

Revised Draft SEIR Sections

3.0 Project Description



3.0 PROJECT DESCRIPTION

1. INTRODUCTION

As discussed in **Section 1.0**, Introduction, the Entrada South and Valencia Commerce Center (VCC) Project Site 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; hereafter collectively referred to as the State-certified EIR).¹ The two areas of the RMDP/SCP project site addressed in this Draft Supplemental EIR (SEIR) were identified in the State-certified EIR as the Entrada South Planning Area and the VCC Planning Area. The County of Los Angeles was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process through the receipt and review of the Draft and Final EIRs, as well as the Draft and Final Additional Environmental Analysis, and the submittal of comments, which were addressed by CDFW.

The Entrada South and VCC Project, referred to herein as the Modified Project, implements the development within the Entrada South and VCC Planning Areas facilitated by the approved RMDP/SCP and analyzed in the State-certified EIR. A summary of the Modified Project's changes to the balance of residential and non-residential development is

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

shown in **Table 3.0-1**, Summary of 2017 Project and Modified Project Development, on page 3.0-3. The Modified Project also includes the following enhanced environmental protections within each Planning Area, also described further below:

- *Entrada South Planning Area*—The Modified Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Planning Area as compared to the 2017 Project. The Modified Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel. The modified channel design would reduce permanent impacts to biological resources and jurisdictional waters and provide additional open space within the developed portions of the Entrada South Planning Area. This environmentally beneficial modification would result in increased open space, restored drainage areas, and increased habitat for species as compared to the impacts evaluated in the State-certified EIR.
- *VCC Planning Area*—The Modified Project would increase environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek. These areas would be restored and revegetated after construction based on the Modified Project design, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. The Modified Project design changes would maintain substantially more existing streambed, preserve more jurisdictional area, and provide stable systems for conveyance and flood protection through the on-site reaches of both Castaic Creek and Hasley Creek compared to the 2017 Project.

A more detailed description of the proposed changes associated with the Modified Project including refinements to the housing types and site plan is provided in Section 6 of this Project Description.

Under CEQA, when preparing a supplemental EIR, the additional CEQA analysis shall focus solely on the incremental changes in the project, changes in circumstances, or new information in comparison to the analysis in the State-certified EIR.² For purposes of this discussion, the 2017 Project refers to the resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada

² See, e.g., *Friends of the College of San Mateo Gardens v. San Mateo County Community College District* (2016) 1 Cal.4th 937, 949; *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467, 1482.

**Table 3.0-1
Summary of 2017 Project and Modified Project Development**

Land Use	2017 Project	Modified Project	Difference
Entrada South Planning Area			
Residential	1,725 units	1,574 units	- 151 units
Non-Residential	450,000 SF	730,000 SF	+ 280,000 SF
VCC Planning Area			
Residential	0 units	0 units	0 units
Non-Residential	3,400,000 SF	3,400,000 SF	0 SF
<i>SF = square feet</i> <i>Source: FivePoint, 2022.</i>			

South and VCC Planning Areas.³ This document is a Draft SEIR, which focuses on the incremental changes within the Entrada South and VCC Planning Areas since approval of the RMDP/SCP project in 2017, as well as changes in circumstances and any new information that has become available since CDFW's certification of State-certified EIR which was not known or could not have been known at the time of the prior environmental analysis.

This Project Description is organized as follows:

- Section 2 describes the purpose of the Project Description.
- Section 3 identifies the project location and surrounding uses.
- Section 4 provides relevant background and overview information.
- Section 5 summarizes the changes associated with the Modified Project that are analyzed in this SEIR.
- Section 6 lists the Modified Project Objectives.

³ The Entrada South and VCC Planning Areas were analyzed in the State-certified EIR as part of Alternative 2 (the proposed project therein). The final project approved by CDFW (i.e., the 2017 Project) included additional environmental protections compared to Alternative 2 in portions of the project outside of the Entrada South and VCC Planning Areas, but the final approval did not change the facilitated development within either of those two Planning Areas.

- Section 7 describes the approvals and intended uses of this SEIR.

2. PURPOSE

The purpose of this section is to describe the Modified Project in a manner that will be meaningful to the public, reviewing agencies, and decision makers for review in accordance with the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. (CEQA). Title 14 of the California Code of Regulations (CEQA Guidelines) Section 15124 states that a project description shall contain the following information but should not supply extensive detail beyond that needed for evaluation and review of a project's environmental impacts: (a) the precise location and boundaries of the proposed project, shown on a detailed map, along with a regional map of the project's location; (b) a statement of the objectives sought by the proposed project, which should include the underlying purpose of the project; (c) a general description of the project's technical, economic, and environmental characteristics; and (d) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected to use the EIR in their decision making, a list of permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements imposed by federal, state, or local laws, regulations, or policies. This section of the Draft SEIR includes all of this required information, and later sections include greater detail on all these topics.

3. MODIFIED PROJECT LOCATION AND SURROUNDING USES

a. Project Location

The Modified Project Site is located within the northwest portion of Los Angeles County (County), west of Interstate 5 (I-5) and the City of Santa Clarita, as shown on **Figure 3.0-1**, Regional Location Map, on page 3.0-5. As shown in **Figure 3.0-2**, Project Vicinity Map, on page 3.0-6, the Modified Project Site is located in an unincorporated area of the County, within the Santa Clarita Valley Planning Area (Valley Planning Area). The local roadway network within the vicinity of the Modified Project Site is depicted in **Figure 3.0-3**, Local Location and Roadway Network Map, on page 3.0-7. The Valley Planning Area 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 (Valley) from the San Fernando and Simi Valleys, to the south; Agua Dulce and the Angeles National Forest to the east; and the County of Ventura to the west.

As previously discussed, the Modified Project Site is located within the planning boundary of the State-approved Newhall Ranch RMDP/SCP), which was the subject of the State-certified EIR (SCH No. 2000011025). The Modified Project Site is adjacent to but not



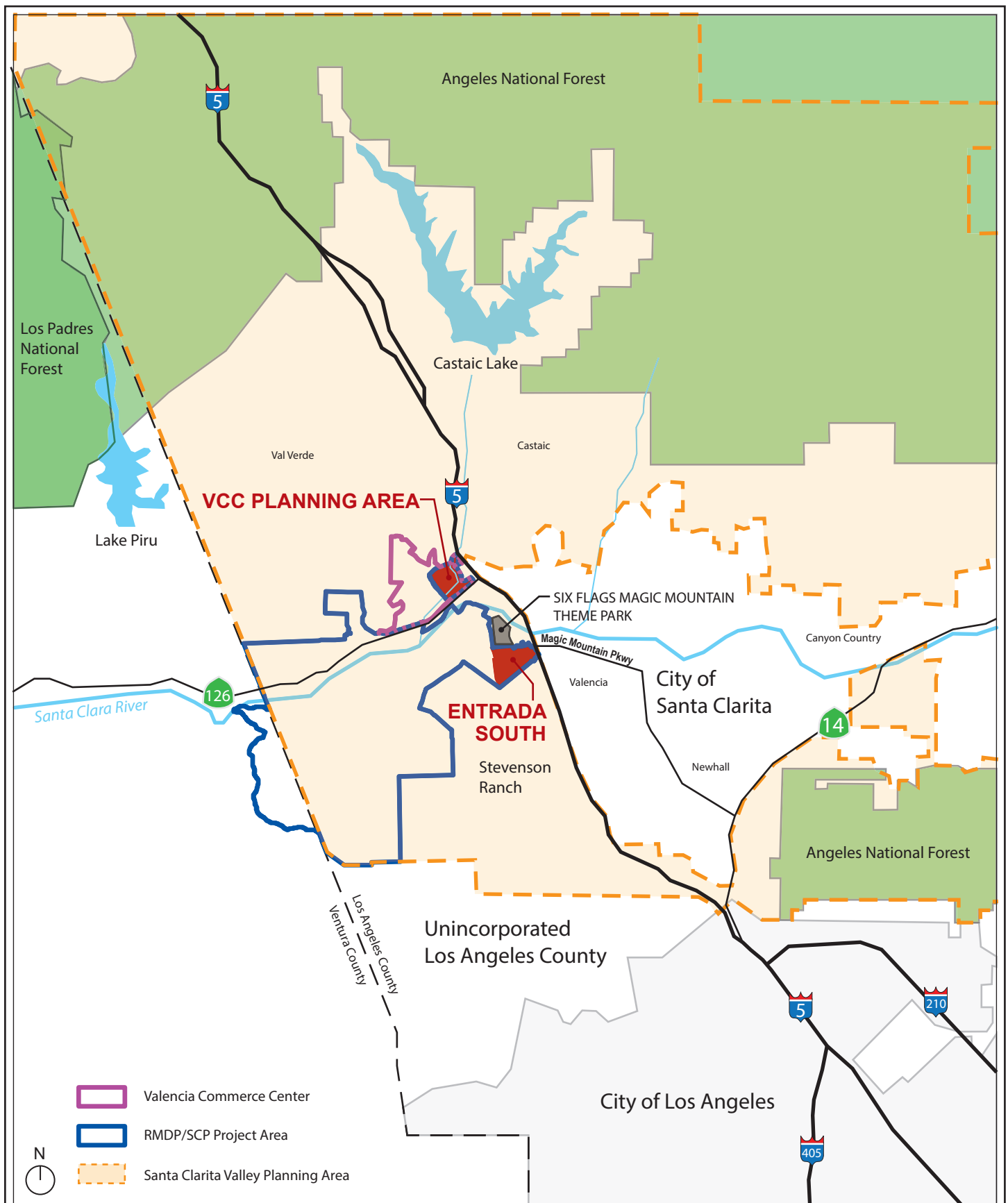
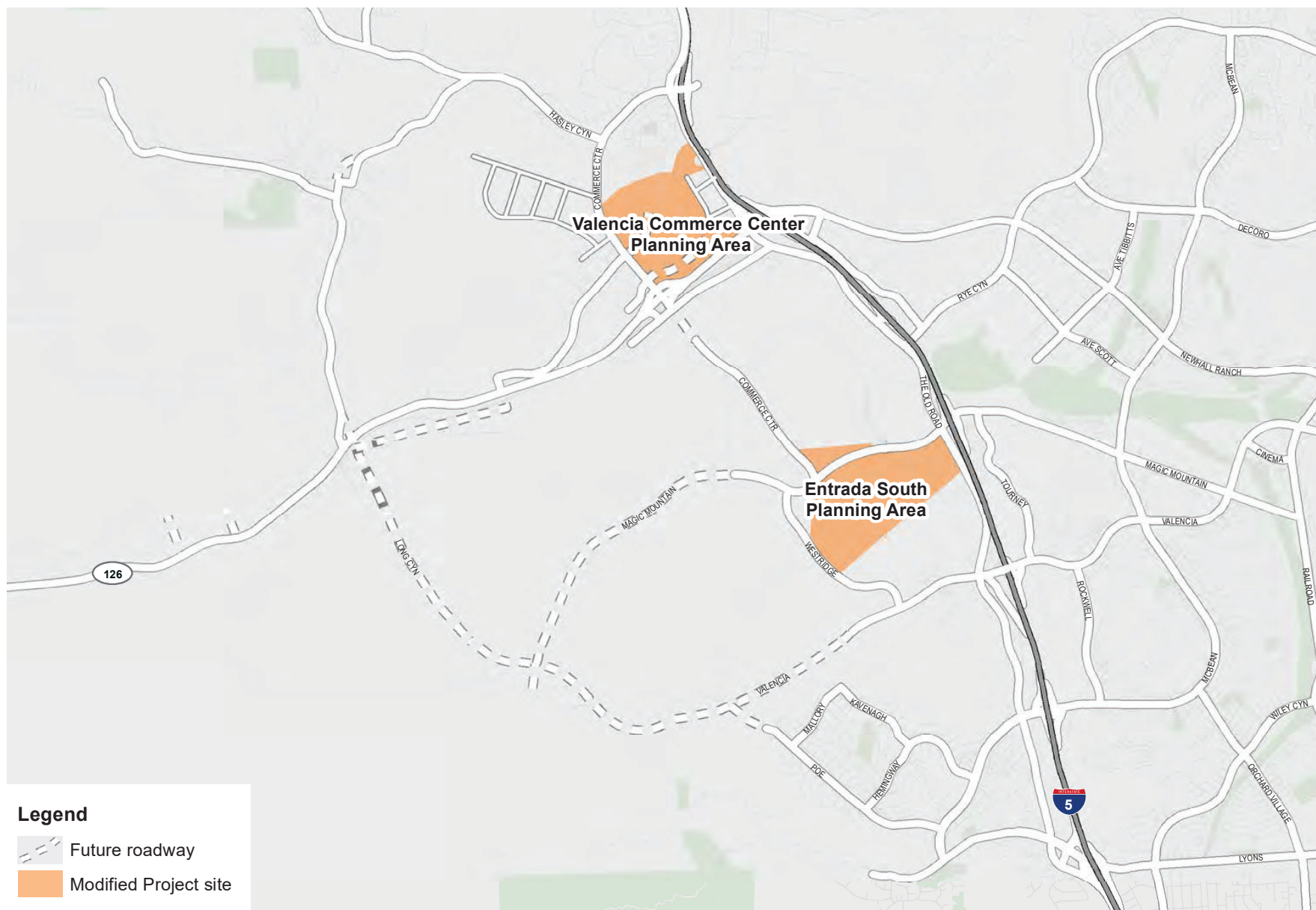


Figure 3.0-2
Project Vicinity Map



Legend

-  Future roadway
-  Modified Project site

located within the Newhall Ranch Specific Plan area. The specific location and boundaries of the Entrada South Planning Area and VCC Planning Area are described below.

