LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

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November 18, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. 00-210 (ENTRADA SOUTH)
PROJECT NO. 87-150 (VALENCIA COMMERCE CENTER, "VCC")

(ENTRADA SOUTH/VCC)
DEVELOPMENT AGREEMENT (DA) NO. RPPL2025003357
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114
STATE CLEARINGHOUSE NO. 2000011025

APPLICANT: THE NEWHALL LAND AND FARMING COMPANY, A SUBSIDIARY OF FIVEPOINT HOLDINGS, LLC

(ENTRADA SOUTH)
VESTING TENTATIVE TRACT MAP (VTTM) NO. 53295
ZONE CHANGE (ZC) NO. 00-210
CONDITIONAL USE PERMIT (CUP) NO. 00-210
PARKING PERMIT (PP) NO. 200700013
OAK TREE PERMIT (OTP) NO. 200700018
ADMINISTRATIVE HOUSING PERMIT (AHP) NO. RPPL2024000343
LOCATION: WEST OF THE OLD ROAD AND NORTH AND SOUTH OF MAGIC MOUNTAIN PARKWAY, SANTA CLARITA VALLEY (APN NOS. 2826-008-045, 2826-009-107)

(VCC)
VESTING TENTATIVE PARCEL MAP (VTPM) NO. 18108
PP NO. RPPL2022007239
OTP NO. 200700022
LOCATION: WEST OF INTERSTATE 5 AND THE OLD ROAD, NORTH OF STATE ROUTE 126, AND EAST OF COMMERCE CENTER DRIVE AND CHIQUITA CANYON LANDFILL,

SANTA CLARITA VALLEY (APN NOS. 2866-002-050, 2866-002-064 (PARTIAL), 2866-002-065, 2866-002-066)

WITHIN THE SANTA CLARITA VALLEY PLANNING AREA AND NEWHALL ZONED DISTRICT FIFTH SUPERVISORIAL DISTRICT (3-VOTES)

SUBJECT

This item is a recommendation of the Los Angeles County (County) Regional Planning Commission (Commission) to certify the Final Supplemental Environmental Impact Report (SEIR), Environmental Assessment No. RPPL2021007114, and adopt the Statement of Overriding Considerations (SOC), Findings of Fact (FF), and Mitigation Monitoring and Reporting Program (MMRP), and approve Project Numbers 00-210 and 87-150, including Development Agreement (DA) No. RPPL2025003357, (Entrada South) Zone Change (ZC) No. 00-210, Vesting Tentative Tract Map (VTTM) No. 53295, Conditional Use Permit (CUP) No. 00-210, Oak Tree Permit (OTP) No. 200700018, Administrative Housing Permit (AHP) No. RPPL2024000343, Parking Permit (PP) No. 200700013, and Valencia Commerce Center (VCC) Vesting Tentative Parcel Map (VTPM) No. 18108, OTP No. 200700022, and PP No. RPPL2022007239. The Commission's decision to recommend approval to the Board of Supervisors (Board) was made at a duly-noticed hearing held on October 1, 2025, with an approval vote of 4:0:0:1 (one Commissioner absent). Collectively, the Project is referred to as the "Project" or the "Entrada South/VCC Project."

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Certify the Final SEIR, by finding, pursuant to the California Environmental Quality Act (CEQA), state and local CEQA guidelines, the Final SEIR has been completed in compliance with CEQA, the Final SEIR was presented and reviewed and considered by the Board prior to approving the Entrada South/VCC Project, and the Final SEIR reflects the Board's independent judgment and analysis;
2. Adopt the proposed FF prepared pursuant to Public Resources Code Sections 21081 and 21081.5, and state CEQA Guidelines Section 15091;
3. Adopt the MMRP for the Entrada South/VCC Project;
4. Determine the Entrada South/VCC Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations through adopting the proposed SOC prepared pursuant to Public Resources Code Section 21081(b) and state CEQA Guidelines Section 15093;
5. Adopt the Commission's recommended findings and conditions for the Project; and
6. Approve the Entrada South/VCC Project, which is comprised of: DA No. RPPL2025003357; (Entrada South) ZC No. 00-210, VTTM No. 53295, CUP No. 00-210, OTP No. 200700018, AHP No. RPPL2024000343, and PP No. 200700013; and (VCC) VTPM No. 18108, OTP No. 200700022, and PP No. RPPL2022007239.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Entrada South/VCC

DA. The applicant for the proposed Entrada South/VCC Project will enter into a DA with the County in accordance with Government Code Section 65864 et seq. to memorialize the terms, conditions, and obligations for development of Entrada South/VCC to provide vested development rights for the Project components. The DA would not increase the level of development or the disturbance footprint of the Entrada South/VCC Project. The DA establishes commitments by the applicant to provide additional environmental and community benefits. Specifically, the DA commits the applicant to: (i) an affordable housing program that requires a 12% total affordable housing units set aside (including a 7% onsite affordable rental units set aside) and the applicant to dedicate an offsite 12-acre site for potential construction of deed-restricted affordable rental units and/or homeownership units; (ii) finance up to $62 million for improvements to Phase II of the County Department of Public Works (DPW) "The Old Road over Santa Clara River and Southern Pacific Transportation Company Bridge Project" (Old Road Phase II Improvements); (iii) dedicate a right-of-way for Phase I of The Old Road improvements; (iv) dedicate a 7-acre site to the County as a potential site for a Department of Public Works maintenance yard; and (v) implement a "Net-Zero Greenhouse Gas (GHG) Program" to reduce the Entrada South/VCC Project's GHG emissions to net zero. The DA must be approved and executed by the Board pursuant to County Code Section 22.162.040 (DA - Findings and Decision).

Entrada South

ZC. The applicant proposes to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence-5,000 Square Feet Minimum Required Lot Area) Zone to the MXD (Mixed Use Development) Zone; and to change 5.5 acres from the R-1 Zone to the C-3 (General Commercial) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The ZC is pursuant to County Code Section 22.198.050 (Zone Change Findings and Decision).

VTTM. The applicant proposes to subdivide the 382.3-acre Project site into a total of 200 lots consisting of: 91 multi-family lots developed with 1,574 multi-family attached townhome and apartment-style units, and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (including a Spineflower Preserve of 28.0 acres); 20 private recreation lots (totaling 19.9 acres); one public park lot 5.4 gross acres in size for an overall total of 140.4 acres of open space; 11 public facility lots (drainage, debris and water quality basins); and six private drive lots. The VTTM is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

CUP. The applicant requests authorization for development within an urban hillside management area pursuant to County Code Section 22.104.060 (Findings); onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading (located in the adjacent Mission Village Project) pursuant to County Code Section 22.140.240 (Grading Projects); a

hotel use in the C-3 zone pursuant to County Code Section 22.20.030 (Findings) as part of the CUP; and walls and fences exceeding six feet in height pursuant to County Code Section 22.158.050 (Findings and Decision).

PP. The applicant proposes to allow shared, reciprocal and offsite parking across the Project pursuant to County Code Section 22.178.050 (PP - Findings and Decision). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses.

OTP. The applicant requests authorization for the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree, for a total of 35 oak tree-related impacts pursuant to County Code Section 22.174.060 (OTP - Findings).

AHP. The applicant proposes to provide 110 onsite rental affordable units (or seven percent of the Project) at the low and moderate income levels out of the overall 1,574 units for the Project pursuant to County Code Section 22.166.040 (AHP).

VCC

VTPM. The applicant proposes to subdivide a 328.8-acre site into a total of 104 lots consisting of: 61 non-residential (industrial, business, and office park) lots with 3.4 million square feet of non-residential space, and 43 open space lots with a total of 195.9 acres pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

PP. The applicant proposes to allow shared, reciprocal and offsite parking across the Project pursuant to County Code Section 22.178.050 (PP Findings and Decision). The Project will provide a total of 8,293 parking spaces, including 72 parking spaces for retail uses, 7,276 parking spaces for office uses and 945 parking spaces for industrial uses.

OTP. The applicant proposes the removal of 26 non-heritage oak trees and no other impacts or encroachments, pursuant to County Code Section 22.174.060 (OTP - Findings).

Purpose/Justification

The Entrada South/VCC Project promotes the County's vision for improving the overall value and quality of life in unincorporated areas by providing a variety of housing and economic opportunities, including a variety of rental and ownership affordable housing and business park uses. The Project preserves ample natural open space to minimize the Project footprint and reduce impacts to natural and biological resources as well as provision for recreation (parks and trails) open space. Additionally, the Project is designed to be resilient to fire hazards and includes several points of ingress/egress as well as a multi-purpose trail system and private driveways and fire lanes which accommodate emergency fire access. The Project will also enhance trail connectivity as the proposed multi-purpose trails will be open to the public and will connect to existing pedestrian trails.

The Project supports the implementation of the following Goals and Strategies of the 2024-2030 County Strategic Plan:

North Star Priority 1, Focus Areas C and D, Strategy i and ii: Make Investments That Transform Lives - Housing and Homelessness and Support Vulnerable Populations

The Project supports the County's housing goals to "increase access to housing" and "develop more quality affordable housing for those who live in LA County" and "sustain homeownership opportunities." The Entrada South/VCC Project will develop 1,574 new dwelling units, including a variety of housing types and 110 units of affordable housing onsite, which will be in the format of rental apartment units. Additional affordable housing units may be developed offsite on the 12-acre parcel the applicant will dedicate to the County under the DA but will require a separate environmental review. Given the substantial amount of new housing, the Project would further meet County needs in the demand for homeownership opportunities; ease pressure on the rental market by freeing up units; and help stabilize rents, which tend to rise with increased rental demand. The Project will contribute to the County's housing stock, helping to alleviate the County's critical housing shortage as well as directly address its shortage of affordable housing.

North Star Priority 2, Focus Area D, Strategy i and ii: Foster Vibrant and Resilient Communities - Sustainability - Climate Health and Green Economy

The Entrada South/VCC Project includes many features and mitigation measures designed to conserve energy, reduce GHG emissions, and reduce overall impacts to climate change. The Project is an example of sustainable development that achieves net zero GHG emissions, furthering climate and green economy goals. As such, the Project includes applicable mitigation measures from the 2017 State-certified EIR, including 13 mitigation measures related to GHG impacts that reduce the Project's GHG emissions to net zero. These mitigation measures went through extensive review and refinement as a part of the State-certified EIR, including review by the Air Resources Board, the State authority on climate policy. These 13 mitigation measures are as follows:

Building Energy Efficiency
Summarized below are adopted mitigation measures for Building Energy Efficiency:

- Prior to the issuance of residential building permits for the Project or a portion of the Project, the Project applicant or its designee shall submit one or more Zero Net Energy Confirmation (ZNE) Reports prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the residential development covered by the ZNE Report achieves the ZNE standard specified in this mitigation measure.
- Prior to the issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public

facilities, respectively, for the Project or a portion of the Project, the Project applicant or its designee shall submit one or more ZNE Report(s) prepared by a qualified building

- energy efficiency and design consultant to Los Angeles County for review and confirmation that the commercial development, private recreation centers, and/or public facilities covered by the ZNE Report achieve the ZNE standard specified in this mitigation measure.
- Prior to the issuance of private recreation center building permits, the Project applicant or its designee shall submit swimming pool heating design plans to the County for review and approval. The design plans shall demonstrate that all swimming pools located at private recreation centers on the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP) Project site have been designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency.

