



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



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# Entrada South and Valencia Commerce Center Project

**Entrada South:**  
Vesting Tentative Tract Map No. 083582

**Valencia Commerce Center:**  
Vesting Tentative Parcel Map No. 18108

## **NOTICE OF PREPARATION of a DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT and PUBLIC SCOPING MEETING**

**Project No. TBD (New Project No. Forthcoming)<sup>1</sup>  
State Clearinghouse No. 2000011025**

Prepared by:

County of Los Angeles  
Department of Regional Planning, Subdivisions  
320 W. Temple Street, Room 1362  
Los Angeles, CA 90012  
Attn: Mr. Jodie Sackett

October 7, 2021

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<sup>1</sup> The current VCC Project No. is 87-150-(5); a new Project No. for Entrada South is pending.



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## **NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING**

**DATE:** October 7, 2021

**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (SEIR) in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines (see Public Resources Code Sections 21080.4 and 21083.9 and California Code of Regulations (CCR) Title 14, Sections 15082 and 15375).

The County of Los Angeles (County) is the Lead Agency pursuant to CEQA and intends to prepare a SEIR for the proposed Project identified below. The County has prepared this NOP and the accompanying Environmental Checklist Form (Initial Study) to provide Responsible and Trustee Agencies and other interested parties with information describing the Project, to identify the Project's potential environmental effects, and to solicit input regarding the scope and content of the environmental analysis.

**AGENCIES:** The County requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with State CEQA Guidelines Section 15082(b). Your agency may need to use the SEIR prepared by the County when considering any permits that your agency must issue or other approvals for the Project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed Project.

**PROJECT TITLE:** Entrada South and Valencia Commerce Center (VCC) Project

**PROJECT NO.:** TBD (New Project No. Forthcoming)<sup>2</sup>

**PROJECT LOCATION AND ENVIRONMENTAL SETTING:** The Project Site is located within the northwest portion of Los Angeles County (County), west of I-5 and the City of

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<sup>2</sup> The current VCC Project No. is 87-150-(5); a new Project No. for Entrada South is pending.

Santa Clarita, as show on **Figure 1, Regional Location Map**, on page 3. As shown in **Figure 2.1, Project Vicinity Map**, on page 4, the Project Site is located in an unincorporated area of the County, within the Santa Clarita Valley Planning Area (Valley Planning Area). The Project Site's location relative to the local roadway network is depicted in **Figure 2.2, Local Location and Roadway Network Map**, on page 5.