(1) Entrada South Planning Area

As shown in **Figure 3.0-4**, Aerial Photo of the Entrada South Planning Area, on page 3.0-9, the Entrada South Planning Area consists of approximately 382.3 acres located west of I-5 and The Old Road and predominantly south of Six Flags Magic Mountain theme park (Six Flags Magic Mountain).⁴ The Entrada South Planning Area 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 Planning Area 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. Smaller-diameter pipelines associated with past oil field operations may also be present. The planning area exhibits substantial 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.

(2) VCC Planning Area

As shown in **Figure 3.0-5**, Aerial Photo of the VCC Planning Area, on page 3.0-10, the VCC Planning Area consists of approximately 328.5 acres of an undeveloped portion of the partially completed VCC non-residential center (industrial/business/office park) located west of I-5 and north of State Route 126 (SR-126).⁵ The portion of VCC which is included within the Modified Project is referred to herein as the VCC Planning Area. VCC was originally approved for development by Los Angeles County through the issuance of

⁴ The cited acreage of the Entrada South Planning Area reflects the area of Vesting Tentative Tract Map (VTTM) 53295. In addition, two small areas totaling 2.1 acres are located outside of the tract map, along the western and southern tract map boundaries, where related improvements (discussed below) would occur. Collectively, these areas are referred to as the Entrada South External Map Improvements area, as illustrated in **Figure 3.0-4**, Aerial Photo of the Entrada South Planning Area.

⁵ The Initial Study for the Modified Project, published in October 2021, listed the acreage of the VCC Planning Area as approximately 321 acres. However, upon subsequent filing of the parcel map with the County, the acreage was determined to be 328.5 acres. In addition, several small areas totaling 5.8 acres are located outside of the parcel map, where related infrastructure improvements (discussed below) would occur. This area is referred to as the VCC External Map Improvements area, as illustrated in **Figure 3.0-5**, Aerial Photo of the VCC Planning Area.

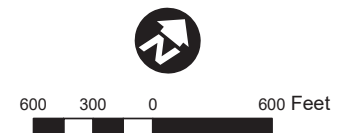
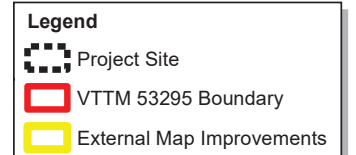
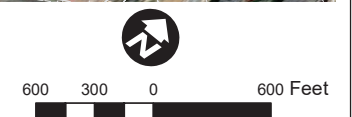


Figure 3.0-4
Aerial Photo of the Entrada South Planning Area



various entitlements (including CUP 87-360) and certification of an EIR (SCH No. 1987-123005) in 1991, and the VCC Planning Area portion of VCC was subsequently analyzed in the State-certified EIR.⁶ The VCC Planning Area 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 AMSL.

b. Surrounding Uses

(1) Entrada South Planning Area

Six Flags Magic Mountain and vacant land are located north of the Entrada South Planning Area. The existing community of Westridge is located immediately south. In addition, the City of Santa Clarita is located to the east and is separated from the Entrada South Planning Area 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 Planning Area and is currently under construction.

(2) VCC Planning Area

The VCC Planning Area is located within the existing, built-out portions of the VCC non-residential (industrial/business/office park) center and surrounded by existing single-family residential and industrial uses to the north. Existing industrial uses, The Old Road, and the I-5 freeway are located to the east. SR-126 is located to the south. To the west is the previously developed portion of the VCC non-residential center (industrial/business/office park).

4. PROJECT BACKGROUND AND OVERVIEW

a. Existing Land Use and Zoning Designations

Per the Santa Clarita Valley Area Plan: *One Valley One Vision 2012* (Area Plan), sometimes referred to as OVOV, the existing land use designations within the Entrada South Planning Area are H5—Residential 5 south of Magic Mountain Parkway, CM—Major Commercial north of Magic Mountain Parkway, and OS-PR—Parks and Recreation south of the Southern California Edison electric transmission lines. The entire VCC Planning

⁶ *The State-certified EIR only analyzed a portion of VCC, which was referred to as the VCC Planning Area in the State-certified EIR, given the potential for development facilitated by the RMDP/SCP to impact spineflower.*

Area has a land use designation of IO—Industrial Office. Refer to **Figure 3.0-6**, Area Plan Land Use Designations—Entrada South Planning Area, on page 3.0-13 and **Figure 3.0-7**, Area Plan Land Use Designations—VCC Planning Area, on page 3.0-14.

The Area Plan is a component of the Los Angeles County General Plan intended to provide focused goals, policies, and maps to guide the regulation and development of the unincorporated portions of the Santa Clarita Valley. Adopted in 2012, development of the Area Plan involved extensive public input and a cooperative effort between the County and the City of Santa Clarita to create a unified plan for the buildout of the Valley. The Area Plan was the subject of a Programmatic EIR (SCH No. 2008071119) (Area Plan EIR), which included projections for the number of dwelling units, non-residential floor area, population, and employment in the Area Plan area.⁷ The Area Plan projects population growth in the Santa Clarita Valley Planning Area ranging from approximately 247,000 to 272,000 persons between the year 2000 and build out of the Area Plan.⁸ The Area Plan EIR analyzed potential environmental impacts associated with buildout of the Area Plan based on the identified land use designations (i.e., H5, CM, OS-PR, and IO as noted above). The Entrada South and VCC Project is consistent with the Area Plan's projected buildout and land use designations for these planning areas, as evaluated in the Area Plan EIR and previously approved by the County.

The Entrada South Planning Area is currently zoned R-1—Single-Family Residence south of Magic Mountain Parkway, C-3—General Commercial north of Magic Mountain Parkway, and C-R—Commercial Recreation south of the Southern California Edison electric transmission lines. The VCC Planning Area is zoned M-1.5-DP—Restricted Heavy Manufacturing with Development Program overlay. Refer to **Figure 3.0-8**, Existing Zoning Designations—Entrada South Planning Area, on page 3.0-15 and **Figure 3.0-9**, Existing Zoning Designations—VCC Planning Area, on page 3.0-16.

b. 2017 Project and the State-certified EIR

As previously indicated, the Modified Project Site is located within the 2017 Project boundary and was analyzed in the State-certified EIR.⁹ **Figure 3.0-2**, Project Vicinity Map, depicts the Entrada South and VCC Planning Areas within the context of the broader

⁷ Santa Clarita Valley Area Plan EIR, page 2.0-4.

⁸ Santa Clarita Valley Area Plan: One Valley One Vision 2012, Chapter 2: Land Use Element, pp. 28–29.

⁹ The State-certified EIR analyzed the proposed project (Alternative 2) along with numerous project alternatives, as well as mitigation measures to avoid or minimize potentially significant impacts. Alternative 2 included a proposed total buildout of approximately 21,242 residential units, 9.3 million square feet of commercial uses, and supporting public facilities as development facilitated by the RMDP/SCP, including development within the Entrada South and VCC Planning Areas.

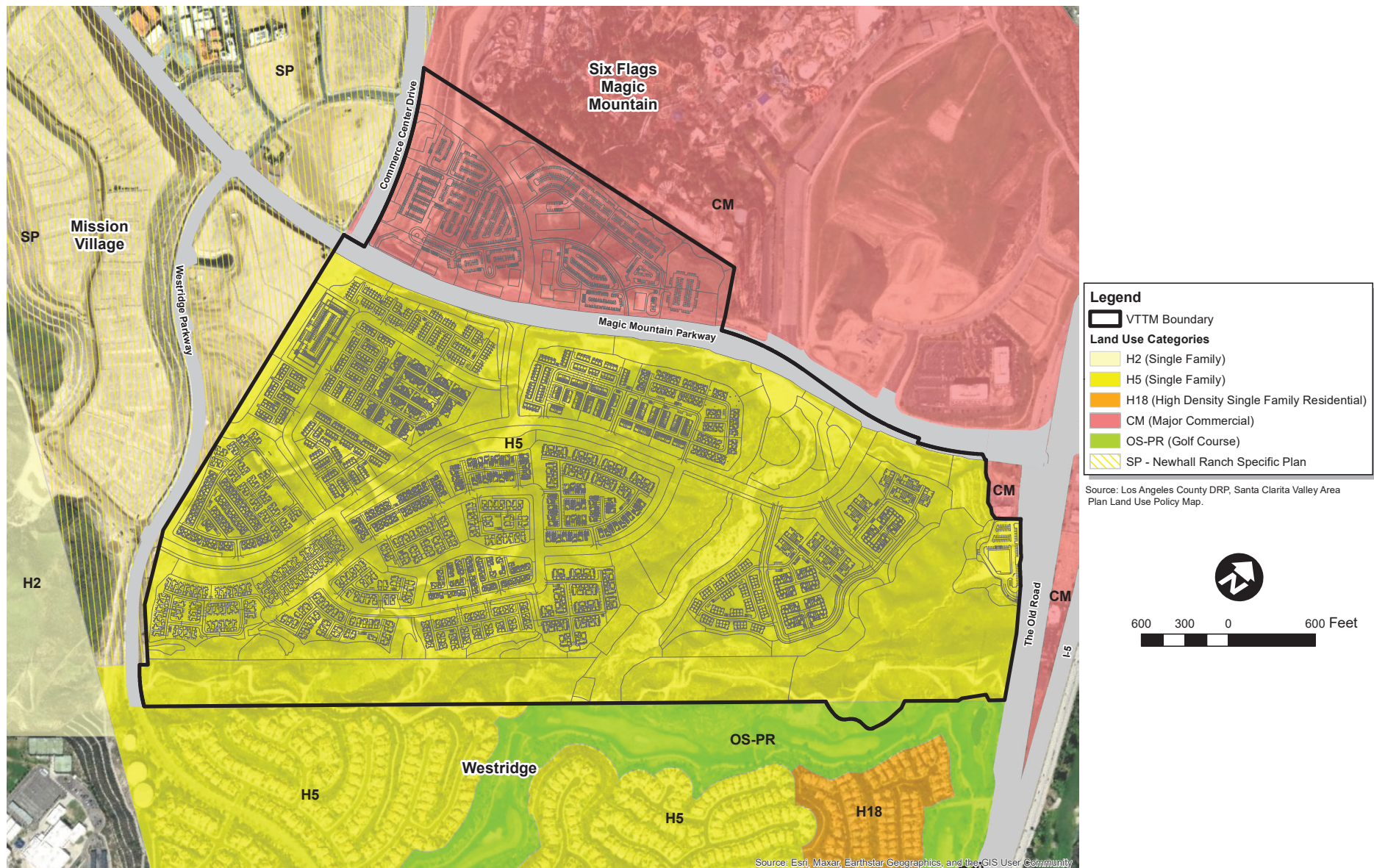
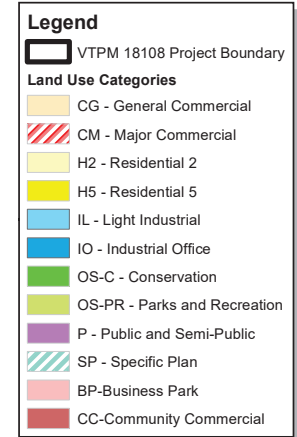
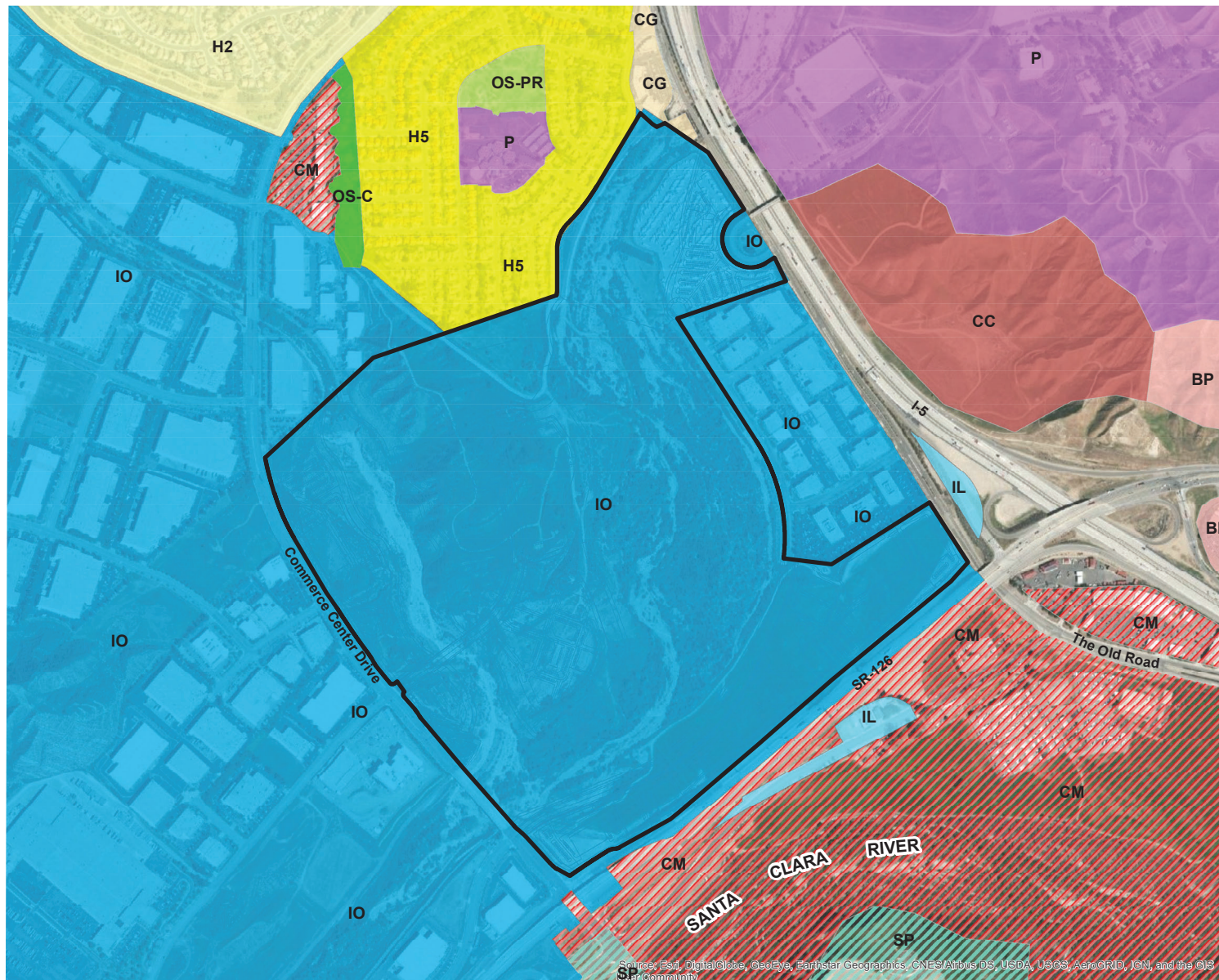