Mobile Sources

Summarized below are adopted mitigation measures for Mobile Sources:

- Prior to the issuance of residential building permits, the Project applicant or its designee shall submit building design plans, to the County for review and approval, which demonstrate that each residence within the RMDP/SCP Project site subject to application of Title 24, Part 6, of the California Code of Regulations shall be equipped with a minimum of one single-port Electric Vehicle (EV) charging station. Each charging station shall achieve a similar or better functionality as a Level 2 charging station.
- Prior to the issuance of commercial building permits, the Project applicant or its designee shall submit building design plans, to the County, which demonstrate that the parking areas for commercial buildings on the RMDP/SCP Project site shall be equipped with EV charging stations that provide charging opportunities to 7.5 percent of the total number of required parking spaces. (Commercial buildings include retail, light industrial, office, hotel, and mixed-use buildings.)
- The Project applicant-submitted Newhall Ranch Transportation Demand Management (TDM) Plan, located in Final Additional Environmental Analysis (AEA) Appendix 7, shall be implemented to reduce vehicle miles traveled (VMT) resulting from Project build out with oversight from the County. The TDM Plan is designed to influence the transportation choices of residents, students, employees, and visitors, and serves to enhance the use of alternative transportation modes both on and off the Project site through the provision of incentives and subsidies, expanded transit opportunities, bikeshare and carshare programs, technology-based programs, and other innovative means. Village-level implementation of relevant elements of the TDM Plan shall proceed in accordance with village-level applicability supplements prepared by a qualified transportation engineer that are reviewed and considered by the County when approving tentative subdivision maps for land developments that are part of the Project.
- This measure has also been enhanced in the TDM Plan to include traffic signal coordination along several routes local to the Project site.

- Consistent with the parameters of the Newhall Ranch TDM Plan, the Project applicant or its designee shall provide the County with proof that funding has been provided for the purchase, operation and maintenance of zero emission school buses in furtherance of the school bus program identified in the Project's TDM Plan. The proof of
- funding shall be demonstrated incrementally as the school bus program is paced to village-level occupancy and student enrollment levels.
- Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP Project site and every 2,000th residential building permit thereafter, the Project applicant or its designee shall provide the County with proof that it has provided a subsidy of $100,000 per bus for the replacement of up to 10 diesel or compressed natural gas transit buses with zero emission buses to the identified transit provider(s).

Construction Sources

Summarized below are adopted mitigation measures for Construction Sources:

- Prior to issuing grading permits for village-level development within the RMDP/SCP Project site, the County shall confirm that the Project applicant or its designee shall fully mitigate the construction and vegetation change GHG emissions associated with each such grading permit (the "Incremental Construction GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the Project applicant submitted Newhall Ranch GHG Reduction Plan (GHG Reduction Plan; see Final AEA Appendix 6): a) Directly undertake or fund activities that reduce or sequester GHG emissions (Direct Reduction Activities) and retire the associated "GHG Mitigation Credits"; and b) Obtain and retire "Carbon Offsets" in a quantity equal to the Incremental Construction GHG Emissions.

Local and Off-site Mitigation

Summarized below are adopted mitigation measures for Local/Offsite Mitigation:

- Prior to the issuance of building permits for development within the RMDP/SCP Project site, the Project applicant or its designee shall undertake or fund Direct Reduction Activities pursuant to the Building Retrofit Program (Retrofit Program), as included in Final AEA Appendix 13 to improve the energy efficiency of existing buildings located primarily in disadvantaged communities (as defined in the Retrofit Program). The Project applicant or its designee shall retire GHG Mitigation Credits or Carbon Offsets.
- Prior to the issuance of the first building permit for the RMDP/SCP Project site, the Project applicant or its designee shall provide the County with proof of installation of EV charging stations capable of serving 20 off-site parking spaces. Thereafter, the Project applicant or its designee shall provide the County proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) off-site parking space shall be served by an EV charging station for every 30 dwelling units, and one (1) off-site parking space shall be served by an EV charging station for every 7,000 square feet of commercial development.
- In addition to Mitigation Measures 2-1 through 2-12, the Project applicant or its designee shall offset GHG emissions to zero by funding or undertaking Direct Reduction Activities

or, if necessary, obtaining Carbon Offsets through the Newhall Ranch GHG Reduction Plan. The Project applicant-submitted Newhall Ranch GHG Reduction Plan focuses on achieving GHG reductions or sequestration.

North Star Priority 2, Focus Area A, Strategy i: Foster Vibrant and Resilient Communities - Community Connections - Engagement.

The Entrada South/VCC Project would provide substantial public connectivity to open space via a new trails network in Entrada South and the VCC. Trails within Entrada South would also connect to public-accessible sidewalks and private walkways throughout the development. The new proposed trail connectivity facilitates positive social connection while promoting healthy communities.

FISCAL IMPACT/FINANCING

Entrada South consists of a total of 1,574 dwelling units, with a total of 200 lots, including 91 multi-family lots developed with attached and detached apartment-style units and condominium units, and 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space. Upon full buildout, the Entrada South development would be anticipated to contribute a substantial amount of new resources for the community such as 110 affordable housing rental units (at the low and moderate income levels) to reduce housing costs and a new County Public Works maintenance yard, as well as reduced infrastructure costs due to utilization of existing infrastructure such as Magic Mountain Parkway and Commerce Center Drive.

Valencia Commerce Center consists of a total of 104 lots and 3.4 million square feet of non-residential space to including 61 non-residential (industrial, business, and office park) lots. Upon full buildout of this remaining portion of the VCC, the VCC development would be anticipated to contribute a substantial amount of new revenue generated for the County as well as reduced infrastructure costs due to utilization of existing infrastructure within the overall VCC such as Hancock Parkway and Franklin Parkway.

For Entrada South/VCC, the developments will connect to and upgrade existing public sewer, water, electrical, and road infrastructure already located on or near the Project site. The applicant will fully cover the associated costs of making such connections and upgrades to existing infrastructure. The applicant is also required to fully cover the costs associated with physical improvements and inspections required by DPW and the County Departments of Fire, and Public Health.

Operating Budget Impact

Based on the Project description, the County Department of Parks and Recreation (DPR) anticipates one-time and ongoing costs for staffing, operations, utilities, and grounds maintenance associated with a 5.4-acre public park and a 1.67-mile multipurpose trail (Hasley

Canyon Trail) included in the proposed Project. DPR will submit to the Chief Executive Office (CEO) a funding request/funding requests through the budget process. DPR will work on the funding request(s) with the CEO in order to allow DPR to operate, program, and maintain the new facility/facilities. The funding request would be included in a New Facilities Request, and the funds required are anticipated to be offset by the Project's projected increase in property tax revenue.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

RPC Hearing Proceedings

A duly-noticed public hearing was held on October 1, 2025, before the Commission. The Department of Regional Planning (LA County Planning) Staff (Staff) presented the Project and the applicant made a presentation, testifying in favor of the request. The applicant presented various details of the Project, most specifically wildfire resilience and related best practices. The applicant also requested to remove Entrada South Condition 26 and VCC Condition 27, both related to early grading before Final Map (FM) approval. A Commissioner asked the applicant about the Entrada South Phase 1 timing and asked about the "mobility hub" located in nearby Mission Village, confirming its location was not within Entrada South but rather adjacent to it. The LA County Planning Director responded to the Commission and the applicant regarding the "early grading" conditions, explaining that certain criteria need to be fulfilled before an applicant can be allowed to grade prior to FM approval.

Regarding public speakers, a total of 46 persons (including four virtual speakers) testified both for and against the Project. There were 15 people and organizations opposed to the Project or had concerns, including CREED-LA, a local electrician's union, Anchor Church, and Santa Clarita Organization for Planning and the Environment (SCOPE). Points of opposition or concern included: workforce benefits not being applied to "vertical" construction components of the Project; not enough housing/affordable housing being placed in other communities; housing costs in Santa Clarita still too high despite new housing units proposed; concerns about Valley Fever and grading/inadequate dust control measures; inadequate infrastructure in place to accommodate rapid growth; long commute times to/from Santa Clarita, lower quality of life; too many homes near Magic Mountain would create more traffic congestion; concerns about safety and crime without a fire station built yet and the need for another sheriff station; too little investment in local communities; ongoing diversion of traffic through neighborhoods and no community outreach arranged for the Live Oaks community; significant environmental impacts and the Entrada South/VCC SEIR did not properly analyze air impacts related to fugitive dust and Valley Fever to which construction workers could be exposed; destruction of ephemeral rivers and other natural resources; skepticism that "net zero" will actually be achieved; and lastly, deficiencies with the SEIR, to include lack of clarity as to the actual environmental impacts and doubts regarding the effectiveness of the mitigation measures.

A total of 31 persons (including one virtual speaker) testified in support of the Project, to include homeowners, local residents, construction workers, and contractors as well as organizations

such as Climate Resolve, the Building Industry Association of Southern California, Vanguard Management, Alta Planning and Design, Logix Credit Union, Tribal organizations, and the Santa Clarita Valley Chamber of Commerce among others. Points in favor of the Project included: strong response to the State housing crisis; effective measures included to reduce climate/GHG impacts; new development and investment supporting public schools; new jobs creation, tax revenue and public facilities and services; outdoor walking/biking with ample open space; supporting less VMT and more transit subsidies and donation of 13 EV charging stations; overall positive impact on the local region; supporting a "vibrant" mixed-use community and enjoying the array of various amenities; providing an equivalent quality of development similar to nearby Mission Village (under same owner/master developer); safer environment; generate more jobs and provide more jobs-housing balance; participation by the Tribal community for the past 20 years; initiation of medical care facilities in Newhall Ranch going back to the 1970s/80s; and sense of belonging.

