creation, and its continued dedication to the Boys & Girls Club. This is a company that is truly

invested in the long-term future of our Valley. The fact it will be so environmentally responsible, including preserving 10,000 acres of open space at completion, will make an already great project even better.

Opportunities to make this kind of positive difference in a community don't come along very often. I urge you to seize this chance and say yes to Valencia by FivePoint. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Amsler', written in a cursive style.

Greg Amsler
Owner, Salt Creek Grille

cc: Los Angeles County Board of Supervisors



September 2, 2025

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Los Angeles County Regional Planning Commission,

Magic Mountain and FivePoint Valencia have had a close, cooperative relationship dating back to the founding of the theme park in 1971. FivePoint, and before it the Newhall Ranch & Farming Company, have been excellent neighbors and collaborators, and we have grown and evolved together as the Valencia region has continued to develop over the past five decades.

Following the merger between Cedar Fair Entertainment and Six Flags, the Park Manager and I had the opportunity to sit down with Don Kimball and Matt Carpenter in Valencia to learn more about Valencia by FivePoint and their plans for Entrada South and Valencia Commerce Center. We were deeply impressed by what we heard – this is a thoughtful plan that will continue to strengthen Valencia and the Santa Clarita Valley through the creation of new housing and job opportunities within a highly sustainable, forward-looking master planned community.

We strongly support Valencia by FivePoint's commitment to address the housing shortage in our region and to continue building out the Valencia Commerce Center with a new phase that is estimated to bring 10,000 high-paying jobs to the area—already one of the largest economies in L.A. County. Together, the project will support a healthy jobs/housing balance and generate significant tax revenues that will reinforce the Santa Clarita Valley's position as a favorite place to live and to visit.

From our decades of partnership, we know that FivePoint is heavily invested in the Santa Clarita Valley and committed to its long-term prosperity and environmental sustainability. I am genuinely excited by what the future holds for us both and ask for your swift approval of the Entrada South and Valencia Commerce Center projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "Raffi Kaprelyan", with a stylized flourish at the end.

Raffi Kaprelyan

Regional SVP, Six Flags Entertainment Corporation

cc: Los Angeles County Board of Supervisors



August 5, 2025

Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear Los Angeles County Planning Commission,

For over 90 years, the Southland Regional Association of REALTORS® (SRAR) has served as the “Voice for Real Estate” in the Santa Clarita and San Fernando Valleys. With over 9,000 members who are committed to expanding access to homeownership across the region.

Southern California continues to face a severe housing shortage — a crisis only intensified by recent wildfires that have displaced thousands of L.A. County residents. As housing demand far outpaces supply, both rents and home prices have reached unsustainable levels.

Now more than ever, we need to add new homes — especially including affordable options — to stabilize the market and meet the needs of our growing population. Valencia by FivePoint is a key part of that solution. The proposed Entrada South project includes more than 1,500 homes, including affordable units— a much-needed step forward for the county.

This community offers a diverse mix of housing types, including condominiums, townhomes, and single-family detached condos, helping to serve families at a wide range of income levels and housing needs.

Entrada South, and the broader Valencia vision, represents meaningful progress toward addressing the region’s housing crisis. We urge you to support this next phase of development and help deliver much-needed homes to L.A. County residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Bedgood'.

Anthony Bedgood
2025 President
Southland Regional Association of REALTORS®

A handwritten signature in black ink, appearing to read 'Valerie Biletsky'.

Valerie Biletsky
CEO
Southland Regional Association of REALTORS®

cc: Supervisor Kathryn Barger, 5th District
Supervisor Lindsey Horvath, 3rd District

RECEIVED

ARONOFF BROTHERS, L.P.

2025 AUG 14 PM 1:56 Turnberry Drive · Tarzana, California 91356-5634

Telephone (818) 343-1064 · turnberry@turnberryinc.com

DEPT OF REGIONAL PLANNING

August 10, 2025

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Dear L.A. County Regional Planning Commissioners,

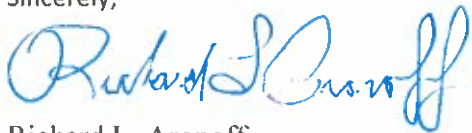
Aronoff Brothers L.P. owns multiple properties in the Valencia Commerce Center (VCC), as well as the Valencia Center II Condominiums, and the RiverCourt Association, Inc. I am a member of the VCC Association, the RiverCourt Association. I also serve on the board of each of these associations. I am an enthusiastic supporter of FivePoint's proposal for the next phase of the Valencia by FivePoint community.

VCC is a flourishing commercial park in the Santa Clarita Valley that powers our local economy and provides a meaningful source of high-quality jobs, tax revenue, and overall economic vibrancy. FivePoint's proposal would advance VCC to near completion by adding up to 3.4 million additional square feet of commercial and industrial space, enlarging the positive impact of this thriving economic hub.

FivePoint is also seeking approval for Entrada South, a mixed-use neighborhood that will help address our regional housing crisis by providing more than 1,000 additional housing units, alongside community-serving retail and other amenities. Importantly, Valencia by FivePoint will continue to be a leader in environmental sustainability, preserving abundant open space while achieving net-zero greenhouse gas emissions.

This is a well-balanced proposal that will strengthen all of L.A. County. Please join me in supporting this investment.

Sincerely,



Richard L. Aronoff
Managing Partner

cc: Los Angeles County Board of Supervisors



August 7, 2025

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) – SUPPORT

Dear Members of the Regional Planning Commission,

The Valley Industry and Commerce Association (VICA) supports the Entrada South and Valencia Commerce Center projects proposed by FivePoint. These developments are critical to addressing Los Angeles County's housing and economic development needs.

Entrada South will deliver 1,000 additional homes—including affordable and rental units—contributing to the broader Valencia community's long-term goal of 21,000 homes. With fewer than 7,500 housing units permitted in the County since 2021, far short of the 88,000-unit RHNA target by 2029, projects like Entrada are essential to ensuring the region can grow sustainably and affordably.

The expansion of the Valencia Commerce Center adds 3.4 million square feet of commercial space that will attract employers, create jobs, and strengthen the local tax base. At a time when the region needs to drive economic growth and opportunity, this kind of commercial development is a smart and strategic investment.

These projects also exemplify sustainable planning, with net-zero energy and zero-net greenhouse gas goals that align with state and regional environmental priorities. FivePoint has continued the legacy of responsible development established by the Newhall Land & Farming Company, and this next phase builds on that commitment.

For these reasons, VICA urges your support of Entrada South and the Valencia Commerce Center.

Sincerely,

Stuart Waldman
VICA President

SUPPLEMENTAL EXHIBIT

B(2):

PUBLIC CORRESPONDENCE

(E-MAILS)

Jodie Sackett

From: CHRISTOPHER Luyet <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 4:45 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

As a Valencia by FivePoint resident, I hope you will approve the entitlements to keep the community growing. One important factor that really attracted me to the community is FivePoint's commitment to green initiatives. We love the EV subsidies and pre-paid transit passes and feel that, by living in Valencia, we are doing our part to support a sustainable future. This is true not just for our generation but for future generations as well as this community continues to grow and thrive.

I hope you'll support the Valencia by FivePoint project!

Regards,

CHRISTOPHER Luyet
chris@duracore.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Alan Marmion <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 4:23 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Regional Planning Commission,

The housing shortage in Southern California has reached a breaking point, and FivePoint's plans for Entrada South are an important step in the right direction. With over 1,000 new homes, this project will provide options for families, young professionals, and others who are struggling to find an affordable place to live.

But housing is only part of the equation.

The next phase of the Valencia Commerce Center adds a critical component – job-supporting commercial spaces that allow residents to live and work in the same community. Together, these entitlements represent a thoughtful approach to growth, creating a balanced environment that supports residents at work and at home.

Approving these entitlements isn't just about building homes – it's about giving people the chance to put down roots and create a community in Valencia by FivePoint. Please support this project!

Best,

Alan Marmion
alan4paint@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Angelica Huato-Nelson <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 4:21 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commissioners,

I'm writing to express my support for Valencia by FivePoint's plans to add critical housing, job space, and build on its commitments to sustainability and preserving open space.

I am passionate about protecting our High Country, and I am thrilled that FivePoint is dedicating about two-thirds of Valencia by FivePoint land as protected, undeveloped space. Plus, the company has plans for 50 miles of trails and has already completed significant restoration efforts along the Santa Clara River. It's reassuring to see this kind of priority placed on conservation.

I encourage you to support the entitlement request, the plans will bring immeasurable benefit to the region.

Sincerely,

Angelica Huato-Nelson
huatonelson@mac.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Alan Comins <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 3:53 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission --

I am pleased to support FivePoint's plans for Valencia, including Entrada South and the Valencia Commerce Center, which will move their plans for a balanced, walkable community forward. If approved, the plans will integrate housing and jobs within the community while expanding on existing trail networks.

Additionally, FivePoint's ValenciaGO program offers subsidies for electric vehicles, bikes, and public transit, making sustainable transportation options affordable for residents.

In fact, the majority of the Valencia Commerce Center is planned to be within half a mile of public transportation.

I encourage you to approve these plans, as they address our region's mobility needs while promoting eco-friendly choices.

Regards,

Alan Comins
alan@greenpolishingsolutions.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Cody Pruitt <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 3:44 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commission,

Southern California's housing crisis puts a strain on the entire region and the economy. When housing is scarce and unaffordable, families face impossible choices, commuting times increase, and businesses struggle to attract and retain employees. It's an issue that touches everyone in the state.

FivePoint's full vision for Valencia, including the plans before you for Entrada South, offer a meaningful solution. In this phase alone, FivePoint will build an additional 1,000 homes, many affordable, in the SCV region.

Supporting these plans is a chance to address the housing crisis head-on while creating a better future and quality of life for families. I hope you'll join me in supporting this critical step forward.

Yours truly,

Cody Pruitt
codyp@sierracei.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Ulises Salazar <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 3:32 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To the Los Angeles County Regional Planning Commission:

I am writing to you, as a resident of the Valencia by FivePoint community, to express my support for the proposed projects before you. Valencia is a hidden gem in the LA area! The houses are beautiful, there are many trails nearby for walking and biking, and FivePoint plans a wide range of family-friendly activities for the community. Our neighbors are warm and friendly, and we love how many diverse backgrounds are represented here. Every time I go to the park or pool, I feel like it's an opportunity to make a new friend.

I ask that you please support the plans for Entrada South and Valencia Commerce Center. Thank you for your time and attention.

Yours truly,

Ulises Salazar
les@salazarconstruction.net

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Jeff Graef <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 3:28 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commissioners,

FivePoint has proven time and time again its commitment to preserving the environment, in the Santa Clarita Valley and across the state. Their work along the Santa Clara River, where they have restored wetlands and created habitats for native wildlife, is a shining example of thoughtful conservation.

On top of that, FivePoint plans include \$15 million in funding over time for permanent habitat conservation and stewardship, ensuring these efforts will benefit the entire region for generations to come.

FivePoint is seeking approval for Entrada South and Valencia Commerce Center. FivePoint has shown its dedication to conservation and has a deep history of land stewardship in the region. Approving these entitlements means FivePoint can continue to create homes, build a community, and protect our natural resources.

I support the plans for Valencia by FivePoint, and I hope you will, too.

Best,

Jeff Graef
jefgra@kompan.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 3:27 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: SCV Education Foundation.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Joe Satorhelyi, Executive Director of the SCV Education Foundation.

Thank you for your attention to this matter.

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 3:24 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: GLAAACC.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Angela Gibson Shaw, President of the Greater Los Angeles African American Chamber of Commerce.

Thank you for your attention to this matter.

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 3:19 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Bridge to Home.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Chris Najarro, Executive Director of Bridge to Home.

Thank you for your attention to this matter.