Figure 3.0-6
Area Plan Land Use Designations—Entrada South Planning Area



Source: Los Angeles County DRP, Santa Clarita Valley Area Plan Land Use Policy Map.



600 300 0 600 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

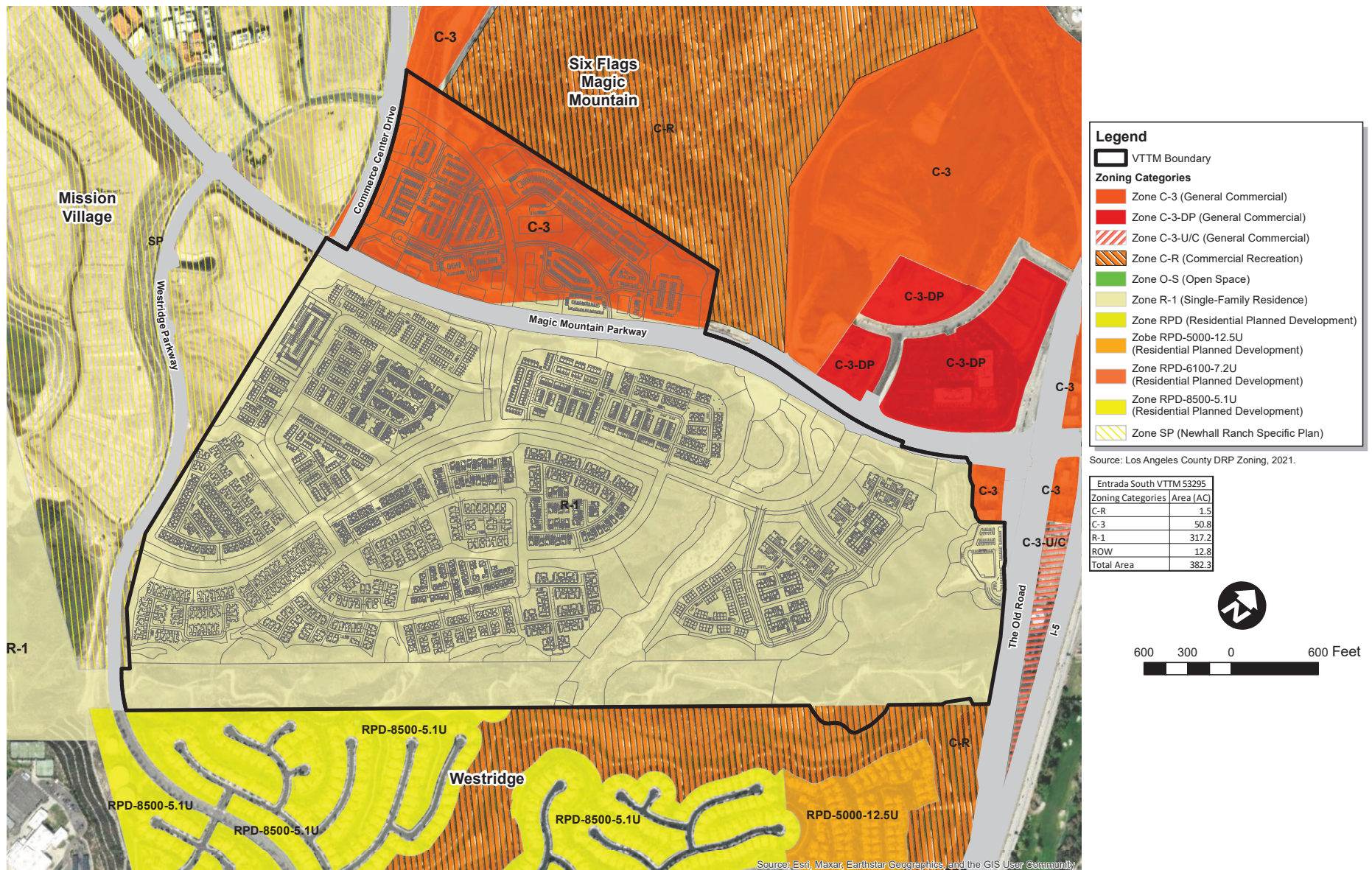
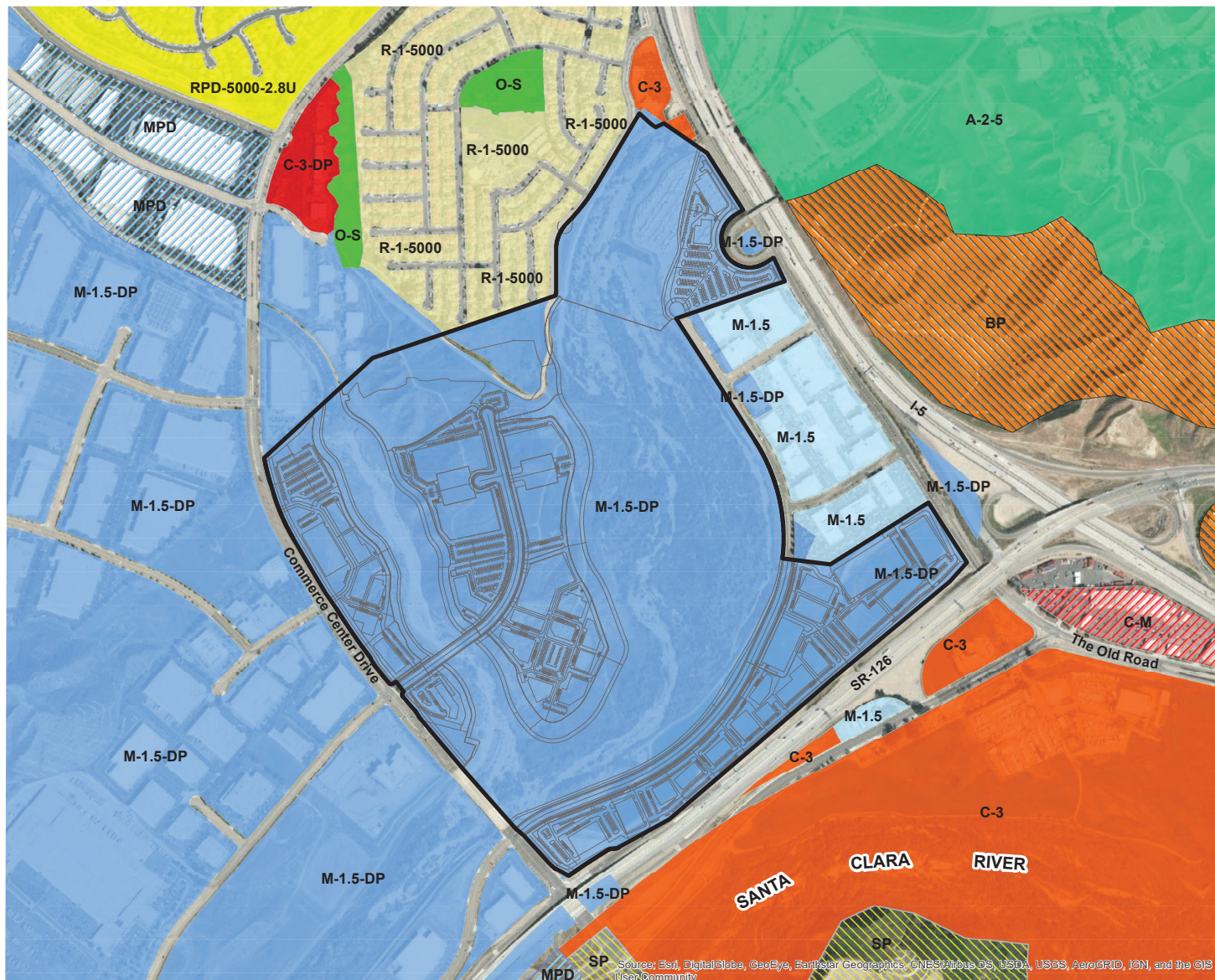


Figure 3.0-8
Existing Zoning Designations—Entrada South Planning Area



RMDP/SCP project area as well as the entire Valencia Commerce Center area. The State-certified EIR analyzed the potential environmental impacts associated with the development facilitated by the RMDP/SCP, including buildout of the Entrada South and VCC Planning Areas. Within the Entrada South Planning Area, the State-certified EIR evaluated the environmental impacts of 1,725 dwelling units, 450,000 square feet of non-residential development, a public facilities area for a neighborhood park and a nine-acre school site,¹⁰ private recreational amenities, a spineflower preserve, and trails and infrastructure. Within the VCC Planning Area, the State-certified EIR analyzed the environmental impacts associated with developing 3.4 million square feet of non-residential (industrial/business/office park) uses.