Regarding the rebuttal to opposition and/or concerns, the applicant responded to the following six issues: (1. Labor/Prevailing Wage) Regarding lack of prevailing wages, the applicant communicated that the labor for the Project's "horizontal" construction is already being done at prevailing wages and the applicant cannot restrict future builders' private financing for "vertical" construction. The applicant also stated that prevailing wage is not viable for mixed-use development and cited academic studies that support this position. (2. Valley Fever) To assuage concern about Valley Fever, the applicant stated that Valley Fever was previously analyzed in the SEIR prepared by consultant subject matter experts and that there is a dust control plan in the mitigation measures and there will be no new impacts. (3. Interstate 5 Traffic) To address concerns about Interstate 5 traffic, the applicant described his company as a "leader in Golden State gateway coalition" and remarked that the traffic impact analysis/traffic impact assessment was approved by the County. The applicant also noted that the Project's TDM Plan will reduce traffic congestion by 14 percent. (4. Public Safety) Regarding public safety, the applicant described his company as a "longstanding partner with Fire and Sheriff" and has done extensive modeling of the area including "triggers" for when new facilities will be needed. (5. VCC) Regarding the Valencia Commerce Center, the applicant stated he (and his agents) followed the Castaic Area Town Council processes and provided sufficient information regarding the new development. The applicant then conveyed that adequate site posting and mailed notices were provided and reached out to the community to answer any questions. (6. SEIR) Opponents questioned use of the 2017 State-certified EIR for this Project; however, the applicant responded that it is "appropriate to "tier-off" of the 2017 EIR in order to address the Project "holistically" among the other development areas of the RMDP/SCP.

The Commission shared concluding remarks about prevailing wages, early grading, affordable housing requirements, community outreach, and workforce hiring policy. The applicant reiterated the positions that they are against having prevailing wage for vertical construction and favor early grading. The Commission voted on a motion to remove early grading Conditions 26 and 27, which failed (2-2). The Commission voted on a second motion to recommend that the Board include a term in the DA requiring the owner (Newhall Land and Farming Company)

to "encourage" future developers to pay a prevailing wage for home construction projects, which succeeded (3-1). The Commission then motioned 4-0 support for the SEIR and Project entitlements.

There being no further testimony, votes, or amended motions outstanding, the Commission closed the public hearing and recommended approval of the SEIR and Project entitlements to the Board.

ENVIRONMENTAL DOCUMENTATION

Prior to the Commission hearing on October 1, 2025, Staff had determined through an Initial Study and identified in the Notice of Preparation sent to agencies that an SEIR was necessary and appropriate for the Entrada South/VCC Project. The Project is located within the planning boundary of the Newhall Ranch 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, the "State-Certified EIR"). The SEIR tiers off the State-Certified EIR for the RMDP/SCP.

No Impacts or Less Than Significant Impacts/Less Than Significant Impacts with Mitigation
The following areas required no impacts and/or no further environmental review as described in the Initial Study:

- Aesthetics
- Agriculture/Forestry
- Energy
- Geology/Soils
- GHG Emissions
- Mineral Resources
- Population/Housing
- Recreation

The areas of potential SEIR addressed in the Draft SEIR (DSEIR) included the following:

- Air Quality: The Entrada South/VCC Project would not result in any new or substantially more severe significant impacts related to air quality as compared to the State-Certified EIR. The State-Certified EIR determined that construction in the Entrada South/VCC Project areas would generate emissions of volatile organic compounds (VOC), nitrogen oxides (NOX), respirable particulate matter (PM10), and fine particulate matter (PM2.5) that exceed the South Coast Air Quality Management District thresholds of significance. The State-Certified EIR also found that cumulative impacts related to these pollutants also would be significant and unavoidable.
- Land Use: The Entrada South/VCC Project would not result in any new or substantially more severe significant impacts related to land use as compared to the State-Certified EIR. The State-Certified EIR determined a significant and unavoidable Project-level impact associated with conflicts with an applicable land use plan, policy, or regulation would occur due to establishment of a Spineflower preserve in the Entrada South site, which would conflict with the site’s then existing agricultural zoning.
- Noise: The Entrada South/VCC Project would not result in any new or substantially more severe significant impacts related to noise as compared to the State-Certified EIR. The

State-Certified EIR identified significant and unavoidable cumulative operational traffic noise impacts along 11 roadway segments based on the full development analyzed in the State-Certified EIR (not limited to the Entrada South/VCC Project sites).

- Wildfire: The Entrada South/VCC Project would not result in any new or substantially more severe significant impacts related to wildfire as compared to the State-Certified EIR. The State-Certified EIR determined that cumulative wildfire impacts would be significant and unavoidable. In reaching this conclusion, the State-Certified EIR identified mitigation measures that would reduce cumulative impacts if implemented by
- the projects considered in the cumulative analysis. Since the time of the preparation of the State-Certified EIR, the measures identified in the State-Certified EIR are now required on new development as a matter of regulatory compliance due to the increased stringency of applicable Fire and Building Codes and other regulatory requirements related to wildfire safety.

As identified in the DSEIR, after implementation of the required mitigation measures, the Entrada South/VCC Project would not result in any new or substantially more severe significant impacts. The MMRP for the Entrada South/VCC Project includes all mitigation measures from the State-Certified EIR that remain applicable and necessary, as well as newly proposed and updated mitigation measures. These mitigation measures are enforceable by the County.

Significant and Unavoidable Impacts

The State-Certified EIR concluded that impacts associated with the RMDP/SCP would result in significant and unavoidable Project-level impacts related to aesthetics, agriculture, air quality, land use, and solid waste and cumulative impacts to noise and wildfire. The Final SEIR evaluated the potential for environmental impacts based on changes, new information, or changed circumstances for the Entrada South/VCC Project compared to the RMDP/SCP. The Final SEIR found that the Entrada South/VCC Project would not result in any new significant and unavoidable impacts or substantially increase the severity of any of the significant and unavoidable impacts for the RMDP/SCP as identified by the State-Certified EIR. The County prepared an SOC for the impacts identified in the State-Certified EIR as significant and unavoidable.

The SOC explains the County's determination to approve the Entrada South/VCC Project notwithstanding significant unavoidable impacts for the RMDP/SCP identified in the State-Certified EIR. In balancing the benefits with the significant and unavoidable environmental impacts described in the State-Certified EIR as supplemented by the SEIR, each of the Entrada South/VCC Project’s benefits, individually and collectively, outweigh the significant and unavoidable environmental impacts, such that these impacts are acceptable. Further, substantial evidence presented in the Final SEIR supports adopting the Final SEIR despite the potential adverse environmental impacts.

Alternatives
Because the SEIR did not identify any new or substantially more severe significant impacts compared to the RMDP/SCP evaluated in the State-Certified EIR, and the purpose of the alternatives analysis in a SEIR is to evaluate a range of alternatives that would avoid or minimize new or substantially more severe significant impacts, in accordance with CEQA Guidelines Section 15126.6(e), the No Modified Project Alternative is analyzed in the DSEIR. The County found that the No Modified Project would result in greater impacts when compared to the RMDP/SCP and did not meet the Entrada South/VCC Project objective to reduce permanent impacts to on-site drainage channels compared to the RMDP/SCP as analyzed in the State-Certified EIR.

Noticing and Public Comments/Responses to Comments on the DSEIR and Final SEIR
The County determined that an SEIR would be required for the Entrada South/VCC Project and issued a Notice of Preparation (NOP) and Initial Study on October 7, 2021. Signs noticing the NOP and Initial Study were also posted on Entrada South/VCC properties on October 6, 2021. The NOP and Initial Study were circulated for a 30-day public review period consistent with CEQA Guidelines Section 15082(b). The review period ended on November 8, 2021. The County also conducted a virtual public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the DSEIR on October 19, 2021.

On December 20, 2024, a Notice of Completion and Notice of Availability (NOC and NOA) of the DSEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, the County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Signs noticing the NOC and NOA were also posted on Entrada South/VCC on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025. During this public comment period, copies of the DSEIR and technical appendices were made available for review and inspection at the LA County Planning's main office (320 W. Temple Street, Los Angeles, CA 90012), and on the County's Website.

The County prepared a Final SEIR, including the Responses to Comments to the DSEIR. The Final SEIR/Response to Comments contains comments on the DSEIR, responses to those comments, revisions to the DSEIR, and appended documents. A total of 11 comment letters were received.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project is not anticipated to have negative impacts on current Projects and services, inclusive of all conditions of approval, mitigation measures, and payment of all

requirement development fees. Furthermore, the applicant is providing a DA which provides a variety of amenities the meet and exceed the County's needs.

For further information, please contact Jodie Sackett, Senior Planner, of the Subdivisions Section at jsackett@planning.lacounty.gov or (213) 893-7409.

Respectfully submitted,

Amy J. Bodek, AICP
Director of Regional Planning

AJB:DD:SMT:JSH:JDS:lm

Attachments:

1. RPC hearing documents
2. DSEIR and FSEIR (LINK)
3. CEQA FOF and SOC (LINK); and MMRP (LINK)
4. Public correspondence and other items (LINK)

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

K_CP_11182025_ENTRADA_VCC_BOARD_LETTER

DRAFT

ORDINANCE NO. _____

An ordinance approving the Entrada South Project and VCC Project **Development Agreement** pursuant to Sections 65865 and 65867.5 of the Government Code and Section 22.162.080 of Title 22 of the County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. The Board of Supervisors hereby approves Development Agreement No. RPPL2025003357, a copy of which is attached hereto.