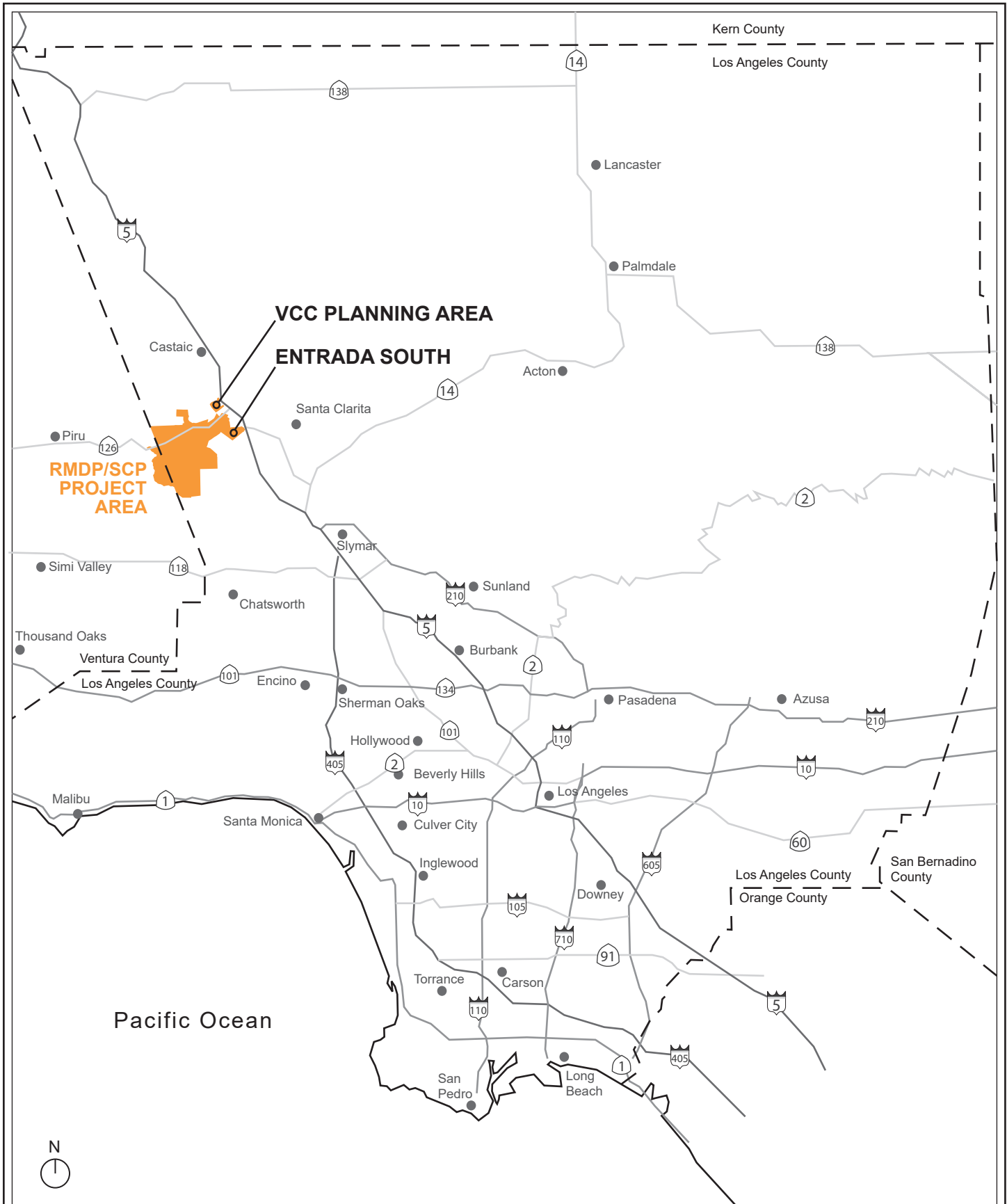
The Project Site is within the planning boundary of the State-approved Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), which was the subject of a State-certified Environmental Impact Report (EIR) (SCH No. 2000011025; hereafter referred to as the State-certified EIR). In the State-certified EIR for the RMDP/SCP, the Project Site is identified as the "Entrada Planning Area" and the "VCC Planning Area." The Entrada Planning Area is also sometimes referred to as Entrada South or the Entrada South Planning Area. The Project Site is adjacent to but not located within the Newhall Ranch Specific Plan area.

The Entrada Planning Area consists of approximately 382 acres and is located west of I-5 and The Old Road, on the north and south side of Magic Mountain Parkway, and south of Six Flags Magic Mountain theme park. Surrounding development and land uses include the proposed Entrada North community to the north, the City of Santa Clarita east of The Old Road and I-5, the existing community of Westridge to the south, and the Newhall Ranch Specific Plan area to the west. Within the Newhall Ranch Specific Plan area, the approved Mission Village community, which has been under development since the end of 2017, is located immediately west of the Entrada Planning Area. Additionally, the proposed Legacy Village community is located to the southwest.

The VCC Planning Area consists of approximately 321 acres in an undeveloped portion of the partially completed VCC industrial/business park center and is located west of I-5 and The Old Road, north of SR-126, and east of Commerce Center Drive and the Chiquita Canyon landfill. The VCC Planning Area is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the proposed Entrada North community to the south, and Chiquita Canyon Landfill to the west.