The State-certified EIR also analyzed impacts associated with the resource management activities and regulatory permits from the U.S. Army Corps of Engineers

(Corps) and CDFW included as part of the RMDP/SCP. The RMDP component of the RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the Santa Clara River and tributary drainages within the 11,999-acre Newhall Ranch Specific Plan area, as well as along the extension of Magic Mountain Parkway through the Entrada South Planning Area. More specifically, the RMDP involves the issuance of a long-term, individual Clean Water Act (CWA) Section 404 permit to authorize jurisdictional impacts to the Santa Clara River and tributary drainages within the RMDP area, including Magic Mountain Canyon, a portion of which is located within the Entrada South Planning Area.¹¹ The RMDP also includes the extension of Magic Mountain Parkway, which has already been constructed through the Entrada South Planning Area as part of the approved Mission Village project (as analyzed in the Mission Village EIR). This roadway extension is intended to provide access to development within the approved Specific Plan area (including Mission Village), the Entrada South Planning Area, and the surrounding region.

The SCP component of the RMDP/SCP project is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the

¹⁰ The school may not be needed pending further consultation with the school district.

¹¹ On June 7, 2011, the U.S. Fish and Wildlife Service (USFWS) issued a favorable “no jeopardy” Biological Opinion for the RMDP. On August 31, 2011, the Corps approved the EIS portion of the EIS/EIR for the RMDP and issued its Record of Decision. On September 14, 2012, the Los Angeles Regional Water Quality Control Board approved Order No. R4 2012-0139, which includes a CWA Section 401 water quality certification and waste discharge requirements for the Newhall Ranch RMDP/SCP project. The Corps issued its final CWA Section 404 permit on October 19, 2012. On June 14, 2017, CDFW approved the revised SCP, approved related actions, certified the Final Additional Environmental Analysis (AEA), and filed a Notice of Determination. These documents are incorporated by reference.

long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *fernandina*; spineflower), a federal candidate and state-listed endangered plant species. The SCP area encompasses the Entrada South Planning Area, the VCC Planning Area, and the Newhall Ranch Specific Plan area to conduct conservation planning and preserve design on the Applicant's land holdings in Los Angeles County that contain known spineflower populations. A 27.2-acre area located in the southeast corner of the Entrada South Planning Area has been designated as a Spineflower Conservation Area (referred to herein as the Entrada South Spineflower Preserve). Specifically, 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 SCP.¹²

The Applicant is relying upon the SCP to obtain federal and state permits and agreements from the USFWS and CDFW to protect and manage spineflower preserves and authorize the take (i.e., removal) of spineflower in areas located outside of the designated preserves. The USFWS has issued a Candidate Conservation Agreement that commits the Applicant to implement conservation, management, and monitoring measures for spineflower, including within the Entrada South Spineflower Preserve as set forth in the SCP. The proposed development within the Modified Project Site will rely upon the SCP and associated take authorizations. Thus, the SCP facilitates development of the Modified Project Site; as proposed, the Modified Project is consistent with the approved SCP.

c. Valencia Commerce Center and the 1991 VCC EIR

As discussed above, the County originally approved development of VCC with approximately 12.6 million square feet of non-residential (industrial/business/office park) uses through the issuance of various entitlements, including CUP 87-360, and certification of the VCC EIR in 1991. Development of the undeveloped portion of the VCC Planning Area was also analyzed in the State-certified EIR, which assumed up to 3.4 million square feet of non-residential floor area that would be facilitated by the RMDP/SCP. **Table 3.0-2**, Summary of VCC Entitlements and Development, on page 3.0-19, summarizes the entitled floor area and development history within VCC. As with the 2017 Project, the Modified Project would continue to be subject to the mitigation program adopted in conjunction with the 1991 VCC EIR, as applicable.

¹² *Irrevocable Offer of Dedication of Permanent Conservation Easement and Declaration of Restrictive Covenants in favor of the State of California through CDFW, recorded with the County of Los Angeles on September 25, 2014.*

**Table 3.0-2
Summary of VCC Entitlements and Development**

VCC Development History	Million Square Feet
County's prior approval of VCC in 1991 (SCH No. 1987-123005)	12.6
Existing, previously constructed or mapped development within VCC ^a	9.0
Modified Project development proposed within VCC (consistent with the 2017 Project as analyzed in the State-certified EIR, SCH No. 2000011025)	3.4
Remaining buildout of VCC (not included in Modified Project) ^b	0.2
^a As of November 2023, approximately 7.7 million square feet of development has been permitted and occupied. ^b Additional portions of Valencia Commerce Center remain undeveloped and, while not part of the Modified Project, may be built out in the future in conformance with the existing County-approved entitlements. While no such development is proposed at this time, future development of the remaining undeveloped portions of Valencia Commerce Center is conservatively included as a reasonably foreseeable project in Table 4.2.1. If the Modified Project does not utilize the full 3.4 million square feet within the VCC Planning Area, the remaining square footage can be utilized elsewhere within the Valencia Commerce Center in conformance with the existing County-approved entitlements. Source: FivePoint, 2024.	

d. Entrada South Planning Area Components

As discussed above, the State-certified EIR analyzed the impacts associated with the development of the Entrada South Planning Area. The following components of the Entrada South Planning Area are consistent with the development anticipated by the State-certified EIR and the proposed Vesting Tentative Tract Map (VTTM) for the Entrada South Planning Area (VTTM No. 53295).¹³ See Section 5 for a description of the changes between the 2017 Project and the Modified Project for the Entrada South Planning Area.

(1) Conceptual Land Use Plan

Development proposed within the proposed VTTM No. 53295 includes 1,574 residential units, consisting of single-family detached condominiums as well as attached townhomes and multi-family units (including affordable housing units consistent with the

¹³ As described in Section 7, the Project Applicant has requested approval of VTTM No. 53295 as part of the Modified Project's entitlements. The designs and uses identified in VTTM No. 53295 may be refined based on County review or in accordance with modifications allowed under the Subdivision Map Act and the County Code.

County's Inclusionary Housing Ordinance or a potential Development Agreement, discussed below), and 730,000 square feet of non-residential (commercial/office) uses.¹⁴ See Section 5 for a description of the changes in residential and non-residential uses between the 2017 Project and the Modified Project. Non-residential (commercial/office) development within Entrada South would include any allowable uses consistent with the underlying C-3 zoning designation (north of Magic Mountain Parkway) and the proposed MXD zoning designation (south of Magic Mountain Parkway as discussed below), including but not limited to office, retail, hotel¹⁵, and other allowable non-residential commercial and business park uses within the C-3 and MXD zones as applicable. VTTM 53295 also includes a 27.2-acre Spineflower Preserve, a 5.4-acre neighborhood park, a potential school site, recreational centers totaling approximately 8,430 square feet of floor area, and approximately 140.4 acres of open space. Refer to **Figure 3.0-10**, Conceptual Land Use Plan—Entrada South Planning Area, on page 3.0-21 for a map of the proposed land uses organized by internal planning area.

As illustrated in the Conceptual Land Use Plan, the area north of Magic Mountain Parkway would consist of non-residential commercial and office uses, including office, retail, hotel, and other allowable non-residential commercial and business park uses with surface and structured/subterranean parking. South of Magic Mountain Parkway in the western portion of the site, a mix of non-residential commercial and multi-family residential uses would be introduced adjacent to similar uses within the Mission Village community, thus creating integrated mixed-use areas. The central and eastern portions of Entrada South would consist primarily of single-family detached condominiums, multi-family condominiums, townhomes, and other allowable multi-family units, while the easternmost area adjacent to The Old Road would consist of non-residential commercial/office uses with surface parking. Maximum building heights in most planning areas would be 55 feet, while a few planning areas would have a maximum height of 32 feet. Additionally, the southern perimeter of the Entrada South Planning Area would remain as open space.

To provide a degree of development flexibility over the course of Entrada South buildout, the density of development and location of buildings within individual planning areas may be adjusted so long as the overall average density in VTTM 53295 is not increased.¹⁶ For example, the density in one planning area may be increased if a corresponding decrease in density of a similar land use occurs in one or more other

¹⁴ A density bonus may be available under state law and the County Code based on the provision of affordable housing.

¹⁵ Hotel is a conditionally permitted use with the C-3 zone. See below for a description of the Conditional Use Permit requested for the Modified Project.

¹⁶ Under state law, accessory dwelling units (ADUs) are permitted and do not count towards density limits.



Figure 3.0-10
Conceptual Land Use Plan—Entrada South Planning Area

planning areas. Additionally, changes in dwelling unit or commercial construction types would be permitted, such as a change from attached to detached units, condominiums to apartments, or apartments to condominiums, and commercial retail to office or office to commercial retail. However, the general land use categories (e.g., mixed-use/residential, multi-family condominium, commercial, mixed-use/commercial, commercial/business park, park, and open space) defined for each planning area would not change, and in no case would the maximum number of single-family or multi-family/condominium units or the total floor area of commercial uses on-site increase.¹⁷

As shown in **Figure 3.0-10**, Conceptual Land Use Plan—Entrada South Planning Area, recreational areas would be provided throughout the site between various residential and mixed-use areas. A proposed 5.4-acre public park would be provided off 'C' Street adjacent to Unnamed Canyon 2. This park would include play courts, a playground, picnic facilities, and a small surface parking lot. In addition, a potential school site would be located within a 10.3-acre area along 'A' Street. If developed, the school site would include educational buildings, athletic fields, and associated parking. If a school site is not ultimately needed in Entrada South, that area would become available for residential development provided the overall number of allowable units (1,574 dwelling units) is not exceeded.¹⁸

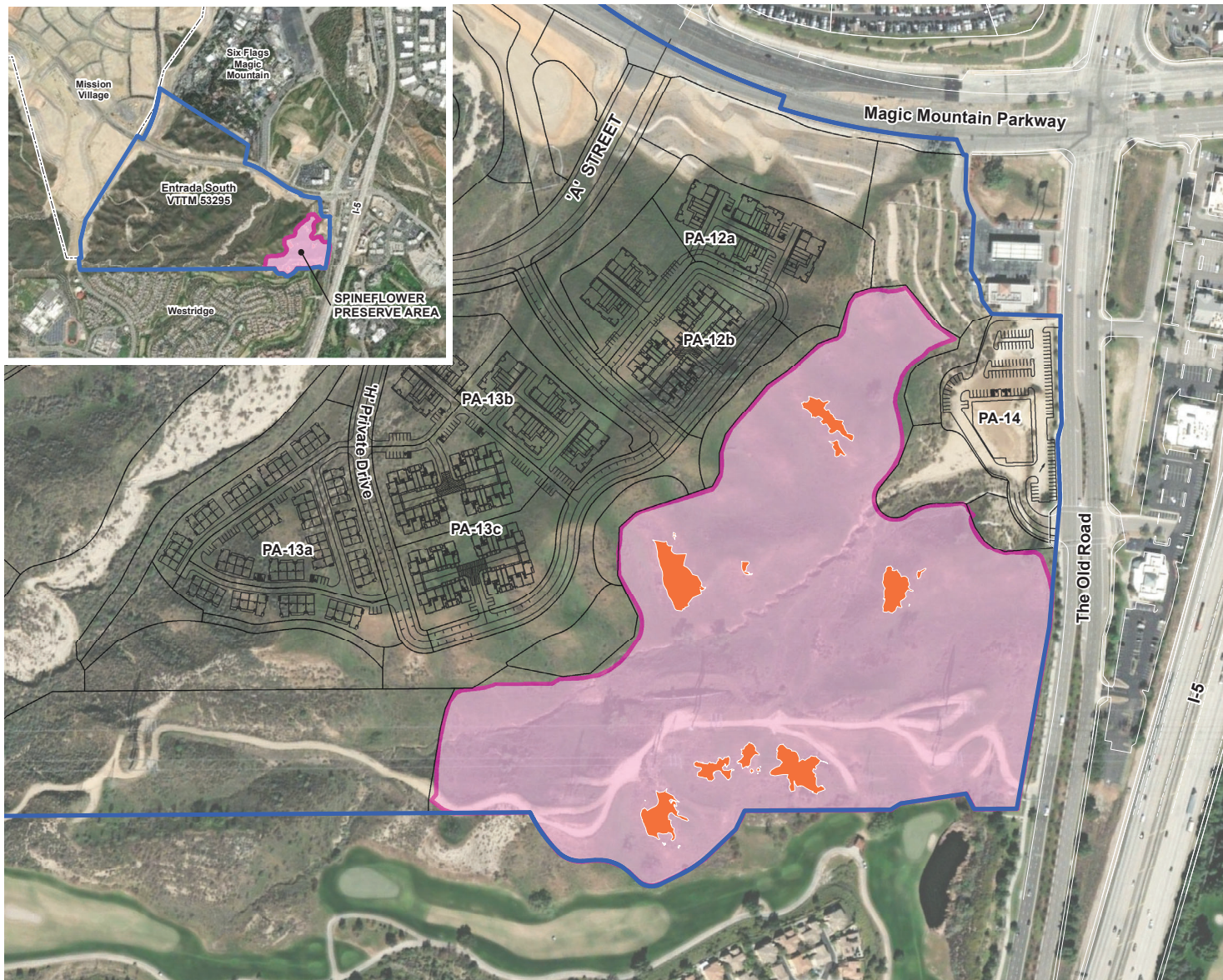
(2) Spineflower Preserve

As illustrated in **Figure 3.0-11**, Entrada South Spineflower Preserve Area, on page 3.0-23, the Modified Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South. The Spineflower Preserve is consistent with the preserve anticipated by the State-certified EIR. The boundaries of the Spineflower Preserve have been delineated in consultation with the County and CDFW and have been configured to ensure the continued existence of the species in perpetuity. As previously indicated, 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 SCP.¹⁹ The Project Applicant is responsible for the funding and implementation of management activities, including monitoring, as approved by the County, CDFW, Corps, and USFWS. There are no changes to the Spineflower Preserve associated with the Modified Project. A detailed

¹⁷ Increases in density may be allowed in accordance with Density Bonus laws.