REVISED

Exhibit C – Draft Resolution (DA)

DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 00-210 AND PROJECT NO. 87-150

DEVELOPMENT AGREEMENT NO. RPPL2025003357

WHEREAS, pursuant to Article 2.5 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65864), and Chapter 22.162 of Division 8 of Title 22 of the Los Angeles County Code (commencing with Section 22.162.010), the County of Los Angeles ("County") is authorized to enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property; and

WHEREAS, the Newhall Land and Farming Company, a California limited partnership and subsidiary of FivePoint Holdings, LLC ("Newhall"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit A, and the "VCC Property," as legally described in Exhibit A; and

WHEREAS, Newhall proposes to subdivide the 382.3-gross-acre Entrada South Property into a total of 200 lots to create a mixed-use development that is comprised of: 91 multi-family lots developed within 1,574 attached multi-family, townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 gross acres) consisting of 87.1 acres of open space, 28.0 acres of Spineflower Preserve, 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 acres in size); 11 public facility lots (drainage, debris and water quality basins); six private drive lots; a potential school site; and an onsite Spineflower preserve; and a trails system; and

WHEREAS, Newhall proposes to subdivide the 328.8-gross-acre VCC Property into a total of 104 lots to create 61 commercial lots and 43 open space lots; and

WHEREAS, Newhall has requested approval of Development Agreement No. RPPL2025003357 ("Entrada South/VCC DA"), which sets forth public benefits to the County and the vested rights of Newhall; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210-(5) (the "Entrada South Project"), consisting of Vesting Tentative Tract Map ("VTTM") No. 53295, Zone Change ("ZC") No. 00-210, Conditional Use Permit ("CUP") No. 00-210, Parking Permit (“PP”) No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit (“AHP”) No. RPPL2024000343, Entrada South/VCC DA, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits"); and

WHEREAS, the Commission conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150-(5) (the "VCC Project," and collectively with the Entrada South

Project, the "Entrada South/VCC Project"), consisting of Vesting Tentative Parcel Map ("VTPM") No. 18108, PP No. RPPL2022007239, OTP No. 200700022, Entrada South/VCC DA, and Environmental Assessment No. RPPL2021007114 (collectively, the "VCC Project Permits," and together with the Entrada South Project Permits, the "Entrada South/VCC Permits"); and

WHEREAS:

1. The Entrada South/VCC DA applies to both the Entrada South Project and the VCC Project.

2. The Entrada South Property is approximately 382.3 acres of land located west of Interstate 5 (“I-5”) and The Old Road, north and south of the Magic Mountain Parkway, and east of Commerce Center Drive and Westridge Parkway, in an unincorporated area in the northwest portion of the County within the Santa Clarita Valley Area Plan ("SCVAP"), a component of the General Plan. Six Flags Magic Mountain theme park and vacant land are located north of the Entrada South Property. The existing community of Westridge is located immediately south. The City of Santa Clarita is located to the east and is separated from the Entrada South Property 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 Property and is currently under construction.

3. The VCC Property is approximately 328.8 acres of land located west of the I-5 and The Old Road, north of State Route 126 (“SR-126”), and east of Commerce Center Drive, in an unincorporated area in the northwest portion of the County within the SCVAP.

4. The Entrada South Property and VCC Property are adjacent to, but not located within, the Newhall Ranch Specific Plan area.

5. The Entrada South Property and VCC Property are located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

6. The SCVAP 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 from the San Fernando and Simi Valleys, to the south; Agua Dulce and the Angeles National Forest to the east; and the County Ventura to the west.

7. The Entrada South Property is generally comprised of vacant and undeveloped land, abandoned oil wells, and associated access roads. A recently constructed extension of Magic Mountain Parkway traverses the property from east to west. The southern boundary of the Entrada South Property is developed with Southern California Edison (“SCE”) 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 property from east to west.

8. The Entrada South Property exhibits 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. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

9. The VCC Property is generally comprised of vacant and undeveloped land, a recreational vehicle ("RV") park that is currently leasing space on the property, and some agricultural uses adjacent to SR-126. The property is bisected by Hasley Creek and Castaic Creek. The property is located within an undeveloped portion of the partially completed VCC non-residential center (industrial/business/office park), which was originally approved for development by the County through the issuance of various entitlements, including CUP No. 87-360, and certification of an Environmental Impact Report ("EIR"), SCH No. 1987-123005), in 1991. The VCC Property's elevations range from approximately 980 to 1,200 feet AMSL. The VCC Property is surrounded by existing single-family residential, industrial, commercial and recreation uses to the north; existing industrial and commercial uses as well as parking and vacant land to the east; vacant land as well as government, parking and commercial uses to the south; and the previously developed portion of the VCC non-residential center (industrial/business/office park) as well as vacant land to the west.

10. Both the Entrada South Property and the VCC Property are located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an EIR and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area," and the VCC Property was identified in the State-certified EIR as the "VCC Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South/VCC Project implements the development within the Entrada South Property and the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property and VCC Property, are referred to herein as the "2017 Project."

11. The Entrada South/VCC DA is a request to adopt by ordinance a voluntary agreement between the County and Newhall that memorializes the terms, conditions, and obligations of the Entrada South/VCC Project, and provides vesting development rights for the Entrada South/VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the County and Newhall with long-term contractual assurances that the Entrada South/VCC Project includes public benefits and can be built out as approved in the Entrada South/VCC Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South/VCC Project Permits, and later-approved permits; the

termination date of the agreement; a description of the uses permitted on the Entrada South Property and VCC Property; the density and intensity of uses allowed on the Entrada South Property and VCC Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by Newhall in the absence of the Entrada South/VCC DA.

12. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Permits and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits, including:

    a. *Affordable Housing Program*: Newhall will set aside for affordable housing 12 percent of the total number of market rate units entitled within the Entrada South Project, including 110 onsite affordable rental units (7 percent of the total number of onsite market rate units entitled within the Entrada South Project). Newhall will also dedicate to the County a 12-acre site (the "Castaic Site") for the potential construction of deed restricted affordable rental units and/or homeownership units. Pursuant to the Entrada South/VCC DA, the affordability level for the onsite affordable rental units will not exceed an average of 65 percent County Area Median Income ("AMI"). Of Newhall's total 12 percent affordable housing units set aside, 5 percent will be achieved by developing additional affordable units on the Castaic Site. The Entrada South Project is not subject to County Inclusionary Housing Ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the project is subject to a DA that includes an affordable housing requirement. In addition, the percentage of affordable housing units for the Entrada South Project exceeds the percentage that would otherwise be required under the IHO in the absence of the Entrada South/VCC DA.

    b. *Financing for The Old Road Phase II Improvements*: Newhall will finance up to $62 million for improvements to Phase II of the County Department of Public Works ("DPW") "The Old Road over Santa Clarita River and Southern Pacific Transportation Company Bridge Project" ("Old Road Phase II Improvements").

    c. *Rights-of-Way for The Old Road Phase I and Phase II Improvements*: Newhall will dedicate a right-of-way for Phase I of The Old Road improvements (the "Entrada North ROW") and a right-of-way for The Old Road Phase II Improvements (the "Old Road Improvements Phase II ROW"). Under the Entrada South/VCC DA, the County shall not be required to pay any fees or purchase rights for either of the rights-of-way. Newhall shall convey to the County the Entrada North ROW through an easement, which shall restrict the use of the Entrada North ROW to uses related to Phase I of The Old Road improvements.

d. *DPW Maintenance Yard:* Newhall will dedicate, at no cost to the County, approximately seven acres to the County as a potential site for a DPW maintenance yard (the "Maintenance Yard Site"). The Maintenance Yard Site is subject to an easement belonging to SCE and is adjacent to an existing flood control channel. Under the Entrada South/VCC DA, DPW shall be solely responsible for the costs and actions necessary to develop and use the Maintenance Yard Site, including compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA").

e. *Net-Zero Greenhouse Gas ("GHG") Program*: Newhall will implement a "Net-Zero GHG Program" to reduce the Entrada South/VCC Project's GHG emissions to net zero.

f. *Community Facilities District Matters*: Newhall has agreed to certain amendments to the proceedings associated with the County Community Facilities District No. 2021-01 (Facilities) ("Facilities CFD") and County Community Facilities District No. 2021-02 (Services) ("Services CFD"), including the terms of the Acquisition, Funding and Disclosure Agreement, dated as of June 1, 2022, by and among the County, the Facilities CFD, and Newhall (the "Acquisition Agreement").

g. *Oil/Gas Extraction Prohibition*: The DA prohibits Newhall from pursuing extraction operations of subsurface oil or gas reserves on the Entrada South Property and VCC Property.

13. The ZC is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence) Zone to the MXD (Mixed Use Development) Zone; and to change 5.5 acres from the R-1 Zone to the C-3 (General Commercial) Zone. The C-R (Commercial Recreation) Zone will remain unchanged.. The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village. The request includes general findings pursuant to County Code Section 22.158.050 (CUP - Findings and Decision Requirements).

14. VTTM No. 53295 is a related request to subdivide the 382.3-acre Entrada South Property for a mixed-use development consisting of 200 lots on 382.3 acres, including 90 multi-family lots with 1,574 attached, multi-family, townhome and detached condominium units, 51 open space lots (totaling 140.4 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

15. VTPM No. 18108 is a related request to subdivide the 328.8-gross-acre VCC Property to create 104 total lots with 61 commercial lots and 43 open space lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

16. CUP No. 00-210 is a related request to authorize: development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards pursuant to County Code Section 22.140.240 (Grading Projects); a haul route for offsite grading; and walls and fences exceeding six feet in height. The grading amounts for the Entrada South Project include 6,500,000 million cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill (located on the adjacent Mission Village site), 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

17. AHP No. RPPL2024000343 is a related request to provide 110 affordable rental units out of the 1,574 total units (7 percent of the total number of market rate units entitled within the Entrada South Project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County AMI. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the IHO because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

18. PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the Project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

19. PP No. RPPL2022007239 is a related request to allow shared, reciprocal and offsite parking across the entire VCC Project pursuant to County Code Chapter 22.178 (Parking Permits). The VCC Project will provide a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 retail parking spaces are required. There will be 7,276 office parking spaces provided where 7,276 office parking spaces are required. There will be 945 industrial parking spaces provided where 945 industrial parking spaces are required.

20. OTP No. 200700018 is a related request to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would

result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one oak tree, which is a heritage oak tree, will be encroached into its protected zone by development of the Entrada South Project in accordance with the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

21. OTP No. 200700022 is a related request to remove 26 non-heritage oak trees on the VCC Property. There are no encroachments, so there would be a total of 26 oak tree-related impacts on the VCC Property pursuant to County Code Chapter 22.174 (Oak Tree Permits).

22. Pursuant to Government Code Section 65866, the County and Newhall agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South/VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

23. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

24. The current land use designation for the Entrada South Property is as follows: the Entrada South Property is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the SCVAP Land Use Policy Map.

25. The current zoning for the Entrada South Property is as follows: the Entrada South Property is located within the Newhall Zoned District, which is an overlay that covers a wider area than the Newhall Ranch Specific Plan. The property is currently zoned R-1, C-3, and C-R.

26. The land use designations for the properties surrounding the Entrada South Property include:

    North: CM;
    East: H2 (Residential 2 – 0 to 2 Dwelling Units Per Acres), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acres), CM;
    South: OS-C (Conservation), OS-PR (Parks and Recreation);
    West: H2, SP-MU (Specific Plan-Mixed Use), SP-LM (Specific Plan–Low-Medium Density), SP-M (Specific Plan-Medium Density).

27. The properties surrounding the Entrada South Property are zoned as following:

    North: C-3, C-R

East: C-3;
South: C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural);
West: R-1, SP (Specific Plan)

28. The land uses for the properties surrounding the Entrada South Property include:

North: Commercial, parking;
East: Commercial;
South: Recreational, single-family residential;
West: Vacant.