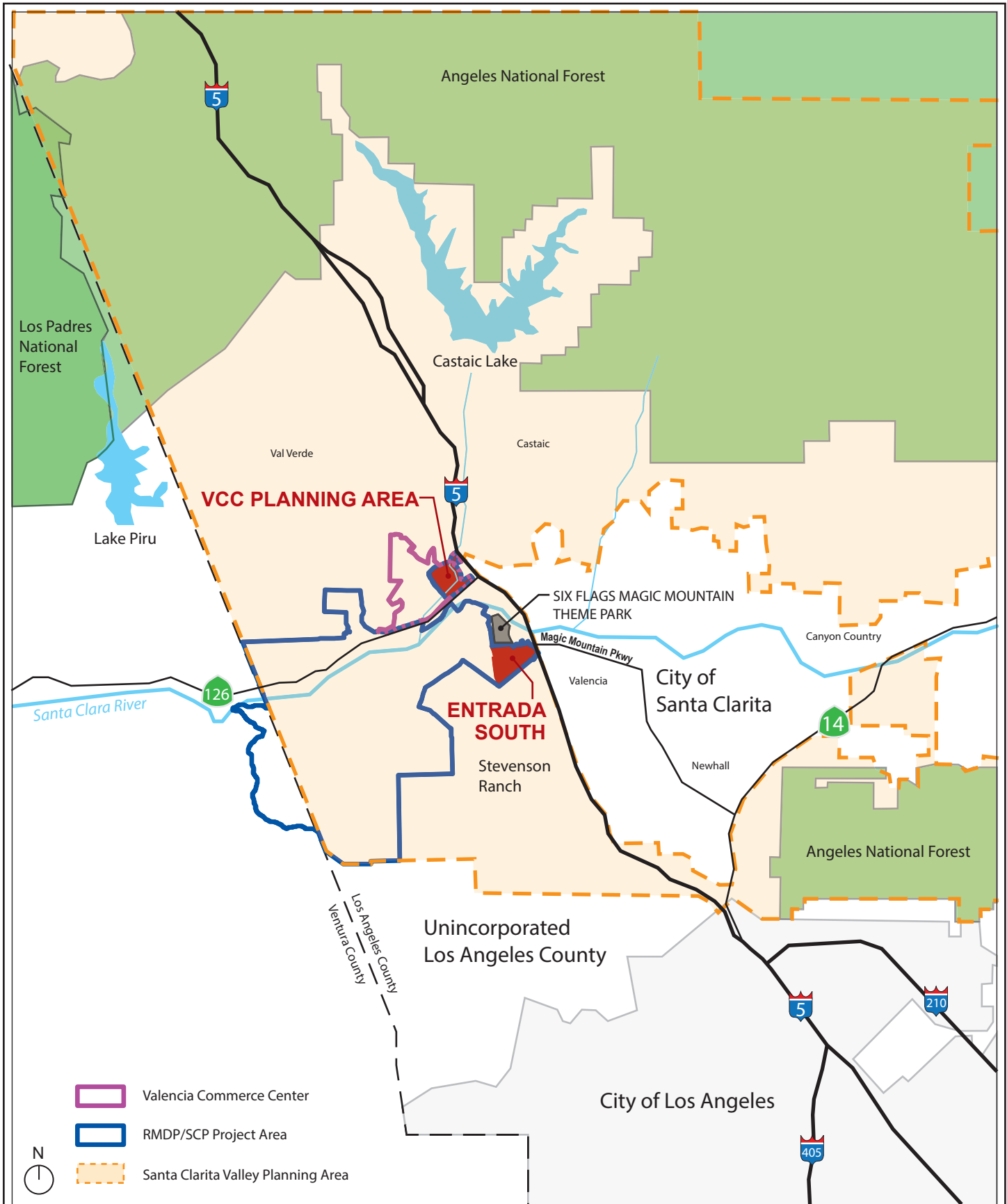
**PROJECT DESCRIPTION:** The Entrada South and VCC Project implements the development within the Entrada and VCC Planning Areas facilitated by the approved RMDP/SCP and analyzed in the State-certified EIR. The California Department of Fish and Wildlife (CDFW) certified the State-certified EIR in June 2017, at which time it also approved the RMDP/SCP and related State permits. Los Angeles 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 One Valley One Vision (OVOV) Area Plan's projected buildout and land use designations, as evaluated in the OVOV EIR and approved by the County.