Jodie Sackett

From: Robert Anderson <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 3:03 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission,

The Valencia by FivePoint proposal is a natural plan to support. At full buildout, the community has the potential to bring approximately 21,000 homes to the area – housing that we desperately need if we are ever to get our housing crisis under control. Importantly, many homes sold in the community to date have been below the LA County median price.

The Entrada South entitlement before you is the next phase, and includes 1,000+ homes, as well as important community-serving retail.

At the same time, Valencia by FivePoint includes commercial space for job-generating uses, supporting an impressive jobs to housing ratio that enhances quality of life and economic vitality for the entire SCV region.

Please support the Valencia by FivePoint plan and approve Entrada South and the Valencia Commerce Center!

Sincerely,

Robert Anderson
robby4extreme@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Kimia Fatehi, Chief of Staff <kfatehi@tataviam-nsn.us>
Sent: Thursday, September 25, 2025 2:58 PM
To: DRP Public Comment; Jodie Sackett
Cc: rortega
Subject: OCT 1 2025 Public Comment - Agenda Item #6 - FTBMI
Attachments: FTB Newhall - Comment Letter ES_VCC_09252025.pdf

CAUTION: External Email. Proceed Responsibly.

Greetings,

Please see the attached comments from **Fernandeño Tataviam Band of Mission Indians.**

Not the applicant

Agenda Item: Part 4, #6

Name: Rudy Ortega Jr., Tribal President

Organization: Fernandeño Tataviam Band of Mission Indians

Email: rortega@tataviam-nsn.us

May we please receive confirmation of the receipt of this email and inclusion in the October 1, 2025, hearing?

Thank you!



Kimia Fatehi

Chief of Staff

📍 Office of the Tribal President

📍 Fernandeño Tataviam Band of Mission Indians

📞 [818-837-0794](tel:818-837-0794)

📍 [1019 2nd Street, San Fernando, CA 91340](#)

📍 Native Sovereign Nation of Northern Los Angeles County



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

Fernandeño Tataviam Band of Mission Indians

*Proactively establishing entities
to overcome systemic barriers:*



Jodie Sackett

From: Kimia Fatehi, Chief of Staff <kfatehi@tataviam-nsn.us>
Sent: Thursday, September 25, 2025 2:58 PM
To: DRP Public Comment; Jodie Sackett
Cc: Pamela Villaseñor, Executive Director
Subject: OCT 1 2025 Public Comment - Agenda Item #6 - Pukúu CCS
Attachments: Pukuu-FivePoint-LOS-9.25.25.pdf

CAUTION: External Email. Proceed Responsibly.

Greetings,

Please see the attached comment letter from **Pukúu Cultural Community Services.**

Not the applicant

Agenda Item: Part 4, #6

Name: Pamela Villaseñor, Executive Director

Organization: Pukúu Cultural Community Services

Email: pamela.villasenor@pukuu.org

May we please receive confirmation of the receipt of this email and inclusion in the October 1, 2025, hearing?

Thank you!



Kimia Fatehi

Chief of Staff

📍 Office of the Tribal President

📍 Fernandeano Tataviam Band of Mission Indians

📞 [818-837-0794](tel:818-837-0794)

📍 [1019 2nd Street, San Fernando, CA 91340](#)

📍 Native Sovereign Nation of Northern Los Angeles County



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

Fernandeño Tataviam Band of Mission Indians

*Proactively establishing entities
to overcome systemic barriers:*



Jodie Sackett

From: Allen Penton <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 2:38 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission,

I am writing to express my support for the next step in the long-term vision of Valencia by FivePoint: Entrada South and the next phase of the Valencia Commerce Center.

At full buildout, Valencia by FivePoint will be one of the largest communities of its kind to achieve net-zero greenhouse gas emissions. FivePoint makes living sustainably an easy choice for residents – all homes have an EV charger and are built to zero-net energy standards.

They are also preserving 10,000 acres of open space over time – meaning it will never be developed – and offer EV subsidies for residents.

Approving these entitlements means FivePoint can create much-needed housing in a community that truly values and prioritizes the environment. I hope you'll join me in supporting these efforts.

Thank you.

Yours truly,

Allen Penton
aspplumbinginc@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Pamela Verner <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 2:25 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commission,

Southern California's housing crisis puts a strain on the entire region and the economy. When housing is scarce and unaffordable, families face impossible choices, commuting times increase, and businesses struggle to attract and retain employees. It's an issue that touches everyone in the state.

FivePoint's full vision for Valencia, including the plans before you for Entrada South, offer a meaningful solution. In this phase alone, FivePoint will build an additional 1,000 homes, many affordable, in the SCV region.

Supporting these plans is a chance to address the housing crisis head-on while creating a better future and quality of life for families. I hope you'll join me in supporting this critical step forward.

Best,

Pamela Verner
pamela@scvcommercial.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Roger Rosegrant <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 2:22 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Planning Commissioners:

It's more important than ever to live in an interconnected, transit-oriented environment, and I am proud to stand with FivePoint as they seek approval to build out Entrada South and the next phase of the Valencia Commerce Center.

Beyond community mobility initiatives, FivePoint has made numerous investments to improve transportation in the county. The company is investing millions in traffic mitigation and transportation improvement locally and regionally, including road widening, new signals and other upgrades at several key intersections.

Please support the plan!

Thank you for your consideration.

Regards,

Roger Rosegrant
topmop@dslextrême.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Sameh Rashed <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 2:14 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commission,

Southern California's housing crisis puts a strain on the entire region and the economy. When housing is scarce and unaffordable, families face impossible choices, commuting times increase, and businesses struggle to attract and retain employees. It's an issue that touches everyone in the state.

FivePoint's full vision for Valencia, including the plans before you for Entrada South, offer a meaningful solution. In this phase alone, FivePoint will build an additional 1,000 homes, many affordable, in the SCV region.

Supporting these plans is a chance to address the housing crisis head-on while creating a better future and quality of life for families. I hope you'll join me in supporting this critical step forward.

Yours truly,

Sameh Rashed
sam@michaelsurfacesolutions.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Frank Cigrang <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 1:52 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I fully support FivePoint's plan to bring new housing, retail, and commercial space to the Valencia community. Valencia by FivePoint is setting national environmental standards with zero-net-energy homes and buildings.

With plans to install an EV charger at every home, provide drought-tolerant landscaping, and build energy-efficient homes, FivePoint continues to prove its commitment to sustainability and responsible growth.

The business park, Valencia Commerce Center, is closely linked to public transportation and will be 60% open space.

It's clear FivePoint is deeply committed to sustainability, and I am honored to stand with such a rare, forward-thinking company!

Please approve these entitlements.

Sincerely,

Frank Cigrang
valleyglass00@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Matt Aulbach <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 1:47 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commissioners,

I support Valencia by FivePoint's long-term vision for a sustainable, affordable community, including the proposed neighborhoods in front of you today: Entrada South and Valencia Commerce Center. FivePoint has long demonstrated a commitment to responsible growth, and their vision for Valencia is a testament to this.

Their pledge to make Valencia by FivePoint one of the largest net-zero communities in the nation is both ambitious and inspiring, setting a standard for environmentally responsible development that I believe we should all support.

FivePoint is investing in a range of green infrastructure, from solar-powered roofs and electric vehicle chargers to thoughtful drought-tolerant landscaping that conserves water. These initiatives show their dedication to minimizing environmental impact while enhancing quality of life for residents. I hope you'll join me in supporting these plans for our community.

Yours truly,

Matt Aulbach
matt@jmillercanvas.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: James Shields <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 1:27 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commission:

FivePoint's commitment to sustainability sets Valencia apart. As one of the largest communities in the nation pledging net-zero greenhouse gas emissions, Valencia by FivePoint integrates solar power, EV chargers, and zero-net-energy homes into daily life for its residents. These are real, measurable steps towards building a greener future for all of us and generations to come.

The proposed plans before you for Entrada South and Valencia Commerce Center – which will bring much-needed housing and job-generating office space to the Santa Clarita area -- build on this vision, ensuring that the community's continued growth aligns with environmental responsibility. I urge you to approve these entitlements.

Sincerely,

James Shields
james@centerline-electric.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Chad Walker <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 12:57 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission --

I am pleased to support FivePoint's plans for Valencia, including Entrada South and the Valencia Commerce Center, which will move their plans for a balanced, walkable community forward. If approved, the plans will integrate housing and jobs within the community while expanding on existing trail networks.

Additionally, FivePoint's ValenciaGO program offers subsidies for electric vehicles, bikes, and public transit, making sustainable transportation options affordable for residents.

In fact, the majority of the Valencia Commerce Center is planned to be within half a mile of public transportation.

I encourage you to approve these plans, as they address our region's mobility needs while promoting eco-friendly choices.

Best,

Chad Walker
chad@centerline-electric.com>

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Roger Fugit <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 12:47 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Regional Planning Commission,

Valencia by FivePoint has set a new standard for sustainable development. FivePoint is seeking approval for Entrada South and the final piece of the Valencia Commerce Center, and I am proud to stand with them. Approving these entitlements means there will be more housing and job-generating businesses in the Santa Clarita Valley, and it also means FivePoint can continue doing great conservation work in the region.

Not only is the community built with energy-efficient designs, but the company makes other sustainability investments all across L.A. County, including EV chargers, solar panels and cool roofs. Plus, they are permanently protecting so much of this beautiful high-country land. The high country is incredibly important to the Santa Clarita community, and I am deeply appreciative FivePoint is working to restore native plants and habitats, healing the ecosystem.

Please support this incredible project and company! Thank you.

Yours truly,

Roger Fugit
rfugit@ojinc.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Chris Perry <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 12:37 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission --

I am pleased to support FivePoint's plans for Valencia, including Entrada South and the Valencia Commerce Center, which will move their plans for a balanced, walkable community forward. If approved, the plans will integrate housing and jobs within the community while expanding on existing trail networks.

Additionally, FivePoint's ValenciaGO program offers subsidies for electric vehicles, bikes, and public transit, making sustainable transportation options affordable for residents.

In fact, the majority of the Valencia Commerce Center is planned to be within half a mile of public transportation.

I encourage you to approve these plans, as they address our region's mobility needs while promoting eco-friendly choices.

Yours truly,

Chris Perry
chris.perry@jensencorp.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: John Branch <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 12:29 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To the LA County Regional Planning Commission,

It's impressive to see a master-planned development that prioritizes environmental responsibility in every aspect – with zero energy construction, energy efficient home designs, drought-tolerant landscaping, smart irrigation systems, recycled water, and electric vehicle chargers in every home.

They are seeking your approval to add more housing, community-serving retail, and job-producing business space. I trust them wholeheartedly to build their vision without sacrificing the environment to do so, and this is the kind of forward-thinking approach that benefits everyone in the region.

Because of their proven environmental record, I hope you'll join me in supporting a more sustainable future for our community.

Sincerely,

John Branch
john@pearsonsteelfab.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Ira Aboulafia <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 12:08 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Planning Commissioners,

As you know, L.A. County's housing crisis is severe, and deeply entrenched. As part of the solution, we need to build housing that is 1) closer to where people work and 2) available at a mix of price points.

FivePoint's plans for the next phase of Valenica accomplish both of these things. They will add housing to one of the fastest growing job centers in the County, while also providing a mix of housing types (single family homes, condos, townhomes, etc.) to help residents find the perfect match. This is a strong and thoughtful plan, and I feel even more confident supporting it given FivePoint's accomplishments to date in the Santa Clarita Valley.

This project is a no brainer! I hope you will vote to move Entrada South and Valencia Commerce Center forward.

Yours truly,

Ira Aboulafia
ira@designmasonry.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Robert Elmquist <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 11:22 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Planning Commissioners,

Valencia by FivePoint is building a well-planned community, thoughtfully designed for housing, mobility and sustainability. I ask that you please support the proposal for their next phase of development.