29. The current land use designation for the VCC Property is as follows: the VCC Property is located within the IO (Industrial Office) land use category of the SCVAP Land Use Policy Map.

30. The current zoning for the VCC Property is as follows: the VCC Property is located within the Newhall Zoned District, and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing–Development Program).

31. The land use designations for the properties surrounding the VCC Property include:

North: H2, MU, CG;
East: CG, P (Public and Semi-Public), IL (Light Industrial), IO;
South: IO, CM (Major Commercial), IL;
West: IO.

32. The properties surrounding the VCC Property are zoned as following:

North: M-1.5-DP, R-1, and C-3;
East: M-1.5-DP, C-3;
South: C-3, M-1.5-DP;
West: M-1.5-DP.

33. The land uses for the properties surrounding the VCC Property include:

North: Industrial, single-family residential, commercial;
East: Vacant, industrial, commercial, parking;
South: Vacant, government, parking, commercial;
West: Vacant, industrial.

34. The Entrada South Project will add new detached and attached residences at urban densities consistent with surrounding development, which includes a mixture of residential, recreational, and commercial uses. An open space Spineflower Preserve occupies the southeasterly portion of the Entrada South Property, which is compatible with recreation open space just south beyond the Entrada South Property's border.

35. The maximum density of the Entrada South Project is 4.9 dwellings per acre, which is consistent with the H5 land use designation that covers much of the Entrada South Property.

36. The visual and physical impacts of the proposed Entrada South Project will not increase in relation to the surrounding neighborhood. Residential building heights will be three stories or less, and mixed-use commercial development will blend in with the adjacent Mission Village commercial center. The design of the Entrada South Project will be similar to and compatible with the Mission Village development, which is already in buildout with more than 2,000 dwellings constructed.

37. The 2017 Project proposed 1,725 dwellings and 450,000 square feet of non-residential space for the Entrada South Project. The current Entrada South Project requests 1,574 dwellings (a reduction of 151 units) and 730,000 square feet of non-residential space. As a result of these changes, the proposed Entrada South Project will be able to include a neighborhood park and potential school site, a Spineflower Preserve, and important trail links and infrastructure. These modifications allow the Entrada South Project to be more compatible with the existing urbanization and buildout of the nearby Mission Village and other villages that are included in the adjacent Newhall Ranch Specific Plan.

38. A proposed hotel of 165,000 square feet and up to 75 feet in height is planned in the Entrada South Project. The hotel will be located furthest north in the Entrada South Project, adjacent to Six Flags Magic Mountain, where it will lessen visual/physical impacts due to the complementary uses.

39. The 110 affordable housing units that are required under the Entrada South/VCC DA will be located in Planning Areas 4b and 4c of the Entrada South Property, supporting community needs for additional housing that is feasible for homeowners compared with the prevailing housing market in the area.

40. The Entrada South Project includes a 5.4-gross-acre public park lot as well as smaller recreation lots situated next to residences where they can be easily accessed.

41. Two large open space corridors protect a restored drainage channel on the Entrada South Property as well as providing a buffer against existing residential and commercial-recreational development to the south.

42. The Entrada South Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants providing sufficient fire lanes for ingress/egress requiring fuel modification plans (for removing dead or fallen plant material) and sprinkler systems within the commercial portions of the project.

43. The Entrada South Project would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Project would provide access to the

various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

44. The Entrada South Project would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Project, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") 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. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Project would also serve as bike routes.

45. Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each Planning Area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

46. The VCC Project, once constructed, will add new office and light industrial/warehouse buildings, but will remain consistent with surrounding development, which includes a mixture of commercial-office and light industrial uses. An intermittent wash (the Santa Clara River) courses through the VCC Property and will remain undeveloped.

47. The visual and physical impacts of the VCC Project will not increase in relation to the surrounding area. Building height and bulk will be consistent with existing light industrial, warehouse, business office, and commercial uses surrounding the VCC Property. The design of the VCC Project will be similar to previous large industrial-warehouse centers in the immediate area of Santa Clarita and Valencia. The design will encompass large warehouse-style buildings ranging from 50,000 square feet to 100,000 square feet or more. Ample parking for customers, clients, and workers will be provided, along with landscaping planters and tree plantings to shade the parking and driveway pavement.

48. The VCC Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants, providing sufficient fire lanes for ingress/egress, requiring fuel modification plans (for removing dead or fallen plant material), and sprinkler systems within the Project.

49. For internal circulation in the VCC Project, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC Project, 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 Project. 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. A system of private driveways and fire lanes ranging from 26 to 35 feet of pavement width will

be installed. Loading areas and accessible parking will be located at specific areas close to the buildings.

50. A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC Project, 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 the VCC Project, which can be accessed along Commerce Center Drive and Hasley Canyon Road, 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 Project. 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.

51. Bicycle route improvements in and around the VCC Project would connect to an extensive system of continuous bikes paths within the Newhall Ranch Specific Plan 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.

52. Newhall will dedicate the Castaic Site to the County in its "AS-IS" condition, free and clear of any monetary liens, covenants, easements, or other encumbrances, pursuant to a grant deed, which is included as Addendum 3 to Exhibit C-1 of the Entrada South/VCC DA. The Castaic Site is located south of Lake Hughes Road and east of Ridge Route Road. The County and Newhall agree that the Castaic Site is of sufficient size to develop at least 78 affordable housing units (i.e., 5 percent of the total number of market rate units entitled within the Entrada South Project). The County and Newhall have agreed that the County has not committed to pursuing affordable housing at the Castaic Site, and the County may evaluate alternative sites, select alternative sites, or decide not to move forward with the Castaic Site at the County's discretion, including based on the County's compliance with CEQA, which must be completed prior to the County determining whether to pursue affordable housing development at the Castaic Site. Upon dedication of the Castaic Site to the County, and whether or not any affordable housing units are actually developed at any time upon the Castaic Site, Newhall shall be automatically and unconditionally credited with a total of 300 affordable units. These units may be considered to meet a portion of any applicable additional affordable units obligation required by or agreed to by the County for any residential projects developed at any time by Newhall in other villages Newhall may develop outside the Newhall Ranch Specific Plan in conjunction with future approvals for such other projects.

53. Newhall will contribute up to $62 million for The Old Road Phase II Improvements pursuant to the following schedule and conditions precedent, and subject to the County and Newhall first completing the amended Acquisition Agreement:

a. After the issuance of the first residential building permit for the Entrada South Project, annual payments ("Annual Payments") of $600,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years, for a total of $12,000,000;

b. After the issuance of the first residential building permit for the Homestead South Project (a development planned within the Newhall Ranch Specific Plan), additional Annual Payments of $1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of $25,000,000; and

c. After the issuance of the first residential building permit for the Legacy Village Project (a development Newhall plans to develop outside the Newhall Ranch Specific Plan), additional Annual Payments of $1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of $25,000,000.

The Annual Payments described above for the Homestead South Project and Legacy Village Project are in addition to the Annual Payments for the Entrada South Project. The Annual Payments will continue until Newhall has fully satisfied its $62 million commitment and Newhall's obligation to make the Annual Payments shall survive expiration of the Entrada South/VCC DA.

54. Newhall will implement the Net-Zero GHG Program in the Entrada South/VCC Project. The Net-Zero GHG Program is enumerated in 13 mitigation measures (MM 2-1 through 2-13) in the State-certified EIR. It implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of electric vehicle ("EV") charging stations throughout the County and implementing a building retrofit program in disadvantaged communities within the County.

55. Implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. The GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR. Accordingly, the Entrada South/VCC Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any future rule intended or designed to reduce GHG emissions, unless otherwise applicable as a "Future Applicable Rule" under the Entrada South/VCC DA.

56. The Commission finds that, with the proposed ZC, the Entrada South/VCC Project would be consistent with applicable provisions of Title 22 (Planning and Zoning) of the County Code (the "Zoning Code") for the reasons stated herein, in other documents that constitute the record for the Entrada South/VCC Project Permits and based on testimony delivered to the Commission in writing and orally.

57. The County is the lead agency for the Entrada South/VCC Project for purposes of CEQA in accordance with the State CEQA Guidelines section 15050. The Entrada South/VCC Project,

as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property and VCC Property, as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South/VCC Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the Entrada South/VCC Project's incremental changes from the 2017 Project as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South/VCC Project is referred to as the "Modified Project" in the SEIR.

58. The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program ("MMRP") for the Entrada South/VCC Project ("MMRP").

59. This Resolution incorporates by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South/VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South/VCC Project would not result in any new or substantially more severe significant impacts.

60. On December 20, 2024, a Notice of Completion ("NOC") and Notice of Availability ("NOA") of the Draft SEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Entrada South/VCC Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Signs noticing the NOC and NOA were also posted on both the Entrada South Property and VCC Property on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025.

61. There was a total of 11 comments on the Draft SEIR - five by public agencies, one by tribes, three by community groups, and two by individuals. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties. While certain changes were made to the SEIR in response to these comments, the Final EIR does not include significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5.

62. A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard.

63. During the October 1, 2025 public hearing, after hearing all testimony, the Commission discussed the merits of the Entrada South/VCC Project.

64. In its actions on October 1, 2025, the Commission recommended the Board certify the Final SEIR, adopt the proposed FOF, adopt the MMRP, and determine the Entrada South/VCC Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations by adopting the proposed SOC.

65. The County Subdivision Committee ("Subdivision Committee") consists of representatives from the County Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on tentative maps and exhibit maps dated January 15, 2025, the Subdivision Committee cleared the Entrada South/VCC Project for public hearing and recommended its approval.

66. The County is authorized to enter into the Entrada South/VCC DA with Newhall for the development of the Entrada South Property and VCC Property, because Newhall has a legal or equitable interest in the real property to which the Entrada South/VCC DA would apply.

67. The Entrada South/VCC DA is consistent with the General Plan and SCVAP. The Entrada South Project has long been planned for residential and non-residential development under the SCVAP, which is a component of the General Plan. No General Plan or SCVAP amendments are required within the Entrada South Property or VCC Property to implement the Entrada South/VCC Project. Additionally, as outlined in the consistency findings, below, the Entrada South/VCC Project would be consistent with the goals and policies of the General Plan and SCVAP.

68. The Entrada South Project is consistent with General Plan, Housing Element, Policy 3.1: "*Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.*" The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

69. The Entrada South/VCC Project is consistent with General Plan, Parks & Recreation, Policy P/R 4.3: "*Develop a network of feeder trails into regional trails.*" A community trail system would connect the Entrada South Property and VCC Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Property and VCC Property, the proposed trail systems would include community trails, 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 the Entrada South Property and VCC Property would also serve as bike routes. As part of the VCC Project, 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 within the VCC Property to support a network of trails in the region.