¹⁸ Potential adjustments to school district boundaries may occur based on estimated student populations and agreements with the relevant school districts.

¹⁹ Irrevocable Offer of Dedication of Permanent Conservation Easement and Declaration of Restrictive Covenants in favor of the State of California through CDFW, recorded with the County of Los Angeles on September 25, 2014.



Legend

- Spineflower Cumulative Footprint
- Spineflower Preserve Area
- VTTM 53295 Boundary



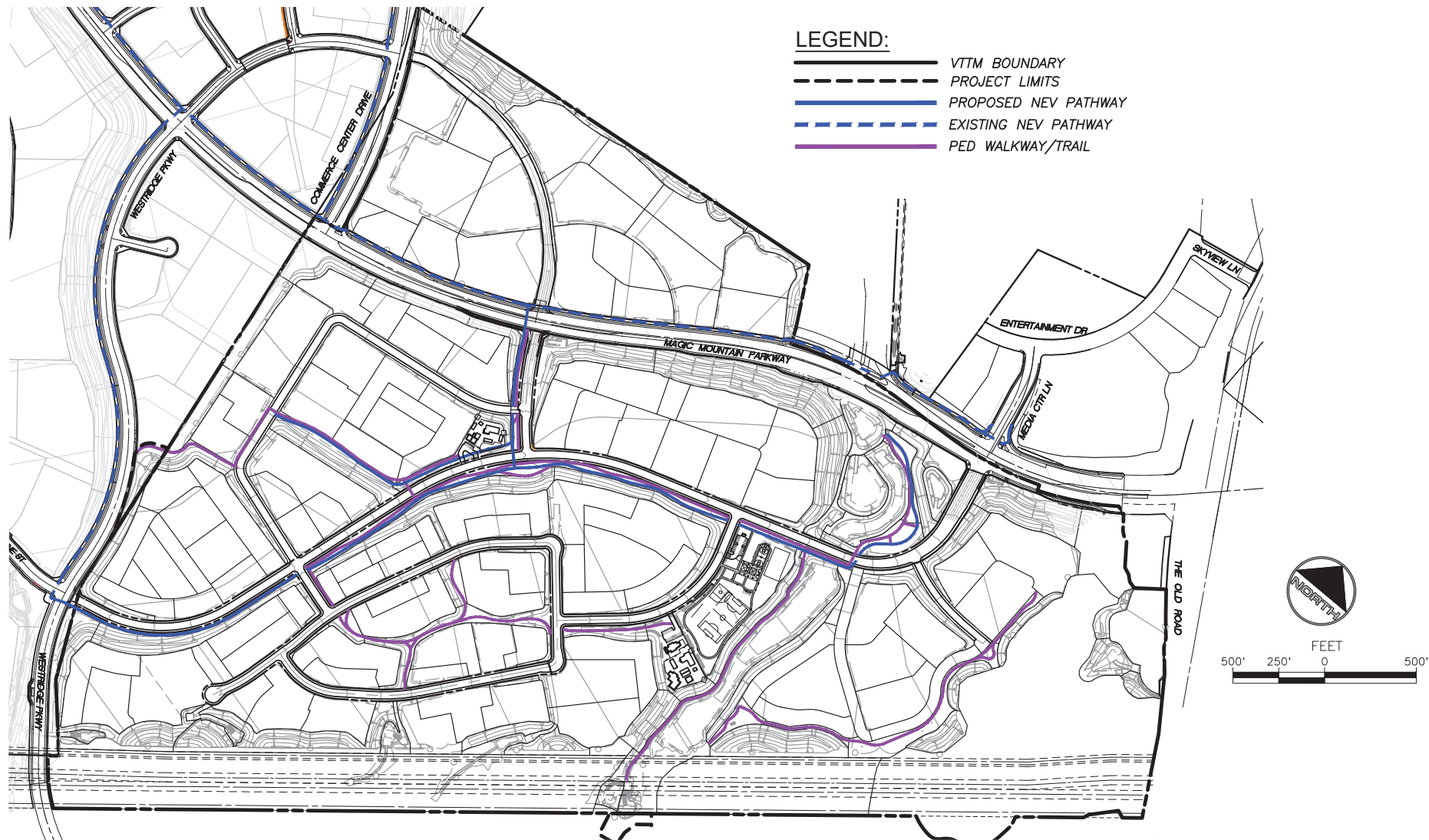
discussion of the Entrada South Spineflower Preserve and associated preserves in the surrounding area is provided in **Section 5.2**, Biological Resources, of this SEIR.

(3) Circulation and Infrastructure

Facilities and infrastructure proposed within VTTM 53295 would include roads and trails, potable and recycled water systems, a sanitary sewer system, dry utilities systems, and drainage and water quality improvements, consistent with development of the Entrada South Planning Area anticipated by the State-certified EIR. These project elements are described herein for informational purposes. With regard to circulation, as depicted in **Figure 5.9-5**, Entrada South Circulation Plan, in **Section 5.9**, Transportation, of this SEIR, and discussed further therein, a series of public collector streets and private drives within the Entrada South Planning Area would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, Commerce Center Drive, and The Old Road. This roadway network would provide connectivity between the various existing and planned communities in the area, including the existing Westridge community to the south, Mission Village (under construction) to the west, and eventually VCC to the north. Within Entrada South, parking would be provided for residents and guests in a combination of surface areas and structures throughout the proposed residential and non-residential commercial areas. As discussed below, a parking permit would be required to authorize shared and reciprocal parking across lot lines.

As illustrated in **Figure 3.0-12**, Entrada South Trails Plan, on page 3.0-25, a community trail system that would connect to existing and planned trails in the vicinity. Within Entrada South, the proposed trail system would include community trails, neighborhood electric vehicle (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 Entrada South would also serve as bike routes. As shown in **Figure 5.9-4**, Existing and Future Bicycle Facilities, in **Section 5.9**, Transportation, of this SEIR, 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.

Utility system improvements support the proposed development, including on-site conveyance lines and connections to existing main lines in the surrounding area. A potable water system has been designed to meet the demand for domestic usage and fire flow requirements based on the proposed land uses. As discussed further in **Section 5.11**, Utilities and Service Systems—Water Supply and Service, of this SEIR and illustrated in **Figure 5.11-1**, Entrada Potable Water System, therein, a series of 12-inch water lines would be installed in the on-site roadways and connect to existing supply lines in Magic



Mountain Parkway, Westridge Parkway, and Commerce Center Drive, while the easternmost area (Planning Area 14) would be served directly by an existing supply line in The Old Road. In addition, recycled water is available in the vicinity from the Valencia Water Reclamation Plant (WRP), located along The Old Road north of the Entrada South Planning Area. The recycled water system has been designed to meet the irrigation demand for the proposed landscape and open space areas. The recycled water system would consist of 12-inch lines in the on-site roadways, connecting to existing supply lines in the adjacent streets, as shown in **Figure 5.11-2**, Entrada South Recycled Water System. Both potable and recycled water would be provided by the Santa Clarita Valley Water Agency (SCV Water).

As discussed in **Section 5.12**, Utilities and Service Systems—Wastewater, of this SEIR and illustrated in **Figure 5.12-1**, Entrada Wastewater System, therein, the Entrada South sewer system would consist of a network of gravity sewers ranging in size from 8 to 12 inches, most of which would connect to existing trunk sewer lines in Magic Mountain Parkway, Westridge Parkway, and along the Entrada/Mission Village boundary. The easternmost portion of the Entrada South Planning Area (Planning Area 14) would connect directly to an existing local sewer line in The Old Road. The Santa Clarita Valley Sanitation District would need to annex the Entrada South Planning Area into the District, and the County's Consolidated Sewer Maintenance District, which maintains the local sewer lines in the area, would need to annex the Entrada South Planning Area as well.

Dry utilities would include on-site electrical system consisting of underground electrical lines, conduits, banks, and transformers, as needed, with service provided from Southern California Edison's (SCE) Saugus Substation; an on-site natural gas distribution system that would connect to the local Southern California Gas Company (SoCalGas) supply system; and necessary telecommunications facilities capable of serving proposed development. Additionally, although not part of the on-site distribution system, a segment of an existing SoCalGas high-pressure natural gas transmission line located along the southern Project Site boundary, specifically the portion that is exposed where it traverses Unnamed Canyon 2, would be vertically relocated so as to be placed entirely underground as part of the Modified Project.

The ongoing requirements of all National Pollutant Discharge Elimination System (NPDES) permits would be met by providing drainage, flood control, and water quality improvements such as storm drains, biofiltration strips, water quality basins, debris basins, and inlet and outlet structures. **Figure 5.5-2**, Entrada Drainage Infrastructure, in **Section 5.5**, Hydrology and Water Quality—Hydrology, of this SEIR depicts the proposed drainage infrastructure. As shown, the storm drain system would connect to existing storm drains in the surrounding roadways and/or to the restored Unnamed Canyon 2 drainage channel (discussed below).

More specifically, on-site surface runoff would be infiltrated on-site to the extent feasible and in compliance with regulatory requirements. Best Management Practices (BMPs) have been incorporated into the design to address site design, source control, treatment control, and hydromodification control, as described in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this SEIR. Excess surface runoff would be intercepted by curb inlets and debris basins and conveyed to a network of storm drains that would lead to a series of treatment facilities, including water quality basins, prior to discharge into existing drains that outlet to the Santa Clara River. To reduce debris discharged through and from the Entrada South Planning Area, debris basins are proposed at the downstream ends of natural areas to intercept flows from undeveloped upland areas prior to their discharge into the on-site storm system. A majority of these debris basins would be located in the southern portion of the Entrada South Planning Area, where proposed development abuts natural land.

As described below, the drainage course referred to as Unnamed Canyon 2 would be restored from the storm drain outlet at the southern site boundary to Magic Mountain Parkway. Dry-weather flows would be diverted to water quality/treatment basins, with peak flows diverted to sediment debris basins, thus providing water quality benefits.

(4) External Map Improvements

As discussed above, there are several small areas totaling 2.3 acres located outside of VTTM 53295 that are collectively referred to as the Entrada South External Map Improvements area. Depicted in **Figure 3.0-10**, Conceptual Land Use Plan—Entrada South Planning Area, and in **Figure 3.0-4**, Aerial Photo of the Entrada South Planning Area, these improvements would support development within VTTM 53295. Specifically, a previously disturbed 0.6-acre area within The Oaks Club at Valencia golf course immediately south of the Entrada South Planning Area would be temporarily disturbed to accommodate a necessary storm drain connection within Unnamed Canyon 2. This portion of the golf course would be temporarily affected during a brief construction period and would be revegetated and restored as golf course area following completion of the storm drain connection. In addition, along the western boundary of the Entrada South Planning Area, a 1.5-acre area within Mission Village would be disturbed in conjunction with the connection of A Street to Westridge Parkway and construction of slopes along Westridge Parkway.

In addition, consistent with the 2017 Project, an existing storm drain in Magic Mountain Parkway will either need to be reconstructed or a parallel line would need to be installed from the intersection of A Street and Magic Mountain Parkway where it connects into an existing box culvert in The Old Road. Alternatively, the storm drain may be installed in Media Center Lane, Entertainment Drive and Skyview Lane where it would connect to the same existing box culvert. The alignment will be chosen at the final design

stage in collaboration with Public Works. In each case the storm drain would be installed in existing streets and the longest of the alternatives would temporarily impact 0.2 acres.

e. VCC Planning Area Components

As discussed above, the State-certified EIR analyzed the impacts associated with the development of the VCC Planning Area. The following components of the VCC Planning Area are consistent with development anticipated by the State-certified EIR and the proposed Vesting Tentative Parcel Map (VTPM) for the VCC Planning Area (VTPM No. 18108).²⁰ See Section 5 for a description of the changes between the 2017 Project and the Modified Project for the VCC Planning Area.

