

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 #

Project Title: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

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

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".

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

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: *John D. Sackett* Date: _____

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

**State Clearinghouse
Notice of Completion & Environmental Document Transmittal
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

VCC: West of I-5 and The Old Road, north of SR-126, and east of Commerce Center Drive

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

Development Type:

Entrada South: 1,574 residential dwelling units (132 acres)
730,000 square feet of non-residential uses (commercial, office, retail, and hotel uses) (52 acres/approx. 2,500 employees)
Neighborhood park (8 acres)
4,500 square feet of recreation centers
Potential school site (10 acres)
Spineflower preserve (27.2 acres)
Open space (130 acres)

VCC: 3.4 million square feet of industrial/business park uses (119 acres/approx. 10,200 employees)
Open space (198 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:

Entrada South: The Entrada South Planning Area (Vesting Tentative Tract Map 083582) consists of approximately 382 acres located west of I-5 and The Old Road, both north and south of Magic Mountain Parkway, and south of Six Flags Magic Mountain theme park in the Santa Clarita Valley. The Project Site is located 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 an Environmental Impact Report (SCH No. 2000011025) certified by the California Department of Fish and Wildlife (CDFW) in 2017. The Entrada South Project provides for continued implementation of the development facilitated by the approved RMDP/SCP within the Entrada South Planning Area. The Entrada South Project includes 1,574 dwelling units (including affordable housing units consistent with the County's Inclusionary Housing Ordinance), 730,000 square feet of

non-residential development, a neighborhood park and potential school site, a spineflower preserve, trails, roadways, and infrastructure.

VCC: The Valencia Commerce Center Planning Area (Vesting Tentative Parcel Map 18108) consists of approximately 321 acres in an undeveloped portion of the partially completed VCC industrial/business park center located west of I-5 and north of Henry Mayo Drive (SR-126). The Project Site is located within the planning boundary of the State-approved RMDP/SCP. The VCC Project provides for continued implementation of the development facilitated by the approved RMDP/SCP within the VCC Planning Area. The VCC Project includes approximately 3.4 million square feet of industrial/business park space, a multi-purpose trail, roadways, and infrastructure.