The proposed Entrada South and VCC Project reflects limited changes and refinements to the development of the Entrada and VCC Planning Areas, as compared to the development evaluated in the State-certified EIR. As such, the Entrada South and VCC Project is referred to herein as the "Modified Project." A Supplemental EIR, tiered from the State-certified EIR, will be prepared by

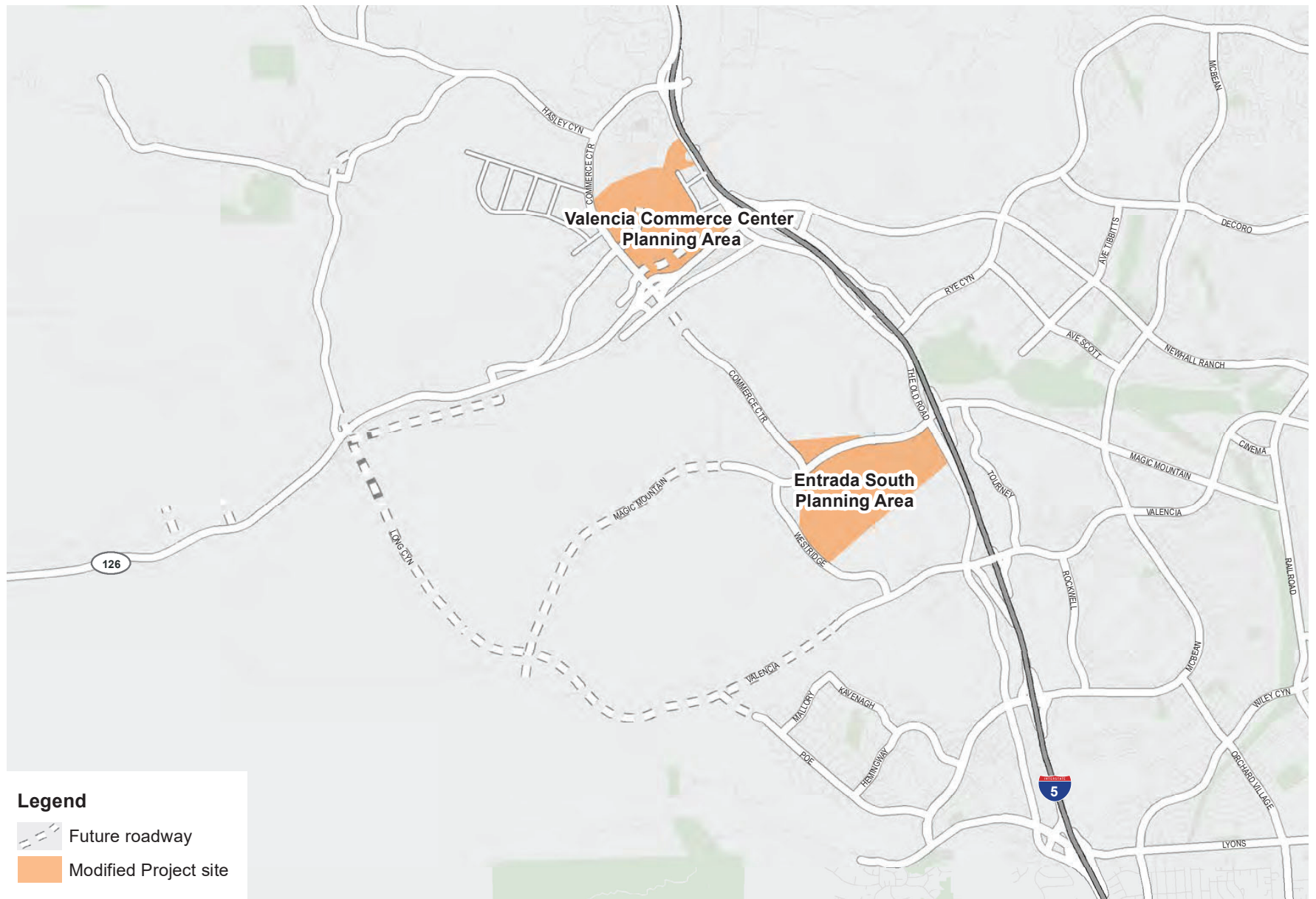


**Figure 1**  
Regional Location Map



Source: Eystone Environmental, 2021.



**Figure 2.1**  
Project Vicinity Map



**Legend**

-  Future roadway
-  Modified Project site



**Figure 2.2**  
Local Location and Roadway Network Map

the County as the CEQA lead agency for the Modified Project. The Supplemental EIR will allow the County, as the CEQA lead agency, and other agencies as CEQA responsible agencies, to consider additional discretionary entitlements needed to complete development of the Entrada and VCC Planning Areas under the Modified Project.

The Modified Project includes enhanced environmental protections for each planning area, as described below and in more detail in the Initial Study. A summary of the Modified Project refinements to the balance of residential and non-residential development is shown in the following table.

<b>Planning Area/ Land Use</b>	<b>State-Certified EIR Approved Project</b>	<b>Modified Project</b>	<b>Difference</b>
<b><i>Entrada South Planning Area</i></b>			
Residential Units	1,725	1,574 (to comply with OVOV Area Plan)	- 151
Non-Residential	450,000 SF	730,000 SF	+ 280,000 SF
<b><i>VCC Planning Area</i></b>			
Residential Units	0	0	0
Non-Residential	3,400,000 SF	3,400,000 SF	0

