

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

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 Attachment A " N / See Attachment 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: Newhall

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: <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 checked="" type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) <u>2000011025</u> | <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 checked="" type="checkbox"/> Rezone | <input checked="" 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 checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>See Attachment A</u> |

Development Type:

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

Present Land Use/Zoning/General Plan Designation:

See Attachment A

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

See 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".

| | | | |
|-------------------------------------|---|-------------------------------------|---|
| <input checked="" 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 checked="" type="checkbox"/> | Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> | California Highway Patrol | <input type="checkbox"/> | Pesticide Regulation, Department of |
| <input type="checkbox"/> | Caltrans District # <u>7</u> | <input type="checkbox"/> | Public Utilities Commission |
| <input type="checkbox"/> | Caltrans Division of Aeronautics | <input type="checkbox"/> | Regional WQCB # <u>4</u> |
| <input type="checkbox"/> | Caltrans Planning | <input type="checkbox"/> | Resources Agency |
| <input type="checkbox"/> | Central Valley Flood Protection Board | <input checked="" 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 checked="" type="checkbox"/> | Conservation, Department of | <input checked="" type="checkbox"/> | Santa Monica Mtns. Conservancy |
| <input checked="" type="checkbox"/> | Corrections, Department of | <input checked="" type="checkbox"/> | State Lands Commission |
| <input type="checkbox"/> | Delta Protection Commission | <input type="checkbox"/> | SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> | Education, Department of | <input checked="" type="checkbox"/> | SWRCB: Water Quality |
| <input checked="" type="checkbox"/> | Energy Commission | <input checked="" type="checkbox"/> | SWRCB: Water Rights |
| <input type="checkbox"/> | Fish & Game Region # <u>5</u> | <input type="checkbox"/> | Tahoe Regional Planning Agency |
| <input type="checkbox"/> | Food & Agriculture, Department of | <input checked="" type="checkbox"/> | Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> | Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> | Water Resources, Department of |
| <input type="checkbox"/> | General Services, Department of | | |
| <input checked="" type="checkbox"/> | Health Services, Department of | <input checked="" type="checkbox"/> | Other: <u>Cal-EPA</u> |
| <input checked="" type="checkbox"/> | Housing & Community Development | <input type="checkbox"/> | Other: _____ |
| <input checked="" type="checkbox"/> | Native American Heritage Commission | | |

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

Starting Date 12-20-24 Ending Date 2-18-25

Lead Agency (Complete if applicable):

| | |
|--|--|
| Consulting Firm: <u>Eyestone Environmental</u> | Applicant: <u>The Newhall Land and Farming Company, an indirect subsidiary of Five Point Holdings, LLC</u> |
| Address: <u>2121 Rosecrans Ave, Suite 3355</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) 207-5333</u> | |

Signature of Lead Agency Representative: Joshua Huntington Digitally signed by Joshua Huntington
Date: 2024.12.17 17:08:27 -08'00' Date: 12/17/2024

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, 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, Federal Floodplain Map Revisions, County Floodway Map Revisions, 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.

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). These modifications would result 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 the 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. 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.

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

More specifically, 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.

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, and Housing Permit
- **Valencia Commerce Center:** Vesting Tentative Parcel Map, Oak Tree Permit, and Parking Permit