(1) Conceptual Land Use Plan

Development of the VCC Planning Area is proposed to be the same square footage of non-residential (industrial/business/office park) as evaluated in the State-certified EIR as part of the 2017 Project, approximately 3.4 million square feet, along with the Modified Project changes described in Section 5, below. Consistent with the State-certified EIR, the VCC Planning Area would be developed with the uses allowed by the VCC entitlements and existing zoning.

Development proposed within the VTPM No. 18108 is illustrated in the **Figure 3.0-13**, Conceptual Land Use Plan—VCC Planning Area, on page 3.0-29. As shown, the majority of the land areas within VCC would be developed with non-residential uses (industrial/business/office park) which includes a small amount of retail uses. In addition, open space would be provided along the banks of Hasley and Castaic Creeks, which would be enhanced with soil cement buried bank protection to protect against flooding and erosion, as discussed further below. Non-residential (industrial/commercial/business park) development within VCC would include any allowable uses consistent with the underlying M 1.5-DP zoning such as manufacture, assembly, distribution, industrial park, office, retail, and other allowable industrial, commercial, and business park uses.

Similar to the Entrada South Planning Area, VCC would be organized into planning areas, most of which would include office buildings with heights of up to 50 feet and associated surface and structured parking. Within the northern central portion of VCC (Planning Area 3.3a and Planning Area 3.3b), non-residential buildings with heights of up to

²⁰ As described in Section 7, the Project Applicant has requested approval of VTPM No. 18108 as part of the Modified Project's entitlements. The designs and uses identified in VTPM No. 18108 may be refined based on County review or in accordance with modifications allowed under the Subdivision Map Act and the County Code.

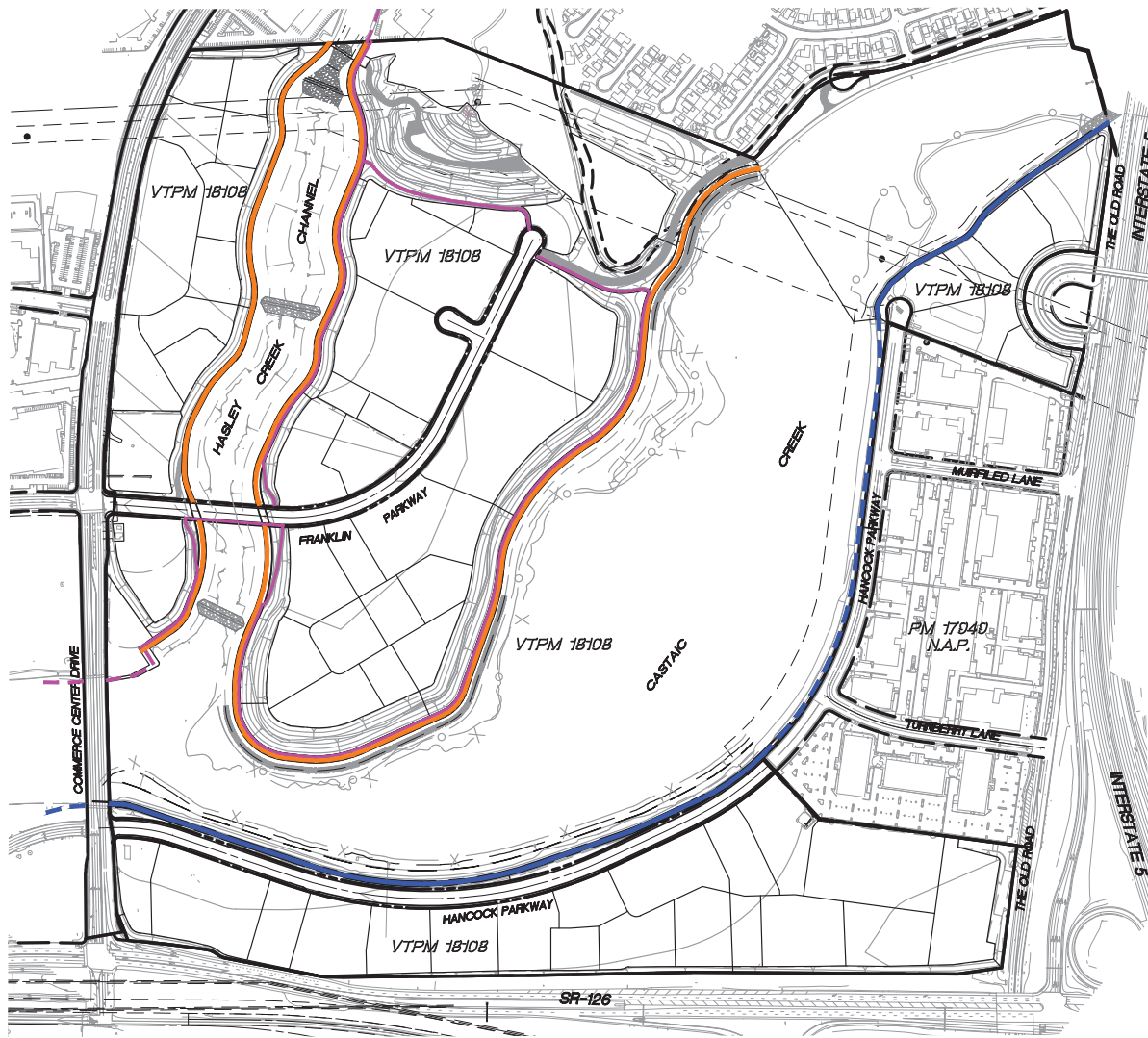


35 feet would be developed surrounded by surface parking. In addition, retail uses of up to 35 feet and surface parking would be provided in the central area of VCC along Commerce Center Drive (Planning Area 3.2). To provide development flexibility over the course of buildout, the density of development and location of non-residential buildings within individual planning areas may be adjusted so long as the overall average density in VTPM 18108 is not increased. For example, the density in one planning area may be increased if a corresponding decrease in density of a similar land use occurs in one or more other planning areas. Additionally, changes in non-residential uses (e.g., industrial/business/office park uses) would be permitted. However, the general land use categories must be consistent with the underlying zoning and in no case would the maximum total floor area of non-residential uses on-site increase. A total of 195.9 acres of open space would be provided, of which approximately 157 acres would be natural areas within Hasley and Castaic Creeks. The multi-use trail will be maintained by the County Parks Department. The access roads/bike trails will be maintained by County Public Works. The natural open space in Hasley Creek and Castaic Creek will have a conservation easement and be owned by the VCC Property Owners Association or a conservation entity.

(2) Circulation and Infrastructure

Facilities and infrastructure proposed within VTPM 18108 would include roads and trails, potable and recycled water systems, a sanitary sewer system, dry utilities systems, and drainage and water quality improvements, consistent with the development anticipated by the State-certified EIR. These project elements are described herein for informational purposes. With regard to circulation, as depicted in **Figure 5.9-6**, VCC Circulation Plan, in **Section 5.9**, Transportation, of this SEIR, and discussed further therein, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the Planning Area, 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 Planning Area. In addition, 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. As discussed below, a parking permit would be required to authorize shared and reciprocal parking across lot lines.

As illustrated in **Figure 3.0-14**, VCC Trails Plan, on page 3.0-31, 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. 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



LEGEND:

- PROJECT BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING RIGHT OF WAY
- AC PAVED LACFCD ACCESS AND CLASS 1 BIKE/PED TRAIL
- AC PAVED LACFCD ACCESS AND PED TRAIL
- MULTI-USE TRAIL
- - - EXISTING LACFCD ACCESS AND TRAIL
- - - EXISTING MULTI-USE TRAIL



500' 250' 0 500'

FEET

the VCC Planning Area, 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. As shown in **Figure 5.9-4**, Existing and Future Bicycle Facilities, in **Section 5.9**, Transportation, the bicycle route improvements in and around the VCC Planning Area 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.

Utility system improvements to support the VCC Planning Area development include on-site conveyance lines and connections to existing main lines in the surrounding area. As discussed further in **Section 5.11**, Utilities and Service Systems—Water Supply and Service, of this SEIR and illustrated in **Figure 5.11-3**, VCC Potable Water System, therein, a water line would be installed in Franklin Parkway and extend off-site to the west to connect to a two-million gallon water tank within the developed portion of VCC that was previously planned and approved as part of VTTM 53108 (Landmark Village), and is not located near residential uses. At the northern terminus of Franklin Parkway, the proposed water line would follow the emergency access route to the northeast and connect to an existing water line in the Live Oak community. A water line would also be installed in Hancock Parkway and connect to existing supply lines in Commerce Center Drive to the west and near Turnberry Lane to the east. The northeastern-most portion of the VCC Planning Area would be served by an existing water line connecting to The Old Road. In addition, a recycled water system would be installed in Franklin Parkway, Hancock Parkway, and Commerce Center Drive, which would connect to an existing 24-inch recycled water line in Hancock Parkway west of Commerce Center Drive, as depicted in **Figure 5.11-4**, VCC Recycled Water System. Both potable and recycled water would be provided by SCV Water.

As discussed in more detail in **Section 5.12**, Utilities and Service Systems—Wastewater, of this SEIR and illustrated in **Figure 5.12-2**, VCC Wastewater System, therein, the sewer system would consist of 8- to 12-inch sewer lines within the proposed extensions of Franklin Parkway and Hancock Parkway, connecting to existing lines in Commerce Center Drive and Hancock Parkway west of Commerce Center Drive, which flows westerly to the existing Hancock Parkway Pump Station. Phased upgrades to the Hancock Parkway Pump Station would be needed to accommodate the additional flows from VCC, and the existing Commerce Center Drive Pump Station located on-site would be

abandoned.²¹ The phased improvements would include upgrades to the station pumps, expansion of the station's emergency storage areas, rerouting of the existing dual 8-inch force mains from the pump station to the east along the proposed segment of Hancock Parkway, and construction of new 12-inch force main from the pump station to the east along Hancock Parkway to enhance reliability. When complete, this system would connect a new 18-inch line in Turnberry Lane that in turn would connect to the existing 24-inch trunk main in The Old Road.²² Due to the removal of the Commerce Center Drive Pump Station, the existing force main to that pump station would be re-routed to the south in Commerce Center Drive and then east along the Hancock Parkway extension to connect to the proposed 18-inch Turnberry Lane line. The northeastern-most portion of the VCC Planning Area would drain to the east and connect directly to the 24-inch trunk main in The Old Road, then drain south toward the Castaic Pumping Plant Lift Station and ultimately to the Valencia WRP which is part of the Santa Clarita Valley Joint Sewerage System.

Dry utilities would include on-site electrical system consisting of underground electrical lines, conduits, banks, and transformers, as needed, with service provided from SCE's Saugus Substation; an on-site natural gas distribution system that would connect to the local SoCalGas supply system; and necessary telecommunications facilities capable of serving proposed development.

Necessary drainage and water quality infrastructure to protect proposed development, minimize impacts to Hasley and Castaic Creeks, and ensure compliance with NPDES permit requirements would be included. A system of storm drains, biofiltration strips, and inlet and outlet structures would be installed, as illustrated in **Figure 5.5-3**, VCC Drainage Infrastructure, in **Section 5.5**, Hydrology and Water Quality—Hydrology, of this SEIR. As shown, the storm drain system would flow to Hasley and Castaic Creeks. Water quality devices including modular wetland systems and energy dissipators at creek outlets would be installed as well.

As part of VCC development, soil cement buried bank protection²³ would be installed along the banks of both Hasley and Castaic Creeks to protect against flooding and erosion.

²¹ The upgrades to the pump station would be implemented when flow levels dictate as described in the Wastewater Technical Report included as Appendix 5.12a of this SEIR, which provides more details regarding these phased improvements.

²² A potential alternate route pending LACDWP's review contemplates the Hancock Parkway Pump Station force mains heading south in Commerce Center Drive and then east along Henry Mayo Drive, south of SR-126, within the previously approved Newhall Ranch Utility Corridor.

²³ Soil cement buried bank protection is a bank stabilization system that uses mostly native soil material mixed with cement to create non-erodible bank protection. Typically, the soil cement is placed on a slope face and the slope face is then buried with native soils and then planted with native species.