With homeownership out of reach for so many, Valencia offers homes at a range of price points. Many of the homes sold to date in Valencia by FivePoint were below the LA County median home price.

As L.A. County residents, we all try to spend less time in the car and avoid sitting in endless traffic rather than spending time with friends and family. FivePoint provides better mobility, including on-site walking and neighborhood electric vehicle pathways, pre-paid public transit passes, and plans include investing millions in transportation improvements across the region, including road widening and new signals.

Completing the Valencia Commerce Center will add even more local jobs, helping to reduce commuting times for Valley residents who work there.

Altogether, Valencia by FivePoint plans include a very strong jobs/housing balance that makes quality of life better for the entire region.

I ask that you please approve the entitlement request before you for Entrada South and the next phase of the Valencia Commerce Center.

Yours truly,

Robert Elmquist
relmquist@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Paul Collins <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 11:09 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To: Los Angeles County Planning Commission –

FivePoint has always prioritized sustainability and conservation throughout the Santa Clarita Valley. I fully trust them to build out their plans for Valencia by FivePoint responsibly and with the environment in mind.

Through active restoration of marsh wetlands and stream habitats along the Santa Clara River, as well as the protection and revitalization of the San Fernando Valley Spineflower, FivePoint continuously proves its commitment to protecting the natural world around us.

The plans before you – Entrada South and the last phase of the Valencia Commerce Center – are no different.

Please approve the entitlements and support bringing housing, jobs, and new trails to the community.

Best,

Paul Collins
paul.collinsjr@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: randy cude <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 10:56 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

I am a resident of Valencia by FivePoint, and I proudly support their proposed plans. Living here is incredibly fulfilling – I feel connected to my community and appreciate all the sustainability initiatives in the neighborhood.

Entrada South and the next phase of the Valencia Commerce Center – part 2 of the long-term plan -- are exciting because they'll build on the already wonderful community by adding more homes, retail, shopping, and local dining options. Valencia Commerce Center will complement this, bringing quality local jobs to the community and contributing to a healthy jobs to housing balance.

And, we all know the region needs more housing.

Please support Valencia by FivePoint!

Regards,

randy cude
RCUDE@SPECTRUMCRE.COM

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Maria Delgado-Parr <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 10:31 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission --

I am pleased to support FivePoint's plans for Valencia, including Entrada South and the Valencia Commerce Center, which will move their plans for a balanced, walkable community forward.

If approved, the plans will integrate housing and jobs within the community while expanding on existing trail networks.

Additionally, FivePoint's ValenciaGO program offers subsidies for electric vehicles, bikes, and public transit, making sustainable transportation options affordable for residents.

In fact, the majority of the Valencia Commerce Center is planned to be within half a mile of public transportation.

I encourage you to approve these plans, as they address our region's mobility needs while promoting eco-friendly choices.

Thank you,

Maria Parr

Regards,

Maria Delgado-Parr
mariaidelgado71@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Allen Starczyk <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 10:25 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

The housing shortage in Los Angeles County continues to create ripple effects that impact families and businesses alike. FivePoint's Entrada South project is a thoughtful step forward, with more than 1,000 homes planned, all are designed to be accessible to a wide range of potential residents.

Accessible housing strengthens the local economy by reducing long commutes, supporting local businesses, and fostering a more connected community. Combined with additional nearby job opportunities at Valencia Commerce Center, these entitlements represent a balanced approach to growth that meets both current and future needs.

For these reasons, I support the approval of Entrada South and Valencia Commerce Center.

Thank you!

Regards,

Allen Starczyk
Allen@whitestarusa.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Nancy Starczyk <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 10:15 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am writing to you as a Valencia by FivePoint resident to share my enthusiasm for this community. I have wonderful neighbors, the local park and open space are beautiful, and Valencia truly feels like home.

FivePoint works hard to cultivate a tight-knit community through a wide array of events that are open to all residents, hosting a farmers market and community garden, and creating a variety of public gathering spaces throughout the neighborhood.

Approving the next phase of the community means we get to welcome more neighbors, and we will get nearby shops and restaurants we can walk to. We are ready for the next phase of Valencia by FivePoint!

Please support Valencia by FivePoint's current entitlements for Entrada South and Valencia Commerce Center.

Yours truly,

Nancy Starczyk
Nancy@elitestates.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Bonnie Rejaei <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 10:04 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commissioners,

The housing shortage in Southern California has impacted countless community members, and it has never been more necessary to address this issue. Valencia by FivePoint is working to make homeownership accessible and I am proud to support them in their upcoming entitlements.

They have already built more than a thousand homes in the community, and the Entrada South project alone will bring a thousand more to the area, building on the vibrant and diverse community.

I encourage you to support FivePoint's proposal – the plan offers a meaningful solution to our region's housing needs.

Regards,

Bonnie Rejaei
Bonniejoon@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Nicole Stinson <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 9:56 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

As a current resident of FivePoint Valencia, I can speak about the fantastic experience I have had. FivePoint created a beautiful, high-quality community for us to live in with a home that was in our price range. They also connected us with a community of neighbors and beautiful open space that makes living here special.

We are also extremely glad to be living in a place that we know is environmentally conscious, doing our part to help address the climate crisis.

I am pleased to see this community continue to evolve. I support these plans wholeheartedly.

Please approve Entrada South and the Valencia Commerce Center.

Yours truly,

Nicole Stinson
nicole@nicolestinson.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Cal Naulls <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 9:40 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

The housing crisis has reached a critical point. We need more housing, and we need it to be affordable for the average family.

Valencia by FivePoint is working to address this crisis, one neighborhood at a time, and I am proud to support their plan for Entrada South, which will bring more than 1,000 new homes into the community.

And Valencia by FivePoint offers residents more than just a home: FivePoint works hard to support sustainable living and foster connection within the community through parks, pools, and events.

Approving these entitlements is an investment in the future of Santa Clarita Valley and supporting FivePoint in creating meaningful housing solutions.

Best,

Cal Naulls
cwnaulls@cbbank.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Joann Meinardus <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 9:20 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

I fully support the next two phases of my community: Entrada South and the next piece of the Valencia Commerce Center.

The homes are affordable and there are so many community amenities. And, with Entrada South, my neighbors and I will have retail within walking distance, which is something I know we are all looking forward to.

Thank you, and I hope you'll take this under consideration!

Regards,

Joann Meinardus
scvjoann@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Dennis Verner <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 8:42 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear County Planning Commission,

The Santa Clarita Valley, my home, is surrounded by beautiful open space. I consider myself lucky to live in a place with rolling hillsides and easy access to hikes and trails.

The Valencia by FivePoint community is a model, protecting this beautiful open space and creating parks and trails for public use, all while helping our region address the housing crisis that is afflicting the entire state. I truly believe FivePoint is part of the solution, and I wish more real estate companies would follow their lead. Please support their proposals!

Yours truly,

Dennis Verner
dennis@scvcommercial.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Bill Fitzpatrick <info@valenciafuture.com>
Sent: Thursday, September 25, 2025 7:59 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To: Los Angeles County Planning Commission –

FivePoint has always prioritized sustainability and conservation throughout the Santa Clarita Valley. I fully trust them to build out their plans for Valencia by FivePoint responsibly and with the environment in mind.

Through active restoration of marsh wetlands and stream habitats along the Santa Clara River, as well as the protection and revitalization of the San Fernando Valley Spineflower, FivePoint continuously proves its commitment to protecting the natural world around us.

The plans before you – Entrada South and the last phase of the Valencia Commerce Center – are no different.

Please approve the entitlements and support bringing housing, jobs, and new trails to the community.

Sincerely,

Bill Fitzpatrick
bfitzpatrick@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Lucy Melkonian <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 5:43 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commissioners,

FivePoint is seeking approval for Entrada South and the last piece of the Valencia Commerce Center for its community, Valencia by FivePoint.

The company's plans for Entrada South will bring added housing and retail spaces to the community. The community is planned with walkability and mobility in mind, making it easier for residents to get around.

The Valencia Commerce Center is a robust job center that makes it easier for community members to work near where they live and reduce traffic congestion.

These plans complement each other by creating a community that has everything residents need: jobs, housing, and community retail. I hope you'll join me in supporting Valencia by FivePoint and say "yes" to these entitlements.

Thank you!

Yours truly,

Lucy Melkonian
dlsc2001@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Leann Lee <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 5:42 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission,

FivePoint's Entrada South plan addresses the housing crisis by proposing 1,000+ homes designed to be affordable for families. But what really sets FivePoint apart is its focus not just on homes but building a holistic community.

These new housing options will be integrated with nearby retail, as well as job opportunities at Valencia Commerce Center, reducing long commutes and giving families a well-rounded community.

Approving these entitlements means supporting a vision that makes affordable living, mobility, and job growth accessible for the entire community. I urge you to vote in favor of these entitlements.

Sincerely,

Leann Lee
leann@manningerelectric.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Brandy Lux <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 4:41 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Regional Planning Commission,

As the Santa Clarita region continues to grow, it is so important to protect the nearby environment.

FivePoint does exactly that with its dedication and commitment to preserving 10k acres of open space in Valencia, the majority of its LA County community, protecting it from development.

The company's wetland restoration along the Santa Clara River, along with its Spineflower conservation and reseeded efforts, protect vital habitats and local wildlife.

These programs reflect FivePoint's care and respect for the environment. Supporting these entitlements means FivePoint can continue building Valencia by FivePoint and addressing the region's housing needs while preserving the environment.

I am proud to stand with them. Please approve these projects.

Yours truly,

Brandy Lux
Lux776@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Johanna Palmer <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 4:15 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear members of the Planning Commission,

Communities like Valencia by FivePoint aren't proposed every day, especially those with such a robust commitment to sustainability.

In addition to setting aside thousands of acres of land for conservation, FivePoint is integrating green building and green infrastructure into the fabric of this community, with electric vehicle chargers, energy-efficient design, solar panels, and countless other practical solutions that make this community "net-zero."

I'm very excited to see FivePoint looking to bring their vision for a sustainable community to life right here in the Santa Clarita Valley.

Please support this project!

Best,

Johanna Palmer
dougandjohanna@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Joseph Graziano <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 4:01 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

Valencia by FivePoint is a wonderful place to live. With beautiful homes, nearby amenities, extensive walking paths, and a farmers market right here in the community, Valencia has it all!

Plus, FivePoint truly prioritizes sustainability within the community, from net-zero energy homes and buildings and drought tolerant landscaping to EV chargers for every house and the ValenciaGO TMO program. They have made it easy to do right by the environment.

I also appreciate FivePoint's community outreach efforts as they have moved through the entitlement process. They make residents feel connected and valued.

Please join me and support Valencia by FivePoint!

Best,

Joseph Graziano
Joe@grazianoroofing.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Arthur Sohikian <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 3:55 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

I support FivePoint's plans to bring additional housing, retail, and jobs into the region. FivePoint is seeking entitlements for the next phase of their community, Valencia by FivePoint. These entitlements – Entrada South and Valencia Commerce Center – will bring housing and retail space, as well as space for job-producing businesses.

Additionally, ValenciaGO offers homeowners and purchase subsidies on zero-emission vehicles and provides residents with public transportation passes. And, the majority of the VCC business park is in close proximity to a public transit stop.

Approving these entitlements will help maintain a strong jobs/housing balance, encourage the use of public transportation, and reduce traffic congestion.

I encourage you to support FivePoint's plans.

Regards,

Arthur Sohikian
arthur@avsconsultinginc.c

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 3:51 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: VICA Support for FivePoint.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Stuart Waldman, President of the Valley Industry & Commerce Association (VICA).

Thank you for your attention to this matter.

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 3:25 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Jerry Pelton Support Letter Valencia Commerce Center.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Jerry Pelton, a business owner at the Valencia Commerce Center.

Thank you for your attention to this matter.