### **Entrada Planning Area**

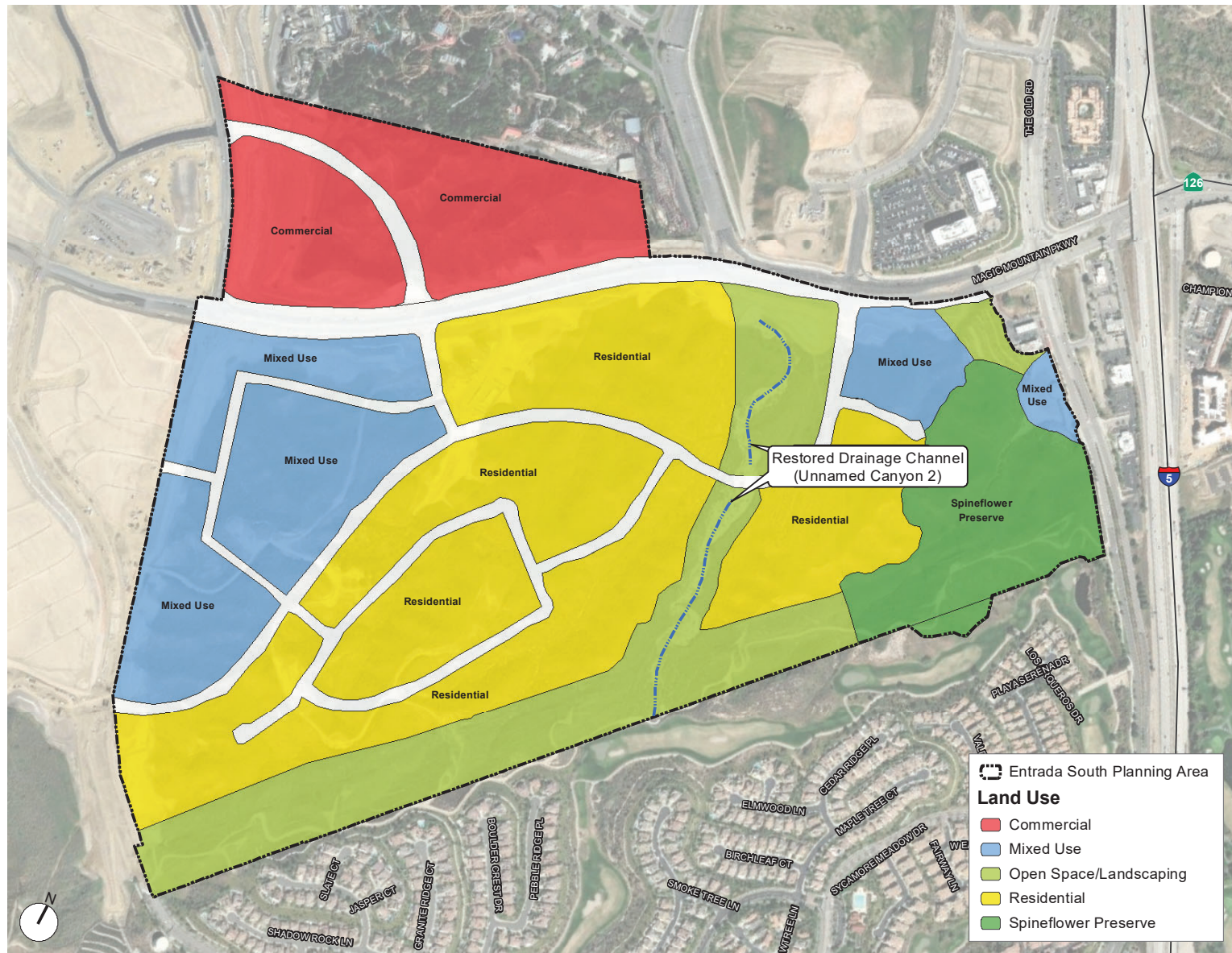
The Conceptual Land Use Plan for the Entrada Planning Area is shown in **Figure 3, Conceptual Land Use Plan—Entrada South**, on page 7. The proposed minor changes and refinements under the Modified Project, as compared to the 2017 Approved Project analyzed in the State-certified EIR, include:

#### **Enhanced Environmental Protections**

The Modified Project increases environmental protections to wetlands and related biological resources within the Entrada Planning Area. The Modified Project enhances and restores portions of a drainage channel referred to as Unnamed Canyon 2. With the proposed design refinements, portions of Unnamed Canyon 2—from the storm drain outlet at the southern Entrada boundary to Magic Mountain Parkway—would be enhanced and restored as a natural, open, vegetated drainage channel with grade control structures that would generally retain the look and feel of a natural drainage, thus reducing permanent impacts to biological resources and jurisdictional waters and providing additional open space within the developed portions of the Project Site. This environmentally beneficial modification would result in increased open space, restored drainage areas, and habitat for species as compared to that evaluated in the State-certified EIR.<sup>3</sup>

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<sup>3</sup> As part of the Modified Project’s environmental enhancements within Entrada South, temporary disturbance of a 0.6-acre previously disturbed golf course area within The Oaks Club at Valencia golf course, which is located off-site and immediately south of Entrada South within the Westridge community, is required to accommodate a necessary storm drain connection. This previously-disturbed golf course area would experience temporary impacts during a brief construction period 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.