The existing natural channel bed of Hasley Creek would be maintained and generally follow the existing sinuous creek alignment. The series of grade control structures included in the 2017 Project's design would be eliminated, although two grade control structures would be installed to maintain the stability of the natural streambed. In addition, more of the Castaic Creek floodplain would be retained as compared to the 2017 Project since the planned bank protection alignments on the east and west banks would be pulled back from the creek bed. These represent environmentally beneficial changes, as discussed further below and in **Section 5.5, Hydrology and Water Quality—Hydrology**, of this SEIR.

(3) External Map Improvements

As discussed above, there are several small areas totaling 5.9 acres located outside of VTPM 18108, where related infrastructure improvements would occur. These areas are collectively referred to as the VCC External Map Improvements area. Depicted in **Figure 3.0-13, Conceptual Land Use Plan—VCC Planning Area**, and in **Figure 3.0-5, Aerial Photo of the VCC Planning Area**, these improvements would support development within VTPM 18108. Specifically, as previously discussed, water and sewer system improvements would be constructed along Commerce Center Drive as well as the existing segments of Franklin Parkway and Hancock Parkway west of Commerce Center Drive. In particular, the existing Hancock Parkway Pump Station to the west would be upgraded to accommodate the additional flows from VCC. Limited areas along Turnberry Lane and Live Oak Road would also be disturbed for utility line installation and connections. A small portion of the existing Halsey channel bank protection and channel bottom will be disturbed on the north side of the VCC site where Hasley creek bank protection ties into the existing Hasley channel. In addition, near the southeast corner of the VCC site, an area along SR-126 would be regraded to allow for proper drainage as a result of developing the VCC site. Minor roadway improvements to allow for new driveways and roadway connections would also occur. Los Angeles County Department of Public Works could require frontage improvements along Planning Area 1 and Planning Area 2 which may include street widening along The Old Road, with curb, gutter and sidewalk improvements, and a retaining wall under the bridge at Biscailuz Drive. Additionally, construction of new 12-inch force main from the phased expansion of the existing Hancock Parkway pump station to the east through Parcel 11 of PM 26363 located within existing easements and along the existing westerly section Hancock Parkway, along the alignment of an existing force main. All of the proposed force mains travel through the proposed Hancock Parkway within the project into existing Hancock Parkway east of the project into Turnberry lane where they connect to the existing gravity sewer system. These types of improvements are consistent with the 2017 Project to support buildout of the Entrada South and VCC Planning Areas.

f. Landscaping and Design Elements

Landscaping and design elements would be consistent with the development anticipated by the State-certified EIR. A comprehensive landscape plan would be implemented to enhance the existing natural features in the vicinity. In accordance with the County's drought-tolerant landscaping requirements (County Code Title 31), at least 75 percent of the landscaped area would contain plants from the Los Angeles County Drought-Tolerant Plant List. In addition, native trees, including oak trees, would be planted and enhanced with complementary native vegetation. Landscaping would be integrated into the design of structures and would include small plants and shrubs, street trees, and landscaped parkways and medians.

As discussed further in the Section 8.b. Other Permits and Approvals, below, Project implementation would require the removal of up to 60 oak trees (i.e., 34 within the Entrada South Planning Area and 26 within the VCC Planning Area), none of which are heritage oaks, and encroachment on one heritage oak tree within the Entrada South Planning Area. As such, the Modified Project would require the planting of up to 120 new oak trees of 15-gallon size per the County's Oak Tree Ordinance and current County practices. Refer to **Section 5.2**, Biological Resources, of this SEIR for further discussion of oak tree removal and replacement, including tree locations.

Consistent with the 2017 Project, 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, including the Spineflower Preserve. 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.

Consistent with the 2017 Project, signage would be limited primarily to ground-level and wayfinding pedestrian/vehicular signage and building or neighborhood identification signage. Project signage would be in keeping with the character of other nearby residential communities and non-residential commercial districts, and any associated lighting would be kept to the minimum sufficient to provide visibility and interest without creating bright light spots or light spillover.

g. Sustainability Features

Consistent with the 2017 Project, the Modified Project is an example of sustainable development that would achieve net zero greenhouse gas emissions. The Modified Project will implement all GHG mitigation measures from the State-certified EIR to reduce the

Modified Project's greenhouse gas emissions to net zero. The greenhouse gas mitigation measures are the same mitigation measures imposed on the 2017 Project in the State-certified EIR. These mitigation measures went through extensive review and refinement as a part of the State-certified EIR, including review by the California Air Resources Board (CARB), the state authority on climate policy.²⁴ Refer to Appendix 2, Mitigation Monitoring and Reporting Program, of this SEIR, for a complete list of mitigation measures included in the Project, including those related to greenhouse gas emissions.

Consistent with the 2017 Project, the Modified Project would 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. To minimize water usage, Project landscaping would include drought-tolerant plants and limited turf in compliance with the County's drought-tolerant landscaping requirements (Title 31). Finally, low impact development (LID) measures related to stormwater handling and treatment would be implemented to protect streams, groundwater, surface water quality, and natural drainage characteristics in compliance with the Low Impact Development Standards (County Code Chapter 12.84), as further discussed in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this SEIR.

h. Project Construction

Consistent with the 2017 Project, the Modified Project may be built out in phases or continuously over time. Actual development of the proposed land uses would be based on market conditions. Given the size of the site and the scope of proposed infrastructure including roadways, the site would be mass graded to allow for construction of secondary access and utilities to serve the site. Consistent with the 2017 Project, grading operations would consist of mass grading or bulk grading, rough grading, remedial grading and fine grading or precise grading. Consistent with the 2017 Project, the cut and fill operations would be balanced. For purposes of this SEIR, civil earthwork (i.e., moving soil from one on-site location to another) is estimated to include 6.5 million cubic yards within the Entrada South Planning Area and 3.5 million cubic yards within the VCC Planning Area. Consistent with the 2017 Project, civil earthwork quantities are calculated by comparing the existing topography of the site to the proposed grades shown on the tentative maps. Remedial grading quantities are not included in the civil grading quantities because remedial grading consists of removing and recompacting soil under the direction of the geotechnical field technicians during construction pursuant to County grading requirements. Precise grading

²⁴ *California Air Resources Board, Letter from Richard W. Corey, Executive Officer, to Chuck Bonham, Director, California Department of Fish and Wildlife, June 7, 2017.*

consists of fine grading activities based on the individual site plan for each planning area and generally involves rearranging the soil on each planning area. Haul trucks are expected to access Entrada South via Magic Mountain Parkway from I-5 to the east and VCC via Commerce Center Drive from the SR-126 Freeway.

Although construction activities would generally be limited to non-holiday weekdays between 6:30 A.M. and 7:00 P.M. in accordance with County Code Sections 12.08.440 and 12.12.030, construction hours generally would be from 7:00 A.M. to 3:30 P.M. Based on this schedule, construction workers would be on-site before 7:00 A.M., and most would leave the site before 4:00 P.M. Therefore, construction workers would typically arrive before the weekday morning commute peak period and typically leave before or at the beginning of the weekday afternoon commute peak period.

Based on current projections, complete buildout of the Modified Project is assumed to take place approximately eight years from receipt of all necessary entitlements. Accordingly, Modified Project construction is assumed to begin in 2024 with complete buildout occurring in approximately 2032.²⁵ Included in this duration are approximately six months to complete the Entrada South External Map Improvements and approximately six months to complete the VCC External Map Improvements.

5. MODIFIED PROJECT CHANGES

Proposed development within the Entrada South Planning Area represents a reduction of 151 residential units and an increase of 280,000 square feet of commercial floor area as compared to the 2017 Project, as shown in **Table 3.0-1**, Summary of 2017 Project and Modified Project Development. Specifically, within the Entrada South Planning Area, the land use mix associated with the Modified Project involves an increase in non-residential square footage (from 450,000 square feet to 730,000 square feet) and a reduction in residential development (from 1,725 units to 1,574 units or from approximately 3,235,100 square feet to 2,951,913 square feet).^{26,27} These modifications would result

²⁵ See Stantec, *Entrada South & Valencia Commerce Center Traffic Study Horizon*, October 2023, included as Appendix 4 of this SEIR.

²⁶ The residential floor area totals are based on an average unit size of 1,875 square feet.

²⁷ The 2017 Project included an estimated 3,685,100 square feet of development area within the Entrada South Planning Area (450,000 square feet of non-residential development and 3,235,100 square feet of residential development). The Modified Project would include an estimated 3,681,913 square feet of development area within the Entrada South Planning Area (730,000 square feet of non-residential development and 2,951,913 square feet of residential development). As such, the Modified Project would result in an estimated reduction of 3,187 square feet of development within the Entrada South Planning Area when compared to the 2017 Project.

in approximately the same overall floor area ratio (FAR) as that assumed in the State-certified EIR.

The modifications in the Entrada South Planning Area would not substantially change the scope of the Entrada South land use plan evaluated in the State-certified EIR. In addition, the modifications to the Entrada South Planning Area would be consistent with the density of residential units allowed under the Area Plan's H5 land use designation for Entrada South. The analysis in this Draft SEIR addresses the environmental implications of reducing the number of residences and increasing the amount of non-residential development as proposed under the Modified Project.

The Modified Project also includes enhanced environmental protections within each Planning Area. Within the Entrada South Planning Area, the Modified Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Planning Area as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Planning Area would be enclosed in a buried storm drain. Instead, the Modified 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.²⁸ Thus, the modified channel design would reduce permanent impacts to biological resources and jurisdictional waters and provide additional open space within the developed portions of the Entrada South Planning Area. This environmentally beneficial modification would result in increased open space, restored drainage areas, and increased habitat for species as compared to the impacts evaluated in the State-certified EIR. Refer to **Section 5.2, Biological Resources**, of this SEIR for further discussion.

In the VCC Planning Area, the Modified Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek. Although these areas may be temporarily impacted during construction, as analyzed in the State-certified EIR, they would be restored and revegetated after construction based on the Modified Project design, thereby reducing permanent impacts to certain vegetation communities and jurisdictional

²⁸ As part of the Modified Project's environmental enhancements within Entrada South, temporary disturbance of a previously disturbed 0.6-acre area within The Oaks Club at Valencia golf course, which is located off-site and immediately south of Entrada South within the Westridge community, would be required to accommodate a necessary storm drain connection. This previously disturbed golf course area would be temporarily affected during the grading phase of the Modified Project and would be revegetated and restored as a portion of the golf course following completion of the storm drain connection associated with Unnamed Canyon 2.

stream habitat. This environmentally beneficial modification would result in increased open space, restored drainage areas, and habitat for species.

More specifically, as indicated above, changes to the Hasley Creek improvements include a new alignment to follow the existing streambed more closely, allowing for a wider channel, and eliminating the series of drop structures that were included in the 2017 Project. In addition, more of the Castaic Creek floodplain would be retained by pulling the bank protection alignments back from the creek bed. The Modified Project design changes would maintain substantially more existing streambed, preserve more jurisdictional area, and provide stable systems for conveyance and flood protection through the on-site reaches of both Castaic Creek and Hasley Creek compared to the 2017 Project. Refer to **Section 5.2**, Biological Resources, of this SEIR for further discussion.

6. MODIFIED PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines requires the Project Description to contain “a statement of the objectives sought by the proposed project.” In addition, CEQA Guidelines Section 15124(b) states “the statement of objectives should include the underlying purpose of the project.”

The underlying purpose of the Modified Project is to implement the development and resource management activities facilitated by the 2017 Project in the Entrada South and VCC Planning Areas while preserving and enhancing on-site natural resources. The Modified Project would result in a mixed-use community that provides housing, non-residential commercial and industrial/business/office park uses, recreational areas, public facilities, and economic opportunities.

The Modified Project incorporates by reference the applicable CEQA Project Objectives from the State-certified EIR. The following Project Objectives from the State-certified EIR are applicable to the Project:

- To implement an RMDP that achieves the basic objectives of the Specific Plan. The basic objectives are:
 - Land Use Basic Objectives:
 - Create a major new community with interrelated Villages that allows for residential, commercial and industrial development, while preserving significant natural resources, important landforms and open areas.