Jodie Sackett

From: Lucas Silsbee <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 3:09 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I'm writing to express my support for FivePoint's plan to bring needed housing and an economic boost to the Santa Clarita Valley. FivePoint has proven time and again its deep commitment to sustainability and protecting the earth by committing to create one of the largest net-zero GHG master-planned community in the nation.

FivePoint will achieve this unprecedented goal through a range of on-site and off-site investments, ranging from installing EV chargers in every home to solar powered roofs and innovative mobility plans, including the use of zero-emission neighborhood electric vehicles.

And FivePoint's proposed addition of 1,000+ homes in Entrada South is an important step in helping this part of the region address the chronic housing shortage. I am proud to offer my full support, and I hope you will join me.

Best,

Lucas Silsbee
Lucasmpt@sbcglobal.net

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Loan Le <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 3:00 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Planning Commission,

I'm in full support of FivePoint's plans to add high-quality housing and additional retail and commercial offerings to Valenica, through the Entrada South and Valencia Commerce Center proposals.

FivePoint has been incredibly considerate in crafting this proposal. They have already invested millions to traffic mitigation and transportation improvements for our region.

FivePoint is an innovative community builder, also delivering more walking paths, public transportation passes for all residents, zero-emission transportation purchase subsidies for qualifying homeowners, and more. By creating a community where people can live, work, and move more easily and sustainably, FivePoint is helping to create a model community for the future. It's very exciting. I ask that you vote to make this proposal a reality.

Thank you for your close attention to this important matter.

Best,

Loan Le
lle@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Christopher Avelino <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 2:43 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission

I have been living in Valencia since 2000 and the growth of this valley has been tremendous. We need good affordable housing which Fivepoint has always been able to deliver. I am in support for the next phase of Entrada South by FivePoint.

Thank you

Best,

Christopher Avelino
cavelino12000@yahoo.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 2:25 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: California Apartment Association Support Letter for FivePoint. pdf.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Fred Sutton, Senior Vice President of the California Apartment Association.

Thank you for your attention to this matter.

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 1:52 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Six Flags Entertainment - FivePoint Support Letter.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Raffi Kaprelyan, Regional SVP of the Six Flags Entertainment Corporation.

Thank you for your attention to this matter.

Jodie Sackett

From: Alexa Bashnakyan <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 1:49 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Planning Commissioners,

I am proud to support the entitlements for Entrada South and the last piece of the Valencia Commerce Center, part of Valencia by FivePoint. Southern California is facing an extreme housing crisis and global warming touches every corner of the Earth.

FivePoint works to address both issues. Valencia is already home to more than 3,000 residents and Entrada South, if approved, will bring more than 1,000 new residences to the community.

At the same time, Valencia by FivePoint sets the standard for sustainable living. With homes in the community equipped with sustainable amenities, like solar panels, zero-net energy designs, and EV chargers, FivePoint makes it easy for residents to live sustainably.

This thoughtful approach ensures that new growth aligns with environmental stewardship -- all while reducing costs for families! Please approve these entitlements.

Yours truly,

Alexa Bashnakyan
aarmine@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Jon Tickle <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 1:44 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Planning Commission:

I am writing to express my support for the proposed plans for Valencia by FivePoint.

What is inspiring about FivePoint's plans isn't just the community they're building – it's how they're doing it. Sustainability is woven into every part of Valencia by FivePoint from solar-power and EV chargers in every home and throughout the community to drought-tolerant landscaping. These features aren't just nice to have – they're an essential part of building a new community in the 21st century.

With approval of the entitlements before you -- Entrada South and Valencia Commerce Center -- FivePoint can continue setting the standard for eco-conscious development.

Please approve these plans!

Thank you.

Sincerely,

Jon Tickle
jtickle@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Greg Amaro <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 1:30 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am writing in support of the new proposal before you for consideration for Valencia by FivePoint – Entrada South and Valencia by FivePoint.

This next phase of the community will deliver a suite of mobility improvements—including enhanced public transit connections and safe walking and cycling paths—that will make daily commutes easier and more sustainable. FivePoint’s investments in traffic mitigation and clean energy transportation options underscore their commitment to reducing congestion and pollution, and are guiding the community toward more sustainable practices.

By making mobility a true focus of this proposal, the plan improves accessibility and fosters a healthier, more connected community. I am confident that these measures will help us meet our required housing targets in a responsible, sustainable way. I hope this proposal will earn the County’s support.

Sincerely,

Greg Amaro
GAmaro@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 1:20 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: GRID Alternatives Support Letter ES and VCC 9-23-25.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Ashley Christy, Executive Director of GRID Alternatives

Thank you for your attention to this matter.

Jodie Sackett

From: Kim Armstrong-Ross <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 1:22 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I'm reaching out to extend my support for FivePoint's plans in Valencia, which will bring much-needed housing to our community. As housing costs continue to rise, it's encouraging to see FivePoint prioritize affordability and quality while still addressing sustainability and the environment.

The planned addition of over 1k homes in Entrada South will help address our region's housing shortage.

Not only will this address the housing crisis, but it will create opportunities for more people to live close to their work, schools, and recreational spaces, making Valencia a more accessible and connected place to call home. Please join me in supporting FivePoint's plans.

Sincerely,

Kim Armstrong-Ross
karmstrong@intertexpm.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Lillian Galestan <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 12:27 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

There is no question: we are facing a severe housing crisis. There are not enough homes, and those that are available are priced out of reach for too many. It is more important than ever to streamline and approve housing proposals like Valencia by FivePoint.

Mission Village, the existing neighborhood within Valencia by FivePoint, is already home to more than 3,000 residents. What's more, the community remains price obtainable compared to other regions.

The proposed Entrada South plan includes a wide variety of housing choices, including condos, townhomes, and single-family detached condos meant to serve first-time homebuyers and middle-class families. It also includes dedicated affordable housing, which is an important part of our housing mix.

This plan is exactly what the Santa Clarita Valley needs. Please support it!

Yours truly,

Lillian Galestan
lgalestan@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 12:14 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Jim Ventress Letter 8.29.25.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Jim Ventress, former Executive Director of the Boys & Girls Club of the Santa Clarita Valley.

Thank you for your attention to this matter.

Jodie Sackett

From: Tracy Ramsouer <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 12:03 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commissioners,

I am writing to express my support for FivePoint's plans for its community, Valencia by FivePoint. They are seeking approval for Entrada South and Valencia Commerce Center, which will bring housing, community retail, and spaces for local businesses to the region.

With plans for over 1,000 new homes and essential retail, Entrada South will welcome new residents, help address the housing crisis and increase the community's walkability. The Valencia Commerce Center will provide vital job opportunities, helping create a balanced community where people can live and work. Both projects will build on the community's existing trail networks and sustainability initiatives.

I believe this next phase will enrich our region and hope you'll approve these entitlements.

Thank you.

Best,

Tracy Ramsouer
Tracy@coastdoor.net

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: JO chacon <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:58 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Hello,

Five Point is very beautiful place to live, if i could afford to live in Valencia Five Point would be on the top of my list. I truly believe Five Point community fits perfect in Valencia.

Sincerely,

JO chacon
JChacon@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:45 AM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Miller Equipment support letter ES and VCC.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by John Baron, Vice President of Miller Equipment Company Inc.

Thank you for your attention to this matter.

Jodie Sackett

From: Jake Lyon <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:41 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

The Entrada South proposal is a much-needed response to our County's alarming housing shortage, providing a variety of housing options for individuals and families. These include a portion of designated affordable units.

By combining different housing types at different price points, along with accessible local retail and community spaces, Entrada South and the entire Valencia by FivePoint proposal will help strengthen our region.

By thoughtfully integrating housing, commercial space, recreation areas, and protected open space into a cohesive sustainable community, this project positions our region favorably for the future and stands as a model for other communities, in Southern California and beyond.

I urge you to support this balanced and forward-thinking plan.

Best,

Jake Lyon
jakelyon488@hotmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 11:31 AM
To: Joshua Huntington; Jodie Sackett
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Scott Pagel <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:28 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commissioners,

I am writing to express my support for FivePoint's plans for its community, Valencia by FivePoint. They are seeking approval for Entrada South and Valencia Commerce Center, which will bring housing, community retail, and spaces for local businesses to the region.

With plans for over 1,000 new homes and essential retail, Entrada South will welcome new residents, help address the housing crisis and increase the community's walkability. The Valencia Commerce Center will provide vital job opportunities, helping create a balanced community where people can live and work. Both projects will build on the community's existing trail networks and sustainability initiatives.

I believe this next phase will enrich our region and hope you'll approve these entitlements.

Thank you.

Best,

Scott Pagel
spagel@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Scott Pagel <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:28 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commissioners,

I am writing to express my support for FivePoint's plans for its community, Valencia by FivePoint. They are seeking approval for Entrada South and Valencia Commerce Center, which will bring housing, community retail, and spaces for local businesses to the region.

With plans for over 1,000 new homes and essential retail, Entrada South will welcome new residents, help address the housing crisis and increase the community's walkability. The Valencia Commerce Center will provide vital job opportunities, helping create a balanced community where people can live and work. Both projects will build on the community's existing trail networks and sustainability initiatives.

I believe this next phase will enrich our region and hope you'll approve these entitlements.

Thank you.

Best,

Scott Pagel
spagel@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 11:26 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Eric Hamilton <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:12 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

Valencia by FivePoint has quickly become an important part of the Santa Clarita Valley and serves as an example of how a community can promote sustainable living, offer affordable homes, and go above and beyond to create a sense of inclusiveness for its residents.

The proposed Entrada South and Valencia Commerce Center projects will build on this success and welcome more residents into the community through more than 1,000 new homes. And, retail and office space will benefit new and existing residents.

The proposed plans will strengthen the entire community by creating opportunities for families, businesses, and the local economy to grow together.

I encourage you to approve these entitlements and support Valencia by FivePoint!

Thank you!

Sincerely,

Eric Hamilton
ehamilton@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 11:25 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Appeal
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Bob Lyon <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:05 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commissioners,

The Valencia by FivePoint projects before you, Entrada South and Valencia Commerce Center, will have a positive impact on the entire region.

Entrada South, a new mixed-use neighborhood, will bring more than 1,000 new homes, including designated affordable housing, helping more Angelenos achieve their homeownership dreams. Many of the homes sold already in Valencia by FivePoint were below the L.A. County median home price.

It will also bring space for community retail like grocery stores and restaurants, within walking distance for residents.

The next phase of Valencia Commerce Center will attract even more job-generating businesses, allow more SCV community members to work closer to their homes, and help boost the local economy.

It seems like a win-win plan to me! Please approve Entrada South and Valencia Commerce Center.

Sincerely,

Bob Lyon
blyon@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Eric Hamilton <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:12 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

Valencia by FivePoint has quickly become an important part of the Santa Clarita Valley and serves as an example of how a community can promote sustainable living, offer affordable homes, and go above and beyond to create a sense of inclusiveness for its residents.

The proposed Entrada South and Valencia Commerce Center projects will build on this success and welcome more residents into the community through more than 1,000 new homes. And, retail and office space will benefit new and existing residents.

The proposed plans will strengthen the entire community by creating opportunities for families, businesses, and the local economy to grow together.

I encourage you to approve these entitlements and support Valencia by FivePoint!

Thank you!

Sincerely,

Eric Hamilton
ehamilton@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:05 AM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Salt Creek Grille - Greg Amsler - Support ES and VCC 8-13-25.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Greg Amsler, Owner of Salt Creek Grille.

Thank you for your attention to this matter.

Jodie Sackett

From: Bob Lyon <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 11:05 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commissioners,

The Valencia by FivePoint projects before you, Entrada South and Valencia Commerce Center, will have a positive impact on the entire region.

Entrada South, a new mixed-use neighborhood, will bring more than 1,000 new homes, including designated affordable housing, helping more Angelenos achieve their homeownership dreams. Many of the homes sold already in Valencia by FivePoint were below the L.A. County median home price.