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 the VCC Property, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential site (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 Project improvements. Also, within the VCC Property, 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. The bicycle route improvements in and around the Entrada South/VCC Project 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.

70. The VCC Project is consistent with General Plan, Economic Development, Policy ED 2.1: "*Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.*" Development of the VCC Project with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the SCVAP's IO land use designation will protect the VCC Property from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

71. The Entrada South/VCC Project is consistent with General Plan, Economic Development, Policy ED 2.5: *"Encourage employment opportunities to be located in proximity to housing.*" The Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing. The Entrada South Project is also in proximity to the VCC Project, which will add new office and light industrial/warehouse space (61 commercial lots). The VCC Project includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community, which will facilitate the generation of local jobs and economic activity.

72. The Entrada South/VCC Project is consistent with General Plan, Land Use, Policy LU4.1: "*Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*" The Entrada South Property and VCC Property are currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. The VCC Project will add new office and light industrial/warehouse space within 61 commercial lots. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the

surrounding community, which will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South/VCC Project supports infill development in suburban areas on underutilized land.

73. The Entrada South/VCC Project is consistent with General Plan, Land Use, Policy LU 5.2: "*Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*" The Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services as well as public facilities, within and proximate to the Entrada South Project site. The Entrada South Project is also in proximity to the VCC Project, which will add new office and light industrial/warehouse space within 61 commercial lots. Therefore, the Entrada South/VCC Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

74. The Entrada South Project is consistent with the goals and policies of the SCVAP because the H5, CM, and OS-PR designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

75. The VCC Project is consistent with the goals and policies of the SCVAP because the IO (Industrial Office) designation is intended for the commercial, office, light industrial, and open space uses that are included in the VCC Project. In addition, the VCC Project realizes a substantial amount of new commercial square footage which is needed to encourage economic development opportunities in the region. Furthermore, the VCC Project will implement substantial open space in the form of a natural drainage channel that runs-through the VCC site.

76. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.1.3: "*Discourage urban sprawl into rural areas by limiting non-contiguous, 'leap-frog' development outside of areas designated for urban use.*" The Entrada South Property has long been planned for residential and commercial development under the SCVAP and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leap-frog development. The development proposed for the Entrada South Property is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner. Similarly, the VCC Property Area has also been designated for urban use and will be developed adjacent to existing communities, avoiding leap-frog development. Development of the VCC Project is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner.

77. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.1.4: "*Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*" The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas. Similarly, open space areas within the VCC Property, including Castaic and Hasley Creeks, would be maintained to preserve scenic character. Development of the VCC Project would not impact any prominent ridgelines identified in the SCVAP. The Entrada South/VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

78. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.5: "*Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*" The Entrada South Project includes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes existing infrastructure from the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a related ZC for mixed-use development.

79. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.3.6: "*Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.*" The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the

Entrada South 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. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. Similarly, development of the VCC Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

80. The Entrada South/VCC Project is consistent with SCVAP, Conservation and Open Space Element, Policy CO-10.1.5: "*Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.*" No prominent ridgelines are designated by the SCVAP within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents and guests with access to natural areas and preserves scenic beauty. Similarly, development of the VCC Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing residents and guests with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails 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 Property, 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 the VCC Property, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential site (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

81. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and

the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits. For the reasons set forth herein, the development allowed by the Entrada South/VCC DA and Entrada South/VCC Project Permits is consistent with the goals and policies of the SCVAP, a component of the General Plan. Those goals and policies of the SCVAP are furthered by the additional environmental and project benefits agreed to in the Entrada South/VCC DA, including an affordable housing program that exceeds the County's IHO requirements, additional financing for the necessary Old Road Phase II Improvements, dedication of rights-of-way to support The Old Road improvements, a site for a potential DPW maintenance yard, a commitment to implement the Net-Zero GHG Program, and a prohibition on future oil and gas extraction on the Entrada South Property and VCC Property. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the General Plan and SCVAP. Thus, the Entrada South/VCC DA is consistent with the General Plan and SCVAP.

82. The Entrada South/VCC DA complies with zoning, subdivision, and other applicable ordinances and regulations, as amended by the ZC. The Entrada South Property and VCC Property have long been planned for residential and non-residential development under the SCVAP, a component of the General Plan. Additionally, as outlined in the consistency findings, above, the Entrada South/VCC Project would be consistent with the goals and policies of the General Plan and SCVAP. The VCC Project would be developed consistent with the uses and allowed by and standards established in the County-approved Master CUP No. 87-360 for the existing VCC. With the ZC, development of the Entrada South Project would be consistent with the land use designations in the SCVAP and zoning standards in the County Code.

83. The Entrada South/VCC DA requires compliance with applicable federal and state regulations, along with the Existing Rules (as defined in the Entrada South/VCC DA), including compliance with current Government Code Section 65867.5 pertaining to the preparation of a water supply verification in accordance with Government Code Section 66473.7 for a tentative map involving a subdivision as defined by Government Code Section 66473.7.

84. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with County zoning, subdivision, or other appliable ordinances and regulations. Thus, the Entrada South/VCC DA complies with the zoning, subdivision, and other applicable ordinances and regulations.

85. The Entrada South/VCC DA is consistent with the public safety, welfare, and convenience and, therefore, it is in the public interest to enter into the Entrada South/VCC DA with Newhall. The Entrada South/VCC Project has been designed to be compatible with nearby communities and is consistent with the public safety, welfare, and convenience. Construction of the Entrada South/VCC Project will be subject to measures to reduce

potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, DPW, DPW Building and Safety inspectors, and the Entrada South/VCC Project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

86. The Entrada South/VCC Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Entrada South/VCC Project, along with other cumulative projects in the area, must comply with more stringent state and local regulatory compliance measures than were in place at the time of the State-certified EIR, including more rigorous building fire codes (e.g., Chapter 7A of the Building Code) and fuel modification zone requirements. By incorporating the latest fire-resistant building codes and fuel management standards, the Entrada South/VCC Project reduces the potential for ignition and fire spread. Evidence demonstrates that master-planned communities, such as the Entrada South/VCC Project (which include fuel modification zones protecting the community, fire-resistant structures, fire-resistant landscaping, long-term maintenance through the homeowners association, multiple points of ingress/egress and code-compliant streets to support evacuation and first responder access, among other features), have proven to be highly resistant to encroaching wildfires and can act as a line of defense to decrease the spread of wildfire. The implementation of fire-hardening techniques and fuel modification zones creates a buffer against any encroaching wildfires, minimizing the risk of both onsite and offsite fire impacts. In addition, even though the Entrada South/VCC Project does not result in new significant wildfire impacts compared to the 2017 Project, the Entrada South/VCC Project has incorporated multiple project design features to further reduce wildfire risks during construction and operations, providing additional safety benefits. The Entrada South/VCC Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Entrada South/VCC Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

87. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA is consistent with the public safety, welfare, and convenience, making it in the public interest to enter into the Entrada South/VCC DA with Newhall.

88. The Entrada South/VCC DA will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP, and construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

89. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not adversely affect the health, peace, comfort, and welfare of persons residing or working in the surrounding area.

90. The Entrada South/VCC DA will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP, and construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

91. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Entrada South/VCC Project site.

92. The Entrada South/VCC DA will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP and will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

93. As noted above, the Entrada South/VCC Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Entrada South/VCC Project's proactive strategies, coupled with comprehensive fire protection and

evacuation plans, ensure that the Entrada South/VCC Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

94. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

95. Neither the Entrada South Property nor the VCC Property are located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.

96. Consistent with County Code Section 22.222.160 (Notification Radius), the community and neighboring property owners within a 1,000-foot radius of the Entrada South/VCC Project were properly notified of the public hearing by mail, newspaper, and property posting.

BASED ON THE FOREGOING, the Commission finds as follows**:**

A. The above recitals are true and correct and are incorporated herein by reference.

B. The Commission has reviewed and considered the Final SEIR.

C. Newhall has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through K are true, as supported by the recitals above, the Burden of Proof Statements included in the attachment to the Commission's Staff Analysis, and the administrative record for the Entrada South/VCC Project.

D. Based on the substantial evidence in the record, including, without limitation, the written and oral staff reports, the Final SEIR, the General Plan, and the documentary record and testimony before the Commission, the Entrada South/VCC DA is consistent with the objectives, goals, and policies of the General Plan, and is consistent with the SCVAP, for the reasons set stated in the recitals above, in other documents that constitute the record for the Entrada South/VCC Project Permits, the administrative record, and based on testimony delivered to the Commission in writing and orally.

E. The Entrada South/VCC DA complies with the County's zoning, subdivision, and other applicable ordinances and regulations, as amended by ZC No. 00-210, considered concurrently.

F. The Entrada South/VCC DA is consistent with public safety, convenience, welfare, and good land use practice, making it in the public interest to enter into the DA with Newhall, as supported by the recitals above and the materials included in the administrative record for the Entrada South/VCC Project.

G. Taking into account the conditions and site-specific regulations contained in the SCVAP and the RMDP/SCP, the Entrada South/VCC DA will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

H. The Entrada South/VCC DA complies with the prescribed terms, conditions, restrictions, and requirements set forth in County Code Sections 22.162.040 (DA-Findings and Conditions) and 22.162.050 (DA-Conditions of Approval). Pursuant to Section 22.162.050, the Entrada South/VCC DA provides terms for the duration of the DA; the termination date of the DA; the uses permitted on the subject property; the density and intensity of use allowed on the subject property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; and the time schedule established for periodic review of the DA. Such terms, conditions, restrictions and requirements in the Entrada South/VCC DA are not contrary to zoning, subdivision, other ordinances, laws, or regulations applicable to the proposed development.

I. Pursuant to Government Code Section 65867.5, the Entrada South/VCC DA contains a provision specifying that the VTTM and VTPM approved for the Project will comply with the provisions of Government Code Section 66473.7.