- Avoid leapfrog development and accommodate projected regional growth in a location which is adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.
- Cluster development within the site to preserve regionally significant natural resource areas, sensitive habitat, and major landforms.
- Provide development and transitional land use patterns which do not conflict with surrounding communities and land uses.
- Arrange land uses to reduce vehicle miles traveled and energy consumption.
- Provide a complementary and supportive array of land uses which will enable development of a community with homes, shopping, employment, schools, recreation, cultural and worship facilities, public services, and open areas.
- Organize development into Villages to create a unique identity and sense of community for each.
- Design Villages where a variety of higher intensity residential and nonresidential land uses are located in proximity to each other and to major road corridors and transit stops.
- Establish land uses and development regulations that permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).
- Designate sites for needed public facilities such as schools, fire stations, libraries, water reclamation plant and parks.
- Allow for the development of community services and amenities by the public and private sectors, such as medical facilities, child care, colleges, worship facilities, cultural facilities, and commercial recreation.
- Create a physically safe environment by avoiding building on fault lines and avoiding or correcting other geologically unstable landforms; by constructing flood control infrastructure to protect urban areas; and by implementing a fuel modification program to protect against wildfire.
- Economic Basic Objectives:
 - Provide a tax base to support public services.
- To develop and implement a practicable and feasible SCP that would permanently protect and manage a system of preserves designed to maximize the long-term persistence of the spineflower within the applicant's land holdings

containing known spineflower populations, and to authorize the take of spineflower in areas located outside of designated preserves.

Below are additional specific objectives for the Modified Project:

- Incorporate enhanced environmental benefits into the design of the on-site drainage channels to reduce permanent habitat impacts compared to the 2017 Project as analyzed in the State-certified EIR.
- Implement development of the Entrada South Planning Areas consistent with the Santa Clarita Valley Area Plan: *One Valley One Vision 2012*.
- Promote sustainable development by implementing the State-certified EIR's greenhouse gas mitigation program to achieve net zero greenhouse gas emissions for the Entrada South and VCC Planning Areas.
- Provide additional housing opportunities in furtherance of the goals of the County's Housing Element and the County's Regional Housing Needs Assessment allocation, and which serves the surrounding area by providing housing in a range of unit types, affordability levels, and sizes near major employment centers, transportation corridors, and transit centers.

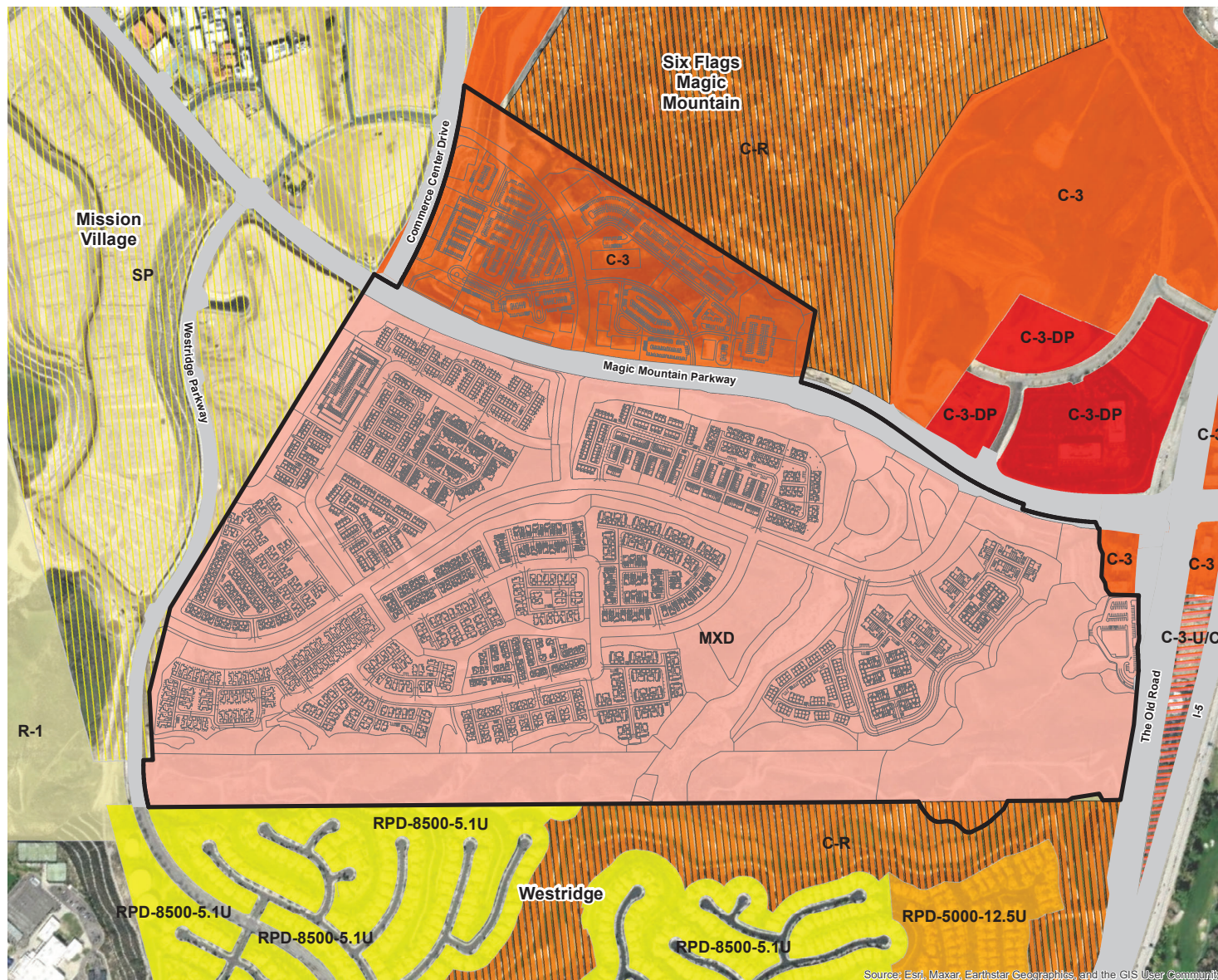
7. MODIFIED PROJECT APPROVALS & INTENDED USES OF THE DRAFT SEIR

a. County of Los Angeles (Lead Agency)

The County of Los Angeles has primary land use jurisdiction over development within the unincorporated portions of Los Angeles County, which includes the Modified Project Site, and thus, is the Lead Agency for the Modified Project. The Modified Project entitlements requested from the County include the following:

(1) Entrada South Planning Area

- **Vesting Tentative Tract Map No. 53295.** The proposed tract map would subdivide the 382.3-acre Entrada South Planning Area into a total of 200 lots.
- **Zone Change No. 00-210:** This approval would change the existing R-1 zoning south of Magic Mountain Parkway to MXD—Mixed Use Development Zone. Consistent with County Code Section 22.26.030, the MXD zone allows for a mixture of residential, commercial, and limited light industrial uses and buildings. The MXD zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The proposed zoning for the site is shown in **Figure 3.0-15**, Proposed Zoning for the Entrada South Planning Area, on page 3.0-42. The



Source: Los Angeles County DRP Existing Land Use Policy - Community/Area Plan, 2021

Entrada South VTTM 53295	
Zoning Categories	Area (AC)
C-R	1.5
C-3	52.4
MXD	315.6
ROW	12.8
Total Area	382.3



600 300 0 600 Feet

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Figure 3.0-15
Proposed Zoning for the Entrada South Planning Area

Board of Supervisors would make a final decision on a zone change after consideration of a recommendation from the County's Regional Planning Commission.

- **Conditional Use Permit No. 00-210.** This CUP would authorize: (1) grading within the Entrada South Planning Area in excess of 100,000 cubic yards, hauling dirt across public rights of way immediately adjacent to the Entrada South site, and retaining walls in excess of 10 feet; (2) development in a hillside management area; and (3) a hotel use of approximately 165,000 square feet and approximately 75 feet in height, a conditionally permitted use within the C-3 zoning designation north of Magic Mountain Parkway.
- **Parking Permit No. 200700013.** The Parking Permit is requested to authorize shared and reciprocal parking across lot lines within the Entrada South Planning Area.
- **Oak Tree Permit No. 200700018.** The County Code contains provisions to protect trees of the oak genus. The removal or damage of certain "protected" oak trees is unlawful without a permit per County Code Section 22.56.2050. An Oak Tree Permit would be required for the removal of up to 34 oak trees (no heritage oaks) and encroachment on one heritage oak tree
- **Development Agreement.** The Applicant proposes approval of a Development Agreement in accordance with Government Code Section 65864 et seq. to memorialize the Modified Project's terms, conditions, and obligations and provide vesting development rights for all of the Modified Project components. The Development Agreement would not increase the level of development or the disturbance footprint of the Modified Project. The Development Agreement may establish commitments by the Applicant to provide additional environmental and project benefits.
- **Housing Permit No. RPPL202400343.** Because the Modified Project will include affordable housing units consistent with the County's Inclusionary Housing Ordinance or a potential Development Agreement, the Applicant will seek a Housing Permit pursuant to Chapter 22.166 of the County Code.
- Encroachment permits or similar ministerial approvals needed to construct off-site improvements, and other relevant implementation approvals for the Modified Project, if necessary

(2) VCC Planning Area

- **Vesting Tentative Parcel Map No. 18108.** The proposed parcel map would subdivide the VCC Planning Area into a total of 104 lots.

- **Parking Permit No. RPPL2022007239.** The parking permit would authorize shared and reciprocal parking across lot lines within the VCC Planning Area.
- **Oak Tree Permit No. 200700022.** An Oak Tree Permit would be required for the removal of up to 26 oak trees (no heritage oaks). No encroachments would occur.
- **Development Agreement.** The Applicant may request approval of a Development Agreement in accordance with Government Code Section 65864 et seq. to memorialize the Modified Project's terms, conditions, and obligations and provide vesting development rights for all of the Modified Project components. The Development Agreement would not increase the level of development or the disturbance footprint of the Modified Project. The Development Agreement may establish commitments by the Applicant to provide additional environmental benefits.
- **Federal Floodplain Map Revisions.** Applications for Conditional Letters of Map Revision for Castaic Creek and Hasley Creek to revise the FEMA floodplain within the Project Site. Following construction of the bank protection, FEMA will adopt a Letter of Map Revision.
- **County Floodway Map Revisions.** Updates to County floodway/floodplain maps following construction of the buried bank stabilization for Castaic Creek and Halsey Creek.
- Encroachment permits or similar ministerial approvals needed to construct off-site improvements, and other relevant implementation approvals for the Modified Project, if necessary

b. Other Permits and Approvals

CEQA Guidelines Section 15381 provides that a public agency other than a Lead Agency that has or may have discretionary approval power over aspect(s) of a project is considered a Responsible Agency. If the County approves the Modified Project, subsequent implementation of various Modified Project components could require discretionary approval from various Responsible Agencies. **Table 3.0-3**, Potential Future Agency Actions, on page 3.0-45 identifies the other permits and approvals, which are known to be needed or may be needed from the Responsible Agencies, in order to implement various components of the Modified Project in the future.

**Table 3.0-3
Potential Future Agency Actions & Consultation Requirements**

Responsible Agency	Possible Action Required
County Sanitation Districts of Los Angeles County (Santa Clarita Valley Sanitation District)	Annexation into Sanitation District and potential related approvals associated with improvements <u>including an Industrial Wastewater Discharge Permit if required</u>
California Public Utilities Commission	Actions related to electrical lines/utility infrastructure if necessary
Los Angeles Local Agency Formation Commission	Annexation related to sewer services
California Department of Conservation, Geologic Energy Management Division (CalGEM)	Actions related to abandonment of on-site oil wells
Santa Clarita Valley (SCV) Water	Possible approvals related to water-related improvements
Regional Water Quality Control Board, Los Angeles Region	Section 401 certification or, alternatively, waste discharge requirements; construction de-watering permits
Regional Water Quality Control Board, Los Angeles Region, Division of Drinking Water (DDW)	Actions related to public drinking water systems
California Department of Fish and Wildlife	Streambed Alteration Agreement per Fish & Game Code Sections 1601, et seq.; Section 2081 Incidental Take Permits authorizing impacts to listed plant and animal species
United States Army Corps of Engineers	Section 404 permits under the federal Clean Water Act
United States Fish and Wildlife Service	Compliance with the Federal Endangered Species Act
South Coast Air Quality Management District	Possible permits for air emissions required under the Air Quality Management Plan
California Department of Transportation	Approvals of encroachment permits, ramps, intersection improvements, and freeway mainline segments
City of Santa Clarita	Encroachment permits or similar ministerial approvals needed to construct off-site improvements, if necessary
<i>Note: This table is not intended to provide a complete and final listing of all expected future actions required to implement the Modified Project but, rather, identifies those actions that are known at this time to potentially be required in the future. Other agencies may use this SEIR for other permits and approvals that may be deemed necessary to carry out the Modified Project or related activities.</i> <i>Source: FivePoint, 2024.</i>	