It will also bring space for community retail like grocery stores and restaurants, within walking distance for residents.

The next phase of Valencia Commerce Center will attract even more job-generating businesses, allow more SCV community members to work closer to their homes, and help boost the local economy.

It seems like a win-win plan to me! Please approve Entrada South and Valencia Commerce Center.

Sincerely,

Bob Lyon
blyon@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Wednesday, September 24, 2025 10:52 AM
To: Jodie Sackett; Joshua Huntington
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Sean Aguirre <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:48 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Projects like Entrada South are essential for sustainable growth in our region, providing both economic and community benefits while remaining sensitive to the environment and overall livability.

We respectfully urge the County to approve Five Point's application and look forward to seeing the positive impact this development will bring to the community.

Yours truly,

Sean Aguirre
saguirre@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Sean Aguirre <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:48 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Projects like Entrada South are essential for sustainable growth in our region, providing both economic and community benefits while remaining sensitive to the environment and overall livability.

We respectfully urge the County to approve Five Point's application and look forward to seeing the positive impact this development will bring to the community.

Yours truly,

Sean Aguirre
saguirre@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Wednesday, September 24, 2025 10:47 AM
To: Jodie Sackett; Joshua Huntington
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: CalChamber FivePoint Support Letter.pdf

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:34 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>; DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Adam Regele, Vice President of Advocacy and Strategic Partnerships at the California Chamber of Commerce.

Thank you for your attention to this matter.

Jodie Sackett

From: Michalay Daniels
Sent: Wednesday, September 24, 2025 10:46 AM
To: Jodie Sackett; Joshua Huntington
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Mike Grimes <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:17 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Members of the Regional Planning Commission,

I am writing to express my support for the approval of Valencia by FivePoint's current entitlement package, including the Entrada South community and the next phase of the Valencia Commerce Center (VCC).

VCC is currently home to numerous job-producing businesses in diverse fields, including aerospace, healthcare, and financial services. The planned next phase will provide more quality, local permanent jobs and contribute to Valencia's strong jobs-housing balance.

Plus, Valencia by FivePoint will generate tens of thousands of construction jobs as well as tremendous tax revenue to fund our public services.

Supporting Valencia by FivePoint means ensuring our current and future economic prosperity in the Santa Clarita Valley.

Thank you.

Best,

Mike Grimes
mgrimes@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Wednesday, September 24, 2025 10:45 AM
To: Jodie Sackett; Joshua Huntington
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: HMNH Foundation Letter - FivePoint.pdf

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:12 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>; DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Marlee Lauffer, President of the Henry Mayo Newhall Hospital Foundation.

Thank you for your attention to this matter.

Jodie Sackett

From: Michalay Daniels
Sent: Wednesday, September 24, 2025 10:45 AM
To: Jodie Sackett; Joshua Huntington
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Shaun Clapham <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:00 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commission,

As a proud resident of Valencia by FivePoint, I want to express my support for the plans for the next phase: Entrada South and Valencia Commerce Center.

Living here has been a wonderful experience for me and my family. We enjoy the beautiful trails, parks, the Sunday farmers market, and community events that bring neighbors together.

FivePoint's vision for Valencia includes offering residents everything they need right in the community, and Entrada South and VCC are a critical step in bringing this vision to life.

I hope you'll approve this plan so that more families can enjoy the same amazing quality of life we have here.

Best,

Shaun Clapham
shaun@unifiedpictures.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Wednesday, September 24, 2025 10:45 AM
To: Jodie Sackett; Joshua Huntington
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Nimit Sudan <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 9:50 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To the L.A. County Planning Commission:

Valencia by FivePoint is a community that proves housing, job growth, mobility and sustainability can all prosper together.

The plan before you for Entrada South includes more than 1,000 new housing units and important retail space. The next phase of the Valencia Commerce Center will attract job-generating companies in a variety of industries and boost the economy. At the same time, FivePoint is investing hundreds of millions in transportation improvements around the region.

Valencia by FivePoint is a model for similar communities around the country. Please vote 'yes' and let this vibrant community continue to grow!

Best,

Nimit Sudan
Nimitsudan@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:34 AM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: CalChamber FivePoint Support Letter.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Adam Regele, Vice President of Advocacy and Strategic Partnerships at the California Chamber of Commerce.

Thank you for your attention to this matter.

Jodie Sackett

From: Mike Grimes <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:17 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Members of the Regional Planning Commission,

I am writing to express my support for the approval of Valencia by FivePoint's current entitlement package, including the Entrada South community and the next phase of the Valencia Commerce Center (VCC).

VCC is currently home to numerous job-producing businesses in diverse fields, including aerospace, healthcare, and financial services. The planned next phase will provide more quality, local permanent jobs and contribute to Valencia's strong jobs-housing balance.

Plus, Valencia by FivePoint will generate tens of thousands of construction jobs as well as tremendous tax revenue to fund our public services.

Supporting Valencia by FivePoint means ensuring our current and future economic prosperity in the Santa Clarita Valley.

Thank you.

Best,

Mike Grimes
mgrimes@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:09 AM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: HMNH Foundation Letter - FivePoint.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Marlee Lauffer, President of the Henry Mayo Newhall Hospital Foundation.

Thank you for your attention to this matter.

Jodie Sackett

From: Shaun Clapham <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 10:00 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commission,

As a proud resident of Valencia by FivePoint, I want to express my support for the plans for the next phase: Entrada South and Valencia Commerce Center.

Living here has been a wonderful experience for me and my family. We enjoy the beautiful trails, parks, the Sunday farmers market, and community events that bring neighbors together.

FivePoint's vision for Valencia includes offering residents everything they need right in the community, and Entrada South and VCC are a critical step in bringing this vision to life.

I hope you'll approve this plan so that more families can enjoy the same amazing quality of life we have here.

Best,

Shaun Clapham
shaun@unifiedpictures.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Nimit Sudan <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 9:50 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To the L.A. County Planning Commission:

Valencia by FivePoint is a community that proves housing, job growth, mobility and sustainability can all prosper together.

The plan before you for Entrada South includes more than 1,000 new housing units and important retail space. The next phase of the Valencia Commerce Center will attract job-generating companies in a variety of industries and boost the economy. At the same time, FivePoint is investing hundreds of millions in transportation improvements around the region.

Valencia by FivePoint is a model for similar communities around the country. Please vote 'yes' and let this vibrant community continue to grow!

Best,

Nimit Sudan
Nimitsudan@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 9:48 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Munnu Sudan <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 9:46 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I fully support FivePoint's plans for Valencia with its proposed plans: Entrada South and the last piece of the Valencia Commerce Center.

With its strong commitment to sustainability and resource conservation, Valencia by FivePoint is a leader in responsible growth. FivePoint shows how affordable housing, job opportunities, sustainability, and preserving open space can be achieved together.

I believe this project is a valuable step forward for Santa Clarita Valley, and I encourage you to support this great community!

Thank you!

Yours truly,

Munnu Sudan
nimitmunnu@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Munnu Sudan <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 9:46 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I fully support FivePoint's plans for Valencia with its proposed plans: Entrada South and the last piece of the Valencia Commerce Center.

With its strong commitment to sustainability and resource conservation, Valencia by FivePoint is a leader in responsible growth. FivePoint shows how affordable housing, job opportunities, sustainability, and preserving open space can be achieved together.

I believe this project is a valuable step forward for Santa Clarita Valley, and I encourage you to support this great community!

Thank you!

Yours truly,

Munnu Sudan
nimitmunnu@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 9:46 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Letter of Support - Entrada South and Valencia Commerce Center.pdf

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 9:26 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>; DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Ivan Volschenk, President and CEO of the Santa Clarita Valley Chamber of Commerce.

Thank you for your attention to this matter.

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 9:46 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

Fyi

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Don Grissom <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 9:22 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To the LA County Planning Commission:

FivePoint's long-term vision for Valencia addresses critical needs, including lack of housing, job opportunities, and community spaces, all while maintaining its commitment to sustainability and land stewardship.

With the plans for Entrada South and Valencia Commerce Center, Valencia can continue to grow in a way that benefits everyone – from families looking for a place to call home to businesses seeking a thriving local economy. It's a rare combination of forward-thinking development and respect for the environment, and it's exactly what our region needs.

I urge you to approve these entitlements to help Valencia continue to be a model for responsible and impactful growth.

Thanks!

Regards,

Don Grissom
dgrissom@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 9:26 AM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Letter of Support - Entrada South and Valencia Commerce Center.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Ivan Volschenk, President and CEO of the Santa Clarita Valley Chamber of Commerce.

Thank you for your attention to this matter.

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 8:57 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Amanda Aguirre <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 8:50 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

LA County Regional Planning Commission,

As a resident of Valencia by FivePoint, I can confidently say it's a great place to live! There are beautiful walking paths, a community garden, and public park space. And, importantly, FivePoint proves its commitment to the environment through its many sustainability programs.

FivePoint is now moving forward with bringing some retail space into the community with Entrada South. The proposed mixed-use neighborhood would make our lives easier and more walkable.

I hope you approve these entitlements!

Yours truly,

Amanda Aguirre
amandaj.goodin@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 8:57 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Brock Hamilton <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 8:44 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

There is no question: we are facing a severe housing crisis. There are not enough homes, and those that are available are priced out of reach for too many. It is more important than ever to streamline and approve housing proposals like Valencia by FivePoint.

Mission Village, the existing neighborhood within Valencia by FivePoint, is already home to more than 3,000 residents. What's more, the community remains price obtainable compared to other regions.

The proposed Entrada South plan includes a wide variety of housing choices, including condos, townhomes, and single-family detached condos meant to serve first-time homebuyers and middle-class families. It also includes dedicated affordable housing, which is an important part of our housing mix.

This plan is exactly what the Santa Clarita Valley needs. Please support it!

Regards,

Brock Hamilton
bhamilton@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: DRP Public Comment
Sent: Wednesday, September 24, 2025 8:56 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Michelle Lopez <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 8:33 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Members of the Regional Planning Commission,

Valencia by FivePoint is proposing a smart, sustainable, and well-thought out project that addresses our community's needs.

The next piece of the Valencia Commerce Center will increase job-generating commercial space, adding to the flourishing center that already houses growing businesses in a wide range of sectors and helps power our economy. The development of this environmentally responsible plan promotes economic vitality and keep the Santa Clarita Valley a business-friendly area.

At the same time, the project will create more than 1,000 new homes in Entrada South, along with commercial and retail space, to help ease our unprecedented housing shortage.

Together, Entrada South and VCC will strengthen the region's jobs to housing balance and increase quality of life for local community members and the entire region.

I hope you'll join me in supporting Valencia by FivePoint.

Sincerely,

Michelle Lopez
Mj94lopez@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Amanda Aguirre <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 8:50 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

LA County Regional Planning Commission,

As a resident of Valencia by FivePoint, I can confidently say it's a great place to live! There are beautiful walking paths, a community garden, and public park space. And, importantly, FivePoint proves its commitment to the environment through its many sustainability programs.

FivePoint is now moving forward with bringing some retail space into the community with Entrada South. The proposed mixed-use neighborhood would make our lives easier and more walkable.

I hope you approve these entitlements!

Yours truly,

Amanda Aguirre
amandaj.goodin@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Brock Hamilton <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 8:44 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

There is no question: we are facing a severe housing crisis. There are not enough homes, and those that are available are priced out of reach for too many. It is more important than ever to streamline and approve housing proposals like Valencia by FivePoint.

Mission Village, the existing neighborhood within Valencia by FivePoint, is already home to more than 3,000 residents. What's more, the community remains price obtainable compared to other regions.

The proposed Entrada South plan includes a wide variety of housing choices, including condos, townhomes, and single-family detached condos meant to serve first-time homebuyers and middle-class families. It also includes dedicated affordable housing, which is an important part of our housing mix.

This plan is exactly what the Santa Clarita Valley needs. Please support it!

Regards,

Brock Hamilton
bhamilton@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michelle Lopez <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 8:33 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

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Valencia by FivePoint is proposing a smart, sustainable, and well-thought out project that addresses our community's needs.

The next piece of the Valencia Commerce Center will increase job-generating commercial space, adding to the flourishing center that already houses growing businesses in a wide range of sectors and helps power our economy. The development of this environmentally responsible plan promotes economic vitality and keep the Santa Clarita Valley a business-friendly area.

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Together, Entrada South and VCC will strengthen the region's jobs to housing balance and increase quality of life for local community members and the entire region.

I hope you'll join me in supporting Valencia by FivePoint.

Sincerely,

Michelle Lopez
Mj94lopez@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Wednesday, September 24, 2025 7:13 AM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Chelsea Clapham <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 7:04 AM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Regional Planning Commission,

FivePoint's plans for building out the next phase of Valencia by FivePoint are designed with thoughtful mobility and transportation options in mind. With walking and biking paths, as well as zero-emission neighborhood vehicles and accompanying pathways, community members can get around without relying on cars.

The plans before you for Entrada South and Valencia Commerce Center will build on this by adding important linkage to the extensive walking and biking trail networks.

Plus, FivePoint invests in transportation improvements across the region, including working to widen roads and improve major interchanges to reduce congestion for all community members.

I am proud to fully support FivePoint's forward-thinking approach and hope you'll consider approving the project!

Sincerely,

Chelsea Clapham
chelseaclapham@live.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Chelsea Clapham <info@valenciafuture.com>
Sent: Wednesday, September 24, 2025 7:04 AM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Regional Planning Commission,

FivePoint's plans for building out the next phase of Valencia by FivePoint are designed with thoughtful mobility and transportation options in mind. With walking and biking paths, as well as zero-emission neighborhood vehicles and accompanying pathways, community members can get around without relying on cars.

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Plus, FivePoint invests in transportation improvements across the region, including working to widen roads and improve major interchanges to reduce congestion for all community members.

I am proud to fully support FivePoint's forward-thinking approach and hope you'll consider approving the project!

Sincerely,

Chelsea Clapham
chelseaclapham@live.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:55 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Jackie Lopez <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:48 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Many of us appreciate the beautiful nature and majesty of the Santa Clarita Valley. I believe the FivePoint team embraces it too. You can see that very clearly in the details of their plan for Valencia, as well as in the Valencia community already here today. FivePoint is supporting nearby open space with conservation commitments and aid for local habitat, while also proposing new retail that will help us shop locally.

FivePoint's emphasis on building genuine, supportive communities sets them apart. From the community events that they host, to the design of walking paths and gardens, everything feels as though it is designed to bring residents together into a cohesive whole. FivePoint has perfected the Art of the Community. Now we would like to see them bring Valencia to the next level.

Please vote to support Entrada South and the Valencia Commerce Center.

Yours truly,

Jackie Lopez
jlope126@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Jackie Lopez <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:48 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Many of us appreciate the beautiful nature and majesty of the Santa Clarita Valley. I believe the FivePoint team embraces it too. You can see that very clearly in the details of their plan for Valencia, as well as in the Valencia community already here today. FivePoint is supporting nearby open space with conservation commitments and aid for local habitat, while also proposing new retail that will help us shop locally.

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Please vote to support Entrada South and the Valencia Commerce Center.

Yours truly,

Jackie Lopez
jlope126@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:46 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: CRISPINA TULPO <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:45 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Regional Planning Commission,

I am writing to express my support for the Valencia by FivePoint project. The plan includes adding more than a thousand new homes to a thriving community along with new retail and commercial space.

I am so proud to support this community and its deep commitment to sustainability. Valencia by FivePoint, at full buildout, will be one of the largest master-planned communities in the nation to commit to net-zero GHG emissions. That is incredible!

Plus, Valencia is permanently preserving almost 2/3 of its land (10,000 acres!), helping our region continue its long legacy of beautiful open space to enjoy.

The community's commitment to sustainability and environmental responsibility is inspiring, and I hope you'll join me in supporting it.

Sincerely,

CRISPINA TULPO
ctulpo@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: CRISPINA TULPO <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:46 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Regional Planning Commission,

I am writing to express my support for the Valencia by FivePoint project. The plan includes adding more than a thousand new homes to a thriving community along with new retail and commercial space.

I am so proud to support this community and its deep commitment to sustainability. Valencia by FivePoint, at full buildout, will be one of the largest master-planned communities in the nation to commit to net-zero GHG emissions. That is incredible!

Plus, Valencia is permanently preserving almost 2/3 of its land (10,000 acres!), helping our region continue its long legacy of beautiful open space to enjoy.

The community's commitment to sustainability and environmental responsibility is inspiring, and I hope you'll join me in supporting it.

Sincerely,

CRISPINA TULPO
ctulpo@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:41 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: California Business Roundtable.pdf

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Valencia Future <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:39 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>; DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Robert Lapsley, **President of the California Business Roundtable.**

Thank you for your attention to this matter.

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:30 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Joe Lopez <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:28 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I am writing in support of the Valencia by FivePoint proposal. Already, the community is an important economic driver, and the project before you will continue to deliver benefits to the entire Santa Clarita Valley.

The proposed Entrada South neighborhood will bring 1,000+ new housing units, including affordable, and retail. The next piece of the Valencia Commerce Center will bring significant space for job-generating businesses to an existing and thriving business park.

These proposals represent a valuable opportunity to boost our regional economy and provide quality local jobs, and to address the housing crisis – which is more urgent than ever.

I hope you will join me in supporting this important project.

Thank you.

Best,

Joe Lopez
jlopez@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:29 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Jessica Martucci <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:25 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

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These proposals represent a valuable opportunity to boost our regional economy and provide quality local jobs, and to address the housing crisis – which is more urgent than ever.

I hope you will join me in supporting this important project.

Thank you.

Sincerely,

Jessica Martucci
jmartucci@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Joe Lopez <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:28 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I am writing in support of the Valencia by FivePoint proposal. Already, the community is an important economic driver, and the project before you will continue to deliver benefits to the entire Santa Clarita Valley.

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These proposals represent a valuable opportunity to boost our regional economy and provide quality local jobs, and to address the housing crisis – which is more urgent than ever.

I hope you will join me in supporting this important project.

Thank you.

Best,

Joe Lopez
jlopez@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Jessica Martucci <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:25 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I am writing in support of the Valencia by FivePoint proposal. Already, the community is an important economic driver, and the project before you will continue to deliver benefits to the entire Santa Clarita Valley.

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These proposals represent a valuable opportunity to boost our regional economy and provide quality local jobs, and to address the housing crisis – which is more urgent than ever.

I hope you will join me in supporting this important project.

Thank you.

Sincerely,

Jessica Martucci
jmartucci@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:23 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Jordan White <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:22 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am proud to support the Valencia by FivePoint project. I support the company and its new community for several reasons:

- Valencia by FivePoint is committed to net-zero greenhouse gas emissions and, at full buildout, will be one of the largest master-planned communities in the country to do so.
- Our county is in dire need of more housing, and FivePoint is providing it. The Entrada South plan will add more than 1,000 new homes, including affordable units, in addition to the housing already present in Valencia. Future phases will add even more housing.
- FivePoint is a huge economic driver for the region.
- Valencia by FivePoint will be setting aside two-thirds of its remaining L.A. County land – about 10,000 acres – as permanently protected open space.

These are all excellent reasons to support this proposal – I hope you agree!

Best,

Jordan White

jwhite@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Jordan White <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:22 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am proud to support the Valencia by FivePoint project. I support the company and its new community for several reasons:

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Best,

Jordan White
jwhite@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:18 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Jamie Lyon <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:17 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To: L.A. County Regional Planning Commission

I am writing to express my support for FivePoint's plans for its community, Valencia by FivePoint. They are seeking approval for Entrada South and Valencia Commerce Center, which will bring housing, community retail, and spaces for local businesses to the region.

The Santa Clarita Valley is already one of our region's most business-friendly areas, in part due to Valencia by FivePoint and the Valencia Commerce Center. VCC is home to numerous job-producing businesses in diverse fields, including aerospace, healthcare, and financial services, and now FivePoint is seeking your approval for the next phase.

Valencia by FivePoint is already home to 3,000 residents, and Entrada South is planned to bring more than 1,000 new units to our community, including affordable units. Providing high quality homes allows employees to live near their jobs and spend less time on the road.

Valencia by FivePoint maintains a healthy jobs-housing balance, which strengthens quality of life in the region.

Please vote 'yes'!

Yours truly,

Jamie Lyon

jlyon@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Jamie Lyon <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:17 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

To: L.A. County Regional Planning Commission

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Valencia by FivePoint maintains a healthy jobs-housing balance, which strengthens quality of life in the region.

Please vote 'yes'!

Yours truly,

Jamie Lyon
jlyon@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:16 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Gonzalo Guzman <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:15 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Valencia is more than a collection of homes--it's an active, positive community I am proud to call home. It feels like every month we get a new invite for a community event hosted by Valencia by FivePoint that genuinely bring people together.

FivePoint is a proven community-builder with a well-earned reputation for creating thoughtful, well-designed places. I am thrilled they want to enhance Valencia with more homes, more shops (which we are very excited about), and more commercial space to attract jobs to our area.

I can speak very highly about FivePoint based on my experience living in Valencia, and I hope you will take this into account as you consider their project.

Best,

Gonzalo Guzman
guzmangee@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Gonzalo Guzman <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:15 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Valencia is more than a collection of homes--it's an active, positive community I am proud to call home. It feels like every month we get a new invite for a community event hosted by Valencia by FivePoint that genuinely bring people together.

FivePoint is a proven community-builder with a well-earned reputation for creating thoughtful, well-designed places. I am thrilled they want to enhance Valencia with more homes, more shops (which we are very excited about), and more commercial space to attract jobs to our area.

I can speak very highly about FivePoint based on my experience living in Valencia, and I hope you will take this into account as you consider their project.

Best,

Gonzalo Guzman
guzmangee@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 4:10 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Danielle Carter <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:09 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I fully support FivePoint's plans to bring additional housing, retail, and jobs into the community. I encourage the County to approve Entrada South, the "front door" to Valencia by FivePoint, which will bring new housing and community retail spaces. The entitlement package before you also includes the next phase of the already-flourishing Valencia Commerce Center, a valuable economic driver in the region that attracts job-generating businesses.

Please approve the Valencia by FivePoint entitlement package.

Best,

Danielle Carter
dolsen@intertexpm.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Danielle Carter <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 4:09 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I fully support FivePoint's plans to bring additional housing, retail, and jobs into the community. I encourage the County to approve Entrada South, the "front door" to Valencia by FivePoint, which will bring new housing and community retail spaces. The entitlement package before you also includes the next phase of the already-flourishing Valencia Commerce Center, a valuable economic driver in the region that attracts job-generating businesses.

Please approve the Valencia by FivePoint entitlement package.

Best,

Danielle Carter
dolsen@intertexpm.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:58 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Community Hiking Club SCV - Support for FivePoint's Entrada South and VCC.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Dianne Erskine-Hellrigel, Executive Director and President of the Community Hiking Club in the Santa Clarita Valley.

Thank you for your attention to this matter.

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 3:49 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Joe Rivas <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:49 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. Planning Commissioners

I am writing in support of FivePoint's plans for Entrada South and Valencia Commerce Center, which address critical needs for the community – housing, job opportunities, and local retail spaces.

Importantly, FivePoint leads the way in sustainable living in the community – including solar power and drought-tolerant landscaping – and open space preservation. They do all this while building a place that thousands of southern Californians can call home and maintaining a remarkable jobs-to-housing balance.

I encourage you to support these entitlements -- they are a step forward for Santa Clarita Valley.