J. The Entrada South/VCC DA is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

K. The Entrada South/VCC DA does not include any applicant obligations or County activities that would cause any physical changes to the environment that fall outside the boundaries of the area designated for future development within the Entrada South Property or VCC Property. The Entrada South/VCC DA likewise does not include any type of facility or land use that falls outside the scope of land uses that were identified in the SCVAP or RMDP/SCP, and analyzed in the accompanying Final SEIR. Accordingly, implementation of the Entrada South/VCC DA will not result in any significant new impacts to the environment, or worsen any previously-identified significant environmental impact, in relation to impacts already considered in the Draft SEIR. The proposed Entrada South/VCC DA does not require recirculation or supplemental environmental analyses under CEQA.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the County Board of Supervisors ("Board"):

1. Hold a public hearing to consider Project No. 00-210-(5), which includes Development Agreement No. RPPL2025003357, ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, Administrative Housing Permit No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114;

2. Hold a public hearing to consider Project No. 87-150-(5), which includes Development Agreement No. RPPL2025003357, Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, Oak Tree Permit No. 200700022, and Environmental Assessment No. RPPL2021007114;

3. Review, consider and certify the Final SEIR and adopt the associated MMRP, FOF, and SOC in compliance with CEQA and the State and County guidelines related thereto;

4. Approve Development Agreement No. RPPL2025003357;

5. Review, consider and adopt the Findings and Conditions for Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343;

6. Find that ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343 are consistent with the General Plan;

7. Find that ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343 are consistent with the SCVAP;

8. Review, consider and adopt the Findings and Conditions for Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022;

9. Find that Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022 are consistent with the General Plan; and

10. Find that Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022 are consistent with the SCVAP.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 1, 2025.

_____

Elida Luna, Secretary
County of Los Angeles
Regional Planning Commission

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 00-210 ("Entrada South Project")

VESTING TENTATIVE TRACT MAP ("VTTM") NO. 53295

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210 ("Entrada South Project"), consisting of VTTM No. 53295 and related entitlements Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), Zone Change ("ZC") No. 00-210, Conditional Use Permit ("CUP") No. 00-210, Parking Permit ("PP") No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit ("AHP") No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits").

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. After hearing all testimony, the Commission discussed the merits of the Entrada South/VCC Project. In its actions on October 1, 2025, the Commission recommended the Board certify the Final SEIR, adopt the proposed FOF, adopt the MMRP, and determine the Entrada South Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations by adopting the proposed SOC and recommended the Board approve the Entrada South Project.

3. **ENTITLEMENTS REQUESTED.** The subdivider, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Subdivider"), owns certain real property known as the "Entrada South Property," as legally described in the tentative map, which is located west of The Old Road, north and south of Magic Mountain Parkway, south of Magic Mountain theme park, east of Mission Village, in the unincorporated community of Santa Clarita Valley. The Subdivider requests the VTTM No. 53295 to subdivide a 382.3-acres site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached, multi-family/apartment-style, townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres) and consisting of 115 acres of open space and Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

4. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Subdivider that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Subdivider with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by the Subdivider in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests the Subdivider's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

5. **RELATED ENTITLEMENT.** The ZC is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD (Mixed Use Development) Zone; and to change 5.5 acres from the R-1 Zone to the C-3 (General Commercial) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village.

6. **RELATED ENTITLEMENT.** CUP No. 00-210 is a related request to authorize: development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading pursuant to County Code Section 22.140.240 (Grading Projects); and walls and fences exceeding six feet in height.

7. **RELATED ENTITLEMENT.** AHP No. RPPL2024000343 is a related request to provide 110 affordable rental units out of the 1,574 total units (seven percent of the total number of market rate units entitled within the Entrada South Project). The Entrada South Project is not subject to the County Inclusionary Housing Ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

8. **RELATED ENTITLEMENT.** PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

9. **RELATED ENTITLEMENT.** OTP No. 200700018 is a related request to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (Oak Tree Permits).

10. **PREVIOUS ENTITLEMENTS.** *None.*

11. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Subdivider" shall include the Subdivider, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

12. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of VTTM No. 53295 and related entitlements Entrada South/VCC DA, ZC, CUP, AHP, PP, and OTP will not become effective unless and until the County Board of Supervisors ("Board") certified the SEIR and approved the Entrada South/VCC DA and ZC, and both have become effective.

13. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

14. **LOCATION.** The Entrada South Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

15. **LAND USE DESIGNATION.** The Entrada South Property is located within the H5 (Residential 5 - 0 to 5 Dwelling Units Per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

16. **ZONING.** The Entrada South Property is located in the Newhall Zoned District and is currently zoned R-1, C-3, and C-R (Commercial-Recreation).

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CM	C-3, C-R	Commercial, Parking
EAST	H2 (Residential 2 – 0 to 2 Dwelling Units Per Acre), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acres), CM	C-3	Commercial
SOUTH	OS-C (Conservation), OS-PR (Parks and Recreation)	C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural)	Recreational, Single-Family Residential
WEST	H2, SP-MU (Specific Plan - Mixed Use), SP-LM (Specific Plan – Low-Medium Density), SP-M (Specific Plan Medium Density)	R-1, SP (Specific Plan)	Vacant

17. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Entrada South Property consists of approximately 382.3 acres located west of Interstate 5 ("I-5") and The Old Road and north and south of Six Flags Magic Mountain theme park ("Six Flags Magic Mountain"). The Entrada South Property is generally comprised of vacant land, abandoned oil wells and associated access roads, although a recently constructed extension of Magic Mountain Parkway traverses the Project area from east to west. In addition, the southern boundary of the Entrada South Property 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.

The Entrada South Property exhibits 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. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

B. Site Access

The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Tentative Map and Exhibit Map

VTTM No. 53295 dated January 15, 2025 depicts a total of 200 lots, including: 91 multi-family lots; 51 open space lots (totaling 115.1 acres); 20 commercial lots; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 acres in size, for an overall total of 140.4 acres of open space); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots.

The Exhibit Map dated January 15, 2025, depicts 1,574 attached multi-family, townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building. The above development amounts to a total of 635 buildings.

D. Affordable Housing

The AHP proposes 110 affordable rental units out of the 1,574 total units (or seven percent of the Entrada South Project). Though not subject to the IHO, the Subdivider has proposed affordable units with the Entrada South/VCC DA. Pursuant to the Entrada South/VCC DA, the affordable units will be rented to persons or families with low or moderate incomes. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development.

E. Parking

The Entrada South Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Entrada South Project has requested shared and reciprocal parking, the project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively).

F. Internal Circulation

The Entrada South Property would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Property would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

The Entrada South Property would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Property, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") 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. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Property would also serve as bike routes.

Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

G. Condominium Project

Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

H. Grading

The grading amounts include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill, 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

I. Oak Trees

The Subdivider is concurrently seeking an OTP for development of the Entrada South Property consistent with County Code requirements. Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Project boundary, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 34 will be removed and one will be encroached upon by development of the Entrada South Property in accordance with County Oak Tree Ordinance. The

encroached tree is a heritage oak tree with a proposed encroachment into its protected zone. The remaining 34 are proposed to be removed (none are heritage oaks), consistent with the Oak Tree Report.

18. **CEQA DETERMINATION.**

Supplemental Environmental Impact Report ("SEIR")

The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area. The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft SEIR (SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the Entrada South Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

19. **AGENCY RECOMMENDATIONS.**

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of VTTM No. 53295 dated January 15, 2025.

A. In a letter dated April 21, 2025, t Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated March 20, 2025, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

20. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.060 (Public Hearings), 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Entrada South Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

21. **LAND USE POLICY.** The Commission finds that the Entrada South Project is consistent with the goals and policies of the Area Plan because the H5, CM and OS-PR land use designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. The Project complies with the maximum density of 1,574 dwelling units established for the Project by the State-Certified EIR. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

22. **GOALS AND POLICIES. The Commission finds that the Project is consistent with the following policies of the General Plan:**

- ***General Plan – Housing Element, Policy 3.1:*** *"Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population."*

  The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

  A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Project, the proposed trail system would include community trails, 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 the Entrada South Planning Area would also serve as bike routes. 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.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  The development of the Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

- ***General Plan – Land Use, Policy LU4.1:*** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

  The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the

generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

- ***General Plan – Land Use, Policy LU 5.2:*** *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

  The development of the Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services, as well as public facilities, within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

The Entrada South Property has long been planned for residential and commercial development under the Area Plan and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South. 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 Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

- ***Area Plan – Policy LU-1.1.5:*** *Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*

The Entrada South Project proposes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project by preserving additional area for open space and higher-density/intensity uses. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a ZC for mixed-use development which includes the MXD and C-3 zoning designations.

- ***Area Plan - Land Use, Policy LU-1.3.6: "Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."***

The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South 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. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining*

communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."

No prominent ridgelines are designated by the Area Plan within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents with access to natural areas and preserves scenic beauty.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

23. **PERMITTED USE IN ZONE.** The Commission finds that the Entrada South Project is consistent with the R-1, C-R, C-3, and MXD zoning classifications as single-family homes, commercial recreation, commercial, and mixed residential-commercial uses are permitted in such zones pursuant to County Code Sections 22.18.040 (Development Standards for Residential Zones, to include Single-Family R-1), 22.20.080 (Development Standards for Zone C-R), and 22.26.030 (Mixed Use Development Zone). The Permittee is seeking the ZC to change the existing 328.4 acres of R-1 zoning south of Magic Mountain Parkway to 328.4 acres of MXD and 52.4 acres of C-3 to 57.9 acres of C-3. The remaining portion of the Entrada South Property is zoned C-3—General Commercial north of Magic Mountain Parkway, and C-R south of the SCE electric transmission lines. The MXD zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering which helps concentrate development in less environmentally sensitive areas and promotes the provision of open space. In contrast, the MXD zoning designation would support development of a sustainable project that incorporates smart growth concepts and includes implementation of the Modified Project's Transportation Demand Management ("TDM") Program and Net-Zero Greenhouse Gas ("GHG") Program. Non-residential (commercial/office) development within the Entrada South Planning Area 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, hotel, and other allowable non-residential commercial and business park uses

within the C-3 and MXD zones as applicable. The Commission finds that the development of the Entrada South Property, (as part of the greater Entrada South and VCC Project as a whole), is consistent with the MXD, C-3, and C-R zoning classifications pursuant to County Code Sections 22.26.030 (Land Use Regulations for Zone MXD) and 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

24. **LOT AREA AND WIDTH.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and Width Requirements Generally) and 22.110.130 (Required Area and Width). The Project complies with the minimum lot area of 5,000 square feet and minimum lot width of 50 feet, cul-de-sac and flag lot design widths excepted.

25. **MINIMUM FRONTAGE.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a justification for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements). Lots subject to waiver include the following: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.

26. **REQUIRED YARDS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The Entrada South Project follows the non-residential site development standards for lot requirements including minimum front building setback where each lot in said block may have a front yard of not less than the average depth of the front yards of the land adjoining on either side; (Reversed Corner Lots Adjoining Key Lots) minimum side building setback where the front yard of a key lot adjoining a reversed corner lot is less than 10 feet in depth, such reversed corner lot may have a corner side yard of the same depth, but not less than five feet; (Interior Side Yards on Narrow Lots) where a lot is less than 50 feet in width, such lot may have interior side yards equal to 10 percent of the average width, but in no event less than three feet in width; and (Rear Yards on Shallow Lots) where a lot is less than 75 feet in depth, such lot may have a rear yard equal to 20 percent of the average depth, but in no event less than 10 feet in depth.