**Figure 3**  
Conceptual Land Use Plan – Entrada South



### **Refinements to the Balance of Residential and Non-Residential Development**

The State-certified EIR for the 2017 Approved Project 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 potential school site, private recreational amenities, a spineflower preserve, and trails and infrastructure within the Entrada Planning Area. The Modified Project includes 1,574 dwelling units (including affordable housing units consistent with the County's Inclusionary Housing Ordinance or a potential Development Agreement), 730,000 square feet of non-residential development, a neighborhood park and potential school site, a spineflower preserve, and trails and infrastructure within the Entrada Planning Area. The refinements to the land use plan for Entrada South ensure consistency with the density of residential units allowed under the OVOV Area Plan land use designation for Entrada South. As such, this analysis considers the environmental implications of reducing the number of residences by 151 units and increasing the amount of non-residential development by 280,000 square feet. These refinements do not substantially change the scope of the Entrada South land use plan when comparing the Modified Project to the 2017 Approved Project. Non-residential development could include any allowable uses consistent with the zoning designation, including but not limited to commercial, office, retail, and hotel uses. 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.

### **VCC Planning Area**

As relevant background, VCC was approved for development by Los Angeles County through the issuance of various entitlements and certification of an EIR (SCH No. 1987-123005) in 1991, which is incorporated by reference. The existing VCC entitlement approved by the County allows approximately 12.6 million square feet of industrial/business park space at build-out, of which approximately 9 million square feet has been constructed. The VCC Planning Area evaluated herein as part of the Modified Project is comprised of approximately 3.4 million square feet of industrial/business park space within the County-approved and partially completed VCC industrial/business park center. Following the County-certified VCC EIR, development of the undeveloped portion of the VCC Planning Area was also analyzed in the State-certified EIR, with up to 3.4 million square feet of non-residential development that would be facilitated by the RMDP/SCP. Under the Modified Project and consistent with the State-certified EIR, the VCC Planning Area would be developed consistent with the uses allowed by the County-approved VCC entitlements and existing zoning. Thus, the Modified Project does not propose any new or additional buildout of the VCC Planning Area beyond what was analyzed in the State-certified EIR, and the Modified Project would not result in any buildout of VCC beyond the County-approved existing VCC entitlements.

The Conceptual Land Use Plan for the VCC Planning Area is shown in **Figure 4, Conceptual Land Use Plan—VCC Planning Area**, on page 9. The proposed minor changes and refinements under the Modified Project, as compared to the 2017 Approved Project analyzed in the State-certified EIR, include:

### **Enhanced Environmental Protections**

The only proposed changes and refinements within the VCC Planning Area are comprised of additional environmental protections. Specifically, to provide increased environmental protections



**Figure 4**  
Conceptual Land Use Plan – VCC Planning Area

to wetlands and related biological resources within the VCC Planning Area, the Modified Project involves a reduction in permanent impacts to Hasley Creek and Castaic Creek (such areas may be temporarily impacted during construction, as analyzed in the State-certified EIR, but would be restored and revegetated after construction based on the Modified Project design) which traverse the VCC Planning Area, including a reduction of permanent impacts to certain vegetation communities and jurisdictional stream habitat. This environmentally beneficial modification would result in increased open space, restored drainage areas, and habitat for species.

The Modified Project is an example of sustainable development that achieves net zero greenhouse gas emissions. The Modified Project includes applicable mitigation measures from the State-certified EIR, including 13 mitigation measures related to greenhouse gas impacts that would reduce the Project's greenhouse gas emissions to net zero and are identical to those imposed on the 2017 Approved Project in accordance with 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, the State authority on climate policy.

For additional information about the Project, please refer to the Initial Study.

Under CEQA, when evaluating project changes relative to a previously certified EIR, the additional CEQA analysis shall focus solely on the incremental changes in the project, changes in circumstances, or new information since the certification of the prior EIR.

**OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G., PERMITS, FINANCING APPROVAL, OR PARTICIPATION AGREEMENT):** Below is a list of permits and approvals which are known to be needed, or may be needed, to implement various Project components in the future:

Implementation of the Modified Project requires County entitlements to be submitted, reviewed, and approved in accordance with the Los Angeles County Subdivision Ordinance and the California Subdivision Map Act, consistent with the County General Plan, the Santa Clarita Valley Area Plan: One Valley One Vision 2012 (OVOV Area Plan), and Los Angeles County Code Titles 21 and 22, Zoning and Subdivision Ordinances. Potential entitlements include a zone change and vesting tentative tract map (Entrada South), tentative parcel map (VCC), conditional use permit (Entrada South), oak tree permits, parking permits, development agreement(s) and such other approvals, as needed, ministerial or otherwise, which the County has determined are necessary to develop the Entrada Planning Area. The Modified Project may also require a Streambed Alteration Agreement from CDFW, a Section 401 Certification from the Los Angeles Regional Water Quality Control Board (RWQCB) or alternatively, waste discharge requirements, Army Corps permits, and other approvals from responsible agencies, as applicable.

**APPLICANT:** The Newhall Land and Farming Company, a California Limited Partnership, an indirect subsidiary of Five Point Holdings, LLC, 25124 Springfield Court, Suite 300, Valencia, CA 91355.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on a preliminary review of the Modified Project consistent with CCR Title 14, Section 15060, the County has determined that a SEIR should be prepared. Consistent with CCR Title 14, Sections 15063 and 15082, the County has identified the following probable environmental effects of the Modified

Project, which will be addressed in the SEIR for the Modified Project:

- Air Quality
- Biological Resources and Jurisdictional Waters
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

These potential environmental effects are described in greater detail in the Initial Study prepared for the Modified Project. Alternatives will be evaluated to reduce environmental impacts that may be identified during the SEIR process. To provide a complete record of the County's environmental decision-making, environmental issues that do not rise to a level of significance will be addressed in the SEIR in a separate section entitled "Impacts Found to Be Less than Significant."

**NOTICE OF SCOPING MEETING:** The County will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the SEIR.

All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meeting will include a brief presentation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR. The virtual Scoping Meeting will be held online **Tuesday, October 19, 2021, at 6PM (Pacific Time)**, via **ZOOM** at the following link:

<https://zoom.us/j/92075537467>

**Webinar ID:** 920 7553 7467

**Dial in only option** (no video):  
(669) 900-6833

**Webinar ID:** 920 7553 7467

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of each scheduled meeting to [subdivisions@planning.lacounty.gov](mailto:subdivisions@planning.lacounty.gov).

**PUBLIC REVIEW PERIOD:** In accordance with State CEQA Guidelines Section 15082(b), the comment period for the NOP begins on October 7, 2021, and ends on November 8, 2021.

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the SEIR.

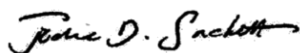
**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available for public review at the Los Angeles County Department of Regional Planning web addresses listed below and the following locations:

- Valencia Library, 23743 W. Valencia Boulevard, Santa Clarita
- Castaic Library, 27971 Sloan Canyon Road, Castaic
- Stevenson Ranch Library, 25950 The Old Road, Stevenson Ranch
- Old Town Newhall Library, 24500 Main Street, Santa Clarita
- Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita

The public is also encouraged to visit the Department of Regional Planning's website to review the Initial Study at: <https://planning.lacounty.gov/case/view/pm18108> (Valencia Commerce Center) and <https://planning.lacounty.gov/case/view/tr083582> (Entrada South). The State-certified EIR for the RMDP/SCP is available at <https://planning.lacounty.gov/case/view/rmdp>.

Thank you for your participation in the environmental review of this project. Please direct all written comments to the following address:

Mr. Jodie Sackett  
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Department of Regional Planning  
County of Los Angeles  
320 W. Temple Street, Room 1362  
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Fax: (213) 626-0434  
Email: [subdivisions@planning.lacounty.gov](mailto:subdivisions@planning.lacounty.gov)



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Signature of Lead Agency Representative

9-30-21

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Date