Best,

Joe Rivas
JRivas@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Joe Rivas <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:49 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. Planning Commissioners

I am writing in support of FivePoint's plans for Entrada South and Valencia Commerce Center, which address critical needs for the community – housing, job opportunities, and local retail spaces.

Importantly, FivePoint leads the way in sustainable living in the community – including solar power and drought-tolerant landscaping – and open space preservation. They do all this while building a place that thousands of southern Californians can call home and maintaining a remarkable jobs-to-housing balance.

I encourage you to support these entitlements -- they are a step forward for Santa Clarita Valley.

Best,

Joe Rivas
JRivas@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 3:46 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Maribel Garth <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:45 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I'm glad that FivePoint is continuing to invest in attracting jobs to the Santa Clarita region by completing the Valencia Commerce Center. High-quality, skilled jobs like those generated within VCC are highly valuable for our community. Having a balance of jobs and homes is important, and this plan helps ensure our community continues to be a leader in providing both.

I hope you will support this thoughtful, balanced proposal.

Best,

Maribel Garth
mgarth@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Maribel Garth <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:45 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I'm glad that FivePoint is continuing to invest in attracting jobs to the Santa Clarita region by completing the Valencia Commerce Center. High-quality, skilled jobs like those generated within VCC are highly valuable for our community. Having a balance of jobs and homes is important, and this plan helps ensure our community continues to be a leader in providing both.

I hope you will support this thoughtful, balanced proposal.

Best,

Maribel Garth
mgarth@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 3:37 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Dale Donohoe <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:36 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

The Valencia by FivePoint proposal is an incredible undertaking that will provide numerous benefits to the greater Los Angeles region – and I am proud to support it!

The Valencia by FivePoint community is holistic, providing much-needed new housing to address our region's critical housing crisis. It also provides community gathering spaces and preserves open space in perpetuity. At the same time, the community is generating jobs and strengthening the business community throughout our region.

The next phase of the Valencia Commerce Center will create space for even more economic growth across a wide range of industries and contribute to the critical tax revenue that will fund vital public services. Meanwhile, Entrada South will provide additional housing our County needs.

This is a well-designed, thoughtful plan that will benefit LA County as a whole, and I look forward to seeing it brought to life.

Yours truly,

Dale Donohoe
ddonohoe@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Dale Donohoe <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:36 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

The Valencia by FivePoint proposal is an incredible undertaking that will provide numerous benefits to the greater Los Angeles region – and I am proud to support it!

The Valencia by FivePoint community is holistic, providing much-needed new housing to address our region's critical housing crisis. It also provides community gathering spaces and preserves open space in perpetuity. At the same time, the community is generating jobs and strengthening the business community throughout our region.

The next phase of the Valencia Commerce Center will create space for even more economic growth across a wide range of industries and contribute to the critical tax revenue that will fund vital public services. Meanwhile, Entrada South will provide additional housing our County needs.

This is a well-designed, thoughtful plan that will benefit LA County as a whole, and I look forward to seeing it brought to life.

Yours truly,

Dale Donohoe
ddonohoe@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 3:34 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Darcey Oldhafer <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:33 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Regional Planning Commissioners,

I am writing to express my support for Entrada South and Valencia Commerce Center, the next two phases of the Valencia by FivePoint community.

This is a thriving and diverse community that makes homeownership accessible to thousands of families.

While helping to provide the housing our region desperately needs, FivePoint has made numerous investments in cutting-edge sustainability measures both on and off the site. They have also partnered with many important nonprofit organizations to help serve our entire region, including Climate Resolve, GRID Alternatives, and the L.A. Dodgers Foundation.

This community is an important part of the SCV community, and I hope you'll approve this plan promptly.

Regards,

Darcey Oldhafer
doldhafer@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Darcey Oldhafer <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:33 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear LA County Regional Planning Commissioners,

I am writing to express my support for Entrada South and Valencia Commerce Center, the next two phases of the Valencia by FivePoint community.

This is a thriving and diverse community that makes homeownership accessible to thousands of families.

While helping to provide the housing our region desperately needs, FivePoint has made numerous investments in cutting-edge sustainability measures both on and off the site. They have also partnered with many important nonprofit organizations to help serve our entire region, including Climate Resolve, GRID Alternatives, and the L.A. Dodgers Foundation.

This community is an important part of the SCV community, and I hope you'll approve this plan promptly.

Regards,

Darcey Oldhafer
doldhafer@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 3:31 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Monica Aquin <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:27 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commissioners,

FivePoint is dedicated to protecting the environment as they go about creating a new master-planned community in the Santa Clarita Valley. The company has committed to investing in a wide array of sustainability investments:

- All new homes, commercial buildings, and public facilities within Valencia by FivePoint will be built with energy-efficient designs and technology.
- Homes have rooftop solar power.
- Every house is equipped with a Level 2 EV charger.
- They have made many off-site sustainability investments as well, including solar energy installations in disadvantaged communities throughout LA County.

Plus, they have introduced the ValenciaGo program, which offers eligible homeowners subsidy reimbursements on the purchase of a zero-emission vehicle, neighborhood electric vehicle or electric bike. And, they even offer pre-paid transit passes to residents through the program!

Approving plans for Entrada South and Valencia Commerce Center will enable FivePoint to continue

making these incredible strides in the name of protecting the Earth. I support Valencia by FivePoint, and I hope you will, too.

Best,

Monica Aquin

stsgirl_mo@yahoo.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Monica Aquin <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:27 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commissioners,

FivePoint is dedicated to protecting the environment as they go about creating a new master-planned community in the Santa Clarita Valley. The company has committed to investing in a wide array of sustainability investments:

-All new homes, commercial buildings, and public facilities within Valencia by FivePoint will be built with energy-efficient designs and technology.

-Homes have rooftop solar power.

-Every house is equipped with a Level 2 EV charger.

-They have made many off-site sustainability investments as well, including solar energy installations in disadvantaged communities throughout LA County.

Plus, they have introduced the ValenciaGo program, which offers eligible homeowners subsidy reimbursements on the purchase of a zero-emission vehicle, neighborhood electric vehicle or electric bike. And, they even offer pre-paid transit passes to residents through the program!

Approving plans for Entrada South and Valencia Commerce Center will enable FivePoint to continue making these incredible strides in the name of protecting the Earth. I support Valencia by FivePoint, and I hope you will, too.

Best,

Monica Aquin
stsgirl_mo@yahoo.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Laura Raden <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:12 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am pleased to support the proposal for Valencia by FivePoint that addresses multiple community needs in a single, forward-thinking plan. This evolution thoughtfully merges residential development with commercial spaces, ensuring a healthy balance between housing, jobs, and leisure.

The design incorporates sustainable building practices, preserves a tremendous quantity of open space, and enhances local transportation networks. This holistic approach will spur economic growth while nurturing a vibrant, livable community.

Each of these components is vital to our region's success. This is a long-term investment to improve our County and quality of life, and I wish to see it take shape as quickly as possible.

Please join me in supporting these entitlements.

Regards,

Laura Raden
Laura@247-events.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: DRP Public Comment
Sent: Tuesday, September 23, 2025 3:10 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Graham Silver <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:06 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. Planning Commission,

FivePoint has set a national standard for thoughtful, responsible development with Valencia by FivePoint.

Now, FivePoint is seeking approval for the next pieces of the community: Entrada South, a mixed-use neighborhood that includes more than 1,000 new homes and space for community-serving retail, and the next phase of the Valencia Commerce Center, an existing and thriving business park.

These entitlements deliver real solutions: housing for families, spaces for businesses to grow, and a stronger local economy. Please approve the plans.

Yours truly,

Graham Silver
graham@silvertunes.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Graham Silver <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:06 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. Planning Commission,

FivePoint has set a national standard for thoughtful, responsible development with Valencia by FivePoint.

Now, FivePoint is seeking approval for the next pieces of the community: Entrada South, a mixed-use neighborhood that includes more than 1,000 new homes and space for community-serving retail, and the next phase of the Valencia Commerce Center, an existing and thriving business park.

These entitlements deliver real solutions: housing for families, spaces for businesses to grow, and a stronger local economy. Please approve the plans.

Yours truly,

Graham Silver
graham@silvertunes.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 3:05 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: LAACC_Support Valencia by FivePoint 072925.pdf

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Valencia Future <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:00 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>; DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Maria S. Salinas, President & CEO of the Los Angeles Area Chamber of Commerce.

Thank you for your attention to this matter.

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 3:04 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: Fw: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)
Intermediate Typist-Clerk, Operations and Major Project

From: Michelle Rubenstein <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 3:00 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commission,

I am writing as a Santa Clarita Valley resident and a supporter of the Valencia by FivePoint project.

Valencia is already a wonderful community, but FivePoint goes above and beyond in the greater L.A. region. For example, the company creates thousands of jobs and fosters an excellent jobs/housing balance that boosts the economy and quality of life for everyone in the region.

The company invests in sustainability initiatives outside the borders of Valencia, including installing EV chargers, solar roofs, and pool covers across the county. Importantly, FivePoint will be investing over time about \$15 million in funding for permanent habitat conservation and stewardship in the SCV.

Plus, they have invested millions in transportation improvements in the area, including road widening, new signals, and other upgrades at key intersections and along major interchanges, with future transportation investments planned for our region. I think it's clear they have earned the right to allow their community to continue moving forward.

Please support Entrada South and Valencia Commerce Center.

Yours truly,

Michelle Rubenstein
poormichelle@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:51 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Cailee Poulsen <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:50 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

FivePoint is building a beautiful community – Valencia by FivePoint – and it is one of the most sustainable, forward-thinking communities in the nation with a commitment to net-zero greenhouse gas emissions.

FivePoint is more than a real estate company. They are a partner in building communities to last, caring for the long-term wellbeing of their residents and the natural world around them.

Kudos to FivePoint.

Best,

Cailee Poulsen
cepoulsen21@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:50 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Peyton Poulsen <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:39 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commissioners,

FivePoint's vision for Valencia has always balanced thoughtful growth with the needs of the community, and the plans before you for Entrada South and Valencia Commerce Center are no exception.

These projects are planned to bring over 1,000 homes, essential space for community-serving retail space, and office space for job-supporting businesses – all while preserving land and prioritizing environmentally-friendly living.

Supporting these entitlements is a step toward building a stronger, more resilient Santa Clarita Valley. I encourage you to approve the plans before you.

Sincerely,

Peyton Poulsen
Peyton.poulsen23@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:50 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Bri Kilmartin <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:34 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am writing to you because FivePoint has created a plan to deliver much-needed housing and economic vitality to our County while also preserving the vast tracts of open space, plant and animal habitat that make our region so special.

Valencia by FivePoint will set aside a huge area for parks, trails, and wildlife, ensuring that our community continues to enjoy its scenic beauty and natural heritage. The total open space in Valencia totals more than twice the size of Griffith Park, and almost 12 times the size of Central Park in New York!

The plan also includes well-designed pathways for walking and biking, which will encourage outdoor recreation and community engagement.

By protecting these green spaces, we are not only conserving nature but also enhancing our quality of life and integration with these wonderful spaces.

I think their balanced approach is a model for how we can achieve sustainable growth, and the ir proposal has my full support.

Yours truly,

Bri Kilmartin
events@happytrailsbar.co

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:50 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: Avalon Property Letter of Support re Valencia by FivePoint.pdf

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Valencia Future <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:26 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>; DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Jonathan Cookler, President at Avalon Investment.

Thank you for your attention to this matter.

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:49 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Mandy Meeks <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:20 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Open space has always been a part of the Santa Clarita Valley's identity. Beautiful rolling hills, valleys, and ridgelines help make our community truly gorgeous.

I am happy that as part of FivePoint's plans for the Valencia project, they are continuing the important preservation of our beautiful open space, while also helping to connect the community to the surrounding nature with walking paths and more.