27. **HEIGHT.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.060 (Height Limits). The building heights proposed are determined by the total floor area in all the buildings on any one lot and shall not exceed 13 times the buildable area of such lot, fall within the maximum height allowed and have been implemented throughout the Entrada South Property.

28. **DISTANCE BETWEEN BUILDINGS**. The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum required distance of 10 feet between habitable buildings has been implemented throughout the Entrada South Property.

29. **FENCES AND WALLS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site, with the exception of two retaining walls in Planning Areas 1 and 14, which shall be taller than six feet and require a CUP.

30. **PARKING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) as permitted by the associated PP. The Entrada South Project has included more than the minimum required parking spaces (specifically, 5,641 spaces required and 5,716 spaces provided) for the overall development.

31. **SIGNS.** No signs are proposed or included with the Entrada South Project.

32. **GRADING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.140.240 (Grading Projects). The Permittee shall follow all applicable standards for On-Site grading to include a grading permit required for any grading project and a haul route for offsite grading (located in the Mission Village site), as provided in Title 26 (Building Code) of the County Code.

33. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map) and Sections 22.20.040 (Development Standards for Commercial Zones) and 22.22,060 (Development Standards for Industrial Zones) . The Project meets the Exhibit Map requirements for the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and design of pedestrian roadway crossings (i.e., crosswalks).

34. **PLANNING AREA STANDARDS DISTRICT**. The Commission finds that the Entrada South Project is not subject to or located within any existing planning area standards district.

35. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing community standards district.

36. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Entrada South Project is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).

37. **RESIDENTIAL DESIGN.** The Commission finds that the Entrada South Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards, "RDSO"). The Entrada South Project application was filed and deemed complete prior to the adoption of the RDSO which occurred on September 10, 2024.

38. **TREE PLANTING.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and Section 22.126 (Tree Planting Requirements) and will require the amount of onsite tree plantings based on the Project's total street frontage.

39. **IMPROVEMENTS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Permittee shall improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.

40. **INCLUSIONARY HOUSING.** The Commission finds that the Entrada South Project includes 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County AMI, with a range from Extremely Low Income units (15 to 30 percent of AMI) to Moderate Income units (80 to 120 percent of AMI). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. The Entrada South Project is not subject to IHO pursuant to County Code Section 22.166.040 (AHP).

41. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Entrada South Project is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

TENTATIVE TRACT MAP FINDINGS

42. VTTM No. 53295 has been submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.

43. **The Commission finds that the map is consistent with the goals and policies of the General Plan and has balanced the needs for housing against the public service needs of the residents and available fiscal and environmental resources.** The Entrada South Project provides a large allotment of 1,574 new housing units to help alleviate the State's housing crisis; protects and preserves a Spineflower Preserve and natural drainage channel; provides an onsite public park; locates development adjacent to existing residential and commercial areas; and utilizes existing roadway infrastructure to maintain continuity among development areas.

44. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design of the proposed subdivision facilitates sufficient access to and through the Entrada South Project site; locates more intensive development along existing commercial corridors; and takes advantage of existing roadway improvements which provide continuity among existing development and the proposed Entrada South Project.

45. **The Commission finds that the site is physically suitable for this type of development.** The subdivision site is physically suitable for the development because of its size and location near existing development and major roadway improvements.

46. **The Commission finds that the site is physically suitable for the proposed density of development.** The subdivision site is physically suitable for the proposed density due to the size of the site and designing sufficient ingress and egress (including emergency access) to accommodate 1,574 dwellings, a 5.4-gross-acre public park, and 730,000 square feet of commercial uses.

47. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the Entrada South Project and/or its improvements are not likely to cause substantial environmental damage because it protects, preserves, and enhances onsite biological resources through large open space areas which include a Spineflower Preserve and a natural drainage channel not designated SEA.

48. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The design of the subdivision or type of improvements are not likely to cause serious health problems as the Entrada South Project provides sufficient space to accommodate 1,574 dwelling units and 730,000 square feet of commercial area while maintaining ample open spaces that include a 5.4-acre public park, Spineflower Preserve, and natural drainage channel.

49. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design of the subdivision or type of improvements will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict.

50. **The Commission finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in that the subdivision complies with California Code of Regulations, Title 24 ("Building Standards Code), County Code Title 26 (Building Code), and guarantees compliance with the Net Zero Greenhouse Gas ("GHG") Program including solar water heating for swimming pools and "cool roofs" specified under the Building Retrofit Program included in the MMRP.** The Project will be consistent with Title 24 and Title 26 standards and will be implemented with GHG best practices and measures throughout the development area.

51. **The Commission finds that the design or the type of improvements comply with County Code Chapter 16.44 (Electrical Transmission and Distribution Systems) by undergrounding utilities (conduits, cables, and other facilities) providing adequate service including telephone and internet services to each parcel.** The Project will construct adequate utilities to serve the additional residents, visitors, employees, and guests within the development area.

SUPPLEMENTAL FINDINGS (VHFHSZ)

52. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Entrada South Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that the Entrada South Project site is located within a VHFHSZ and SRA. As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the VTTM. The Commission also finds that final fuel modification plans will require approval from Fire prior

to the issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that the Entrada South Project would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. As such, the Entrada South Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes. Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for the Entrada South Project.

53. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that VTTM No. 53295 and Exhibit Map dated January 15, 2025, and SEIR were reviewed and approved by Fire. The Commission further finds that the subdivider would pay the Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities.

ENVIRONMENTAL FINDINGS

54. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

55. The Commission finds that the Subdivider is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

56. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Entrada South Project is considered a housing development that is consistent with the General Plan and, with approval of the ZC, County Code Title 22 (Planning Zoning), and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

57. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The Entrada South Property is physically suitable for this type of development since the Project complies with all development standards of the existing R-1, C-3, and C-R zoning and proposed MXD and C-3 zoning.

D. The Entrada South Property is physically suitable for the proposed density of development since the Entrada South Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the existing R-1, C-3, and C-R zoning and proposed MXD and C-3 zoning .

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors have been considered in the County's review of the Project.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Entrada South Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the SEIR, and the Administrative Record for this Project.

I. The structural fire protection and fire suppression services will be available for the subdivision through Fire.

J. It is necessary to provide tenant protections where the subdivider opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.

K. A covenant and agreement are needed to ensure potential tenants are provided with 180 days' written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

L. A waiver of public street frontage is necessary to access to some lots by private drives instead of public streets due to topographic conditions, drainage and biological constraints, and title limitations.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the Entrada South Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Entrada South Project; adopts the FOF, SOC and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Entrada South Project implementation, and finds that the unavoidable significant effects of the Entrada South Project after adoption of said mitigation measures are as described in those FOF; and determines that the remaining, unavoidable environmental effects of the Entrada South Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Entrada South Project as stated in the FOF and SOC.

2. Recommends that the Board approve **VESTING TENTATIVE TRACT MAP NO. 53295**, subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/2025

c: Each Commissioner

6274854.1

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER

PROJECT NO. 87-150 ("VCC Project")

VESTING TENTATIVE PARCEL MAP ("VTPM") NO. 18108

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150 ("VCC Project"), consisting of VTPM No. 18108. VTPM No. 18108 was considered together with Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), Parking Permit ("PP") No. RPPL2022007239, Oak Tree Permit ("OTP") No. 200700022, and Environmental Assessment No. RPPL2021007114 (collectively, the "VCC Project Permits").

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. After hearing all testimony, the Commission discussed the merits of the Entrada South/VCC Project. In its actions on October 1, 2025, the Commission recommended the Board certify the Final SEIR, adopt the proposed FOF, adopt the MMRP, and determine the Entrada South Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations by adopting the proposed SOC and recommended the Board approve the VCC Project.

3. **ENTITLEMENTS REQUESTED.** The subdivider, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Subdivider"), requests VTPM No. 18108 also known as "The Valencia Commerce Center" ("VCC") to subdivide approximately 328.8 acres into a total of 104 lots to create 61 commercial lots and 43 open space lots in an undeveloped portion of the partially completed VCC site and industrial/business park center located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon landfill. The VCC Project site is surrounded by existing single-family residential, recreation, commercial and industrial uses to the north; existing industrial and commercial uses as well as parking and vacant land to the east; vacant land, government, parking, and commercial including the Newhall Ranch Specific Plan ("Specific Plan") area to the south, and vacant and industrial land including Chiquita Canyon Landfill to the west. The project has three Planning

Areas and is proposed to be developed in four phases. The subdivision is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

4. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Subdivider that memorializes the terms, conditions, and obligations of the VCC Project, and provides vesting development rights for the VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Subdivider with long-term contractual assurances that the VCC Project includes public benefits and can be built out as approved in the VCC Project Permits.

5. **RELATED ENTITLEMENT**. PP No. RPPL2022007239 is a related request to allow shared, reciprocal and offsite parking across the entire VCC Project (i.e., residential and non-residential areas) pursuant to County Code Section 22.178.050 (Parking Permit Findings and Decision). The VCC Project will provide a total of 8,293 parking spaces, including 72 parking spaces for retail uses, 7,276 parking spaces for office uses and 945 parking spaces for industrial uses.

6. **RELATED ENTITLEMENT**. The OTP No. 200700022 is a related request for the removal of 26 non-heritage oak trees and no encroachments, for a total of 26 oak tree-related impacts pursuant to County Code Section 22.174.060 (Oak Tree Permit Findings)/22.174.090 (Effective Date of Decision).

7. **PREVIOUS ENTITLEMENTS.** CUP No. 87-360 for the VCC development with six million cubic yards of grading and offsite improvements, to include a lift station.

8. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Subdivider" shall include the Subdivider, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

9. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the VTPM No. 18108 and related entitlements Entrada South/VCC DA, PP, and OTP will not become effective unless and until the County Board of Supervisors (“Board”) has certified the Supplemental Environmental Impact Report (“SEIR”) and approved the Entrada South/VCC DA, and the Entrada South/VCC DA has become effective.

10. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agreed to a vesting date of October 7, 2021. Accordingly, the VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

11. **LOCATION.** The VCC Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The VCC Property is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

12. **LAND USE DESIGNATION.** The VCC Property is located within the IO (Industrial Office) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

13. **ZONING.** The VCC Property is located in the Newhall Zoned District and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing –Development Program).