

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2000011025

Project Title: Entrada South and Valencia Commerce Center Project

Lead Agency: County of Los Angeles

Contact Person: Jodie Sackett

Mailing Address: 320 West Temple Street, Room 1362

Phone: 213-974-6433

City: Los Angeles

Zip: 90012

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Santa Clarita

Cross Streets: See Attachment A

Zip Code: 91355

Longitude/Latitude (degrees, minutes and seconds): See ° Attach ' A " N / See ° Attach ' A " W Total Acres: See Attachment A

Assessor's Parcel No.: See Attachment A

Section: See attach A Twp.: See attach A Range: See attach A Base: See attach A

Within 2 Miles: State Hwy #: I-5, SR-126

Waterways: Santa Clara River, Hasley Creek, Castaic Creek

Airports: None

Railways: None

Schools: See Attachment A

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) 2000011025 ☐ Mit Neg Dec Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI Other: _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☒ Annexation

☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment

☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit

☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: See Attachment A

Development Type:

☐ Residential: Units See Att. A Acres _____

☐ Office: Sq.ft. See Att. A Acres _____ Employees _____

☐ Commercial: Sq.ft. See Att. A Acres _____ Employees _____

☐ Industrial: Sq.ft. See Att. A Acres _____ Employees _____

☐ Educational: See Att. A _____

☐ Recreational: See Att. A _____

☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____ MW _____

☐ Waste Treatment: Type _____ MGD _____

☐ Hazardous Waste: Type _____

☐ Other: _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☒ Vegetation

☐ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality

☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater

☒ Archeological/Historical ☐ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian

☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement

☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use

☒ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects

☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Tribal

Present Land Use/Zoning/General Plan Designation:

See Attachment A

Project Description: (please use a separate page if necessary)

See Attachment A. The Entrada South and VCC Project involves the development of 1,574 residential units and 730,000 square feet of non-residential (commercial/office) uses on the Entrada South Planning Area and the development of 3.4 million square feet of non-residential (industrial/business/office park) uses on the VCC Planning Area, as described in more detail in Attachment A.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # <u>4</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☒ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☒ Santa Monica Mtns. Conservancy
☒ Corrections, Department of	☒ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☒ Education, Department of	☒ SWRCB: Water Quality
☒ Energy Commission	☒ SWRCB: Water Rights
☐ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☒ Health Services, Department of	☒ Other: <u>Cal-EPA</u>
☒ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/28/2025 Ending Date 9/30/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eyestone Environmental</u>	Applicant: <u>The Newhall Land and Farming Company</u>
Address: <u>101 Continental Boulevard, Suite 240</u>	Address: <u>25124 Springfield Court, Suite 300</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>Valencia, CA 91355</u>
Contact: <u>Brad J Napientek</u>	Phone: <u>661-255-4000</u>
Phone: <u>424-207-5341</u>	

Signature of Lead Agency Representative: Jodie Sackett Date: 8/26/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

State Clearinghouse
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Attachment A

Project Title: Entrada South and Valencia Commerce Center (VCC) Project

Project Location—Cross Streets:

Entrada South: West of I-5 and The Old Road, north and south of Magic Mountain Parkway (within Los Angeles County, as shown in map below)

VCC: West of I-5 and The Old Road, north of SR-126, and east of Commerce Center Drive (within Los Angeles County, as shown in map below)

Longitude/Latitude:

Entrada South: 34° 41' 7.77" N / 118° 59' 1.57" W

VCC: 34° 44' 1.49" N / 118° 61' 6.76" W

Total Acres:

Entrada South: 382 ac

VCC: 321 ac

Assessor's Parcel Nos.:

Entrada South: 2826-008-039, 2826-008-044, and 2826-009-106

VCC: 2866-001-001, 2866-002-045, 2866-002-052, 2866-002-061, 2866-002-063, and 3271-001-038 (partial)

Section/Township/Range:

Entrada South: A portion of the Rancho San Francisco, as per Map recorded in Book 1 Pages 521 and 522 of Patents—Portions of Sections 19, 20 and 30 / Township 4 North / Range 16 West within said Rancho

VCC: A portion of the Rancho San Francisco, as per Map recorded in Book 1 Pages 521 and 522 of Patents—Portions of Sections 11, 12, 13 and 14 / Township 4 North / Range 17 West within said Rancho

Schools Within 2 Miles: Oak Hills Elementary School, Live Oak Elementary School, Rancho Pico Junior High School, West Ranch High School, Bridgeport Elementary School, Charles Helmers Elementary School, and Valencia High School

Local Action Type (Other):

Entrada South: Zone Change, Vesting Tentative Tract Map, Conditional Use Permit, Housing Permit, Oak Tree Permit, Parking Permit, Development Agreement, and annexation into County Sanitation Districts of Los Angeles County (Santa Clarita Valley Sanitation District)

VCC: Vesting Tentative Parcel Map, Oak Tree Permit, Parking Permit, and Development Agreement

Development Type:

Entrada South: 1,574 residential dwelling units (145 acres)
730,000 square feet of non-residential uses (commercial, office, retail, and hotel uses) (57 acres/approx. 2,500 employees)
Neighborhood park (5.4 acres)
8,430 square feet of recreation centers
Potential school site (10.3 acres)
Spineflower preserve (27.2 acres)
Open space (140.4 acres)

VCC: 3.4 million square feet of industrial/business/office park uses (119 acres/approx. 10,200 employees)
Open space (195.9 acres)

Present Land Use/Zoning/General Plan Designation:

Entrada South: Land Use: Vacant land, abandoned oil wells and associated access roads, Southern California Edison electric transmission lines and towers, and a high pressure natural gas transmission pipeline
Zoning: R-1—Single-Family Residence, C-3—General Commercial, C-R—Commercial Recreation
General Plan: H5—Residential 5, CM—Major Commercial, OS-PR—Parks and Recreation

VCC: Land Use: Vacant land, Hasley Creek and Castaic Creek
Zoning: M-1.5-DP—Restricted Heavy Manufacturing/Development Program
General Plan: IO—Industrial Office

Project Description:

The Entrada South and VCC 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. The California Department of Fish and Wildlife (CDFW) certified the State-certified EIR in June 2017, at which time it also approved the RMDP/SCP and related State permits. The County 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 is consistent with the Santa Clarita Valley Area Plan's projected buildout and land use designations, as evaluated in the Area Plan EIR and approved by the County.

For purposes of the Draft SEIR, the "2017 Project" refers to the resource management activities and development facilitated analyzed by the State-certified for the Entrada South and VCC Planning Areas. The Entrada South and VCC Project as currently

proposed reflects minor changes and refinements related to the development of the Entrada South and VCC Planning Areas, as compared to the 2017 Project. As such, the Entrada South and VCC Project is referred to in the Draft SEIR as the “Modified Project.”

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>			

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 the table, above. No changes are proposed for the VCC Planning Area compared to the 2017 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 by the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel. 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 compared to the 2017 Project. These environmentally beneficial refinements of the Modified Project would result in increased open space, restored drainage areas, and habitat for species compared to the 2017 Project.

In order to implement the Modified Project, the following land use and zoning entitlements have been submitted:

- **Entrada South:** Vesting Tentative Tract Map, Zone Change, Conditional Use Permit, Parking Permit, Oak Tree Permit, Housing Permit, and Development Agreement
- **Valencia Commerce Center:** Vesting Tentative Parcel Map, Oak Tree Permit, Parking Permit, and Development Agreement

PROJECT VICINITY MAP