This commitment - paired with their extensive conversation and sustainability initiatives – show me that FivePoint understands what makes our community unique and will continue working to protect it, while also helping us with clearly needed community priorities, like additional housing and retail opportunities. This is a project worthy of the County's support. They have mine!

Sincerely,

Mandy Meeks
mandy@ginabeeevents.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:49 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Sarah Bothwell <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:03 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Hello,

I am Sarah Bothwell, I work with Gina Bee and her swarm. I've worked a lot of the events hosted and the home showings in the five point area and at the porch. This community has grown so much and is truly coming a SCV staple! The community itself is beautiful and so well kept. The people who live and visit this community are so welcoming and friendly. The events host (Friday night happenings, farmers market, pumpkin patch, etc) are so much fun and so creative. I love the way for all the different events hosted, you bring in local and small business owners to support! I really enjoy working and being apart of this community, keep up the amazing work.

Best,

Sarah Bothwell
Sarah.bothwell@yahoo.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:48 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Gina Boersma <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 1:50 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. Planning Commission,

I am writing in strong support of FivePoint and its continued efforts to build a vibrant, sustainable future for our community.

FivePoint has set a national standard for thoughtful, responsible development through its work in Valencia. Beyond just building homes and business spaces, FivePoint has demonstrated a deep commitment to supporting local businesses and cultivating a beautiful, inclusive community culture that makes Valencia truly special.

Now, FivePoint is seeking approval for the next chapters in this vision: Entrada South—a mixed-use neighborhood with more than 1,000 new homes and community-serving retail—and the next phase of the thriving Valencia Commerce Center. These developments will provide meaningful solutions for our region: much-needed housing, opportunities for local businesses to grow, and a stronger, more resilient local economy.

I respectfully urge you to approve these plans and continue supporting the growth and prosperity of our beautiful community.

Regards,

Gina Boersma
gina@ginabeeevents.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:48 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Tracy Shaw <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 1:45 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Members of the Regional Planning Commission,

It's no secret that Southern California is facing an immense housing crisis—one defined by both supply and affordability. This crisis continues to place significant strain on our communities and our economy. Valencia by FivePoint is playing a meaningful role in addressing these challenges through thoughtful, sustainable development that serves the region's long-term needs.

Valencia is already home to more than 3,000 residents, and its next phases of growth—including Entrada South and the expansion of the Valencia Commerce Center (VCC)—reflect a smart, comprehensive approach to community building.

Entrada South will bring more than 1,000 new homes to the region, including affordable housing options that are critically needed. Simultaneously, the expansion of the Valencia Commerce Center will add vital job-generating commercial space, supporting growing businesses across various sectors and reinforcing Santa Clarita Valley's reputation as a business-friendly environment.

Together, these projects strike a thoughtful balance between housing and employment, helping to ease the housing shortage while also promoting economic vitality. The environmentally responsible planning behind both Entrada South and VCC will contribute to a higher quality of life for current and future residents alike.

I am proud to offer my full support for Valencia by FivePoint and encourage you to join me in supporting this visionary, community-focused plan.

Thank you.

Best,

Tracy Shaw
tracyashaw@att.net

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Michalay Daniels
Sent: Tuesday, September 23, 2025 2:46 PM
To: Jodie Sackett; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

FYI

Michalay Daniels (she/her/hers)

Intermediate Typist-Clerk, Operations and Major Project

From: Kevin Tamaki <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 1:26 PM
To: Jodie Sackett <jsackett@planning.lacounty.gov>
Cc: DRP Public Comment <comment@planning.lacounty.gov>
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission:

The Valencia by FivePoint proposal is an incredible undertaking that will provide numerous benefits to the greater Los Angeles region – and as a 15-year resident of Valencia, I am proud to support it!

The Valencia by FivePoint community is holistic, providing much-needed new housing to address our region's critical housing crisis. It also provides community gathering spaces and preserves open space in perpetuity. At the same time, the community is generating jobs and strengthening the business community throughout our region. Simply put, housing and jobs go hand in hand.

The next phase of the Valencia Commerce Center will create space for even more economic growth across a wide range of industries and contribute to the critical tax revenue that will fund vital public services. Meanwhile, Entrada South will provide additional housing our County needs.

This is a well-designed, thoughtful plan that will benefit LA County as a whole, and I look forward to seeing it brought to life.

Thank you.

Best,

Kevin Tamaki
kevin.tamaki@yahoo.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Peyton Poulsen <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:39 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commissioners,

FivePoint's vision for Valencia has always balanced thoughtful growth with the needs of the community, and the plans before you for Entrada South and Valencia Commerce Center are no exception.

These projects are planned to bring over 1,000 homes, essential space for community-serving retail space, and office space for job-supporting businesses – all while preserving land and prioritizing environmentally-friendly living.

Supporting these entitlements is a step toward building a stronger, more resilient Santa Clarita Valley. I encourage you to approve the plans before you.

Sincerely,

Peyton Poulsen
Peyton.poulsen23@gmail.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Mandy Meeks <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:20 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Open space has always been a part of the Santa Clarita Valley's identity. Beautiful rolling hills, valleys, and ridgelines help make our community truly gorgeous.

I am happy that as part of FivePoint's plans for the Valencia project, they are continuing the important preservation of our beautiful open space, while also helping to connect the community to the surrounding nature with walking paths and more.

This commitment - paired with their extensive conversation and sustainability initiatives – show me that FivePoint understands what makes our community unique and will continue working to protect it, while also helping us with clearly needed community priorities, like additional housing and retail opportunities. This is a project worthy of the County's support. They have mine!

Sincerely,

Mandy Meeks
mandy@ginabeeevents.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Sarah Bothwell <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 2:03 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Hello,

I am Sarah Bothwell, I work with Gina Bee and her swarm. I've worked a lot of the events hosted and the home showings in the five point area and at the porch. This community has grown so much and is truly coming a SCV staple! The community itself is beautiful and so well kept. The people who live and visit this community are so welcoming and friendly. The events host (Friday night happenings, farmers market, pumpkin patch, etc) are so much fun and so creative. I love the way for all the different events hosted, you bring in local and small business owners to support! I really enjoy working and being apart of this community, keep up the amazing work.

Best,

Sarah Bothwell
Sarah.bothwell@yahoo.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Valencia Future <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 1:35 PM
To: Jodie Sackett; DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)
Attachments: BIASC Letter re Valencia by FivePoint.pdf

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

Attached please find a letter addressed to the L.A. County Regional Planning Commission in support of Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150) authored by Jeff Montejano, Chief Executive Officer of the Building Industry Association of Southern California (BIASC).

Thank you for your attention to this matter.

Jodie Sackett

From: Kevin Tamaki <info@valenciafuture.com>
Sent: Tuesday, September 23, 2025 1:26 PM
To: Jodie Sackett
Cc: DRP Public Comment
Subject: SUPPORT Entrada South (Project 00-210) and Valencia Commerce Center (Project 87-150)

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission:

The Valencia by FivePoint proposal is an incredible undertaking that will provide numerous benefits to the greater Los Angeles region – and as a 15-year resident of Valencia, I am proud to support it!

The Valencia by FivePoint community is holistic, providing much-needed new housing to address our region's critical housing crisis. It also provides community gathering spaces and preserves open space in perpetuity. At the same time, the community is generating jobs and strengthening the business community throughout our region. Simply put, housing and jobs go hand in hand.

The next phase of the Valencia Commerce Center will create space for even more economic growth across a wide range of industries and contribute to the critical tax revenue that will fund vital public services. Meanwhile, Entrada South will provide additional housing our County needs.

This is a well-designed, thoughtful plan that will benefit LA County as a whole, and I look forward to seeing it brought to life.

Thank you.

Best,

Kevin Tamaki
kevin.tamaki@yahoo.com

Cc: Los Angeles County Board of Supervisors

Jodie Sackett

From: Kelilah D. Federman <kfederman@adamsbroadwell.com>
Sent: Tuesday, September 9, 2025 3:09 PM
To: Jodie Sackett
Subject: Entrada South and VCC Project
Attachments: Entrada South and Valencia Commerce Center Project - PC Hearing October 1, 2025.pdf

CAUTION: External Email. Proceed Responsibly.

Good afternoon Ms. Sackett,

I am emailing to inquire regarding the Los Angeles Regional Planning Commission hearing on October 1, 2025 regarding the Valencia Commerce Center Project No. 87-150.

I reviewed the hearing notice, attached, and it provides that "The Regional Planning Commission will [] consider a vote to approve or deny the project or continue the hearing if it deems necessary" and that the Project requires a Zone change which is "a legislative action, the Commission is not the final decision-making body under the County Code. The Commission will make a recommendation to the Board of Supervisors on this entitlement."

Can you please advise whether this Project will automatically proceed to the Board of Supervisors for final approval? Or whether the Commission will make a final approval of all the other entitlements? Or whether all the entitlements will be heard concurrently by the Board at a later date?

Thank you!

Kelilah

Kelilah D. Federman
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080
Tel: (650) 589-1660, Ext. 25
Fax: (650) 589-5062
kfederman@adamsbroadwell.com

Jodie Sackett

From: Chase Preciado <Chase@lozeaudrury.com>
Sent: Friday, September 5, 2025 2:19 PM
To: Jodie Sackett
Cc: Leslie Reider; Emy Lipkind
Subject: Project Inquiry: Entrada South and Valencia Commerce Center Project (SCH 2000011025)

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Sackett,

I hope this email finds you well. I am reaching out to inquire about the Entrada South and Valencia Commerce Center Project (SCH 2000011025). Have any hearings been scheduled for the project yet?

Any information you can provide me with would be greatly appreciated. Thank you for your help. Have a wonderful day!

Sincerely,

Chase Preciado (He/Him)
Legal Assistant
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
(510) 836-4205 (fax)
chase@lozeaudrury.com

Jodie Sackett

From: Raylene Borrego <Raylene.Borrego@sanmanuel-nsn.gov>
Sent: Tuesday, September 2, 2025 12:15 PM
To: Jodie Sackett
Subject: Response to Notice of Public Hearing and of Consideration of a Final SEIR for the Entrada South and Valencia Commerce Center Project, Los Angeles County; [COU-LA-2024-10]

CAUTION: External Email. Proceed Responsibly.

Hello Jodie,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (YSMN, also known as the San Manuel Band of Mission Indians) regarding the above-referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by the Cultural Resources Management Department on August 28th, 2025. The proposed project is located outside of Serrano ancestral territory and, as such, YSMN will not be requesting to receive consulting party status with the lead agency or to participate in the scoping, development, or review of documents created pursuant to legal and regulatory mandates.

I would also like to inform you that this most recent notice was addressed to Lee Claus and Ryan Nordness, both people are no longer working for YSMN. Can you please take them off your contact list for YSMN.

For all cultural resources matters please address Alexandra McCleary, Director of Cultural Resources Management. If emailing notices please send to CulturalResourcesManagement@sanmanuel-nsn.gov or to Alexandra.Mccleary@sanmanuel-nsn.gov.

Thank you!

Kindly,
Raylene

Raylene Borrego

Cultural Resources Technician
Raylene.Borrego@sanmanuel-nsn.gov
O:(909) 864-8933 x 50-2035
M:(909) 737-3349
26569 Community Center Dr Highland, California 92346



Jodie Sackett

From: Christian Nessim <christiannessim@gmail.com>
Sent: Tuesday, September 2, 2025 10:07 AM
To: Jodie Sackett
Subject: Entrada South Project No. 00-210

CAUTION: External Email. Proceed Responsibly.

Hi Jodie,

I live in the newly developed areas of FivePoint and I received a letter about the new developments in Entrada South. I'm excited about the new commercial spaces.

Are you planning on leveling the mountain there or building around/on it? If you will level it, what's the expected elevation for the new buildings?

Thank you,
Christian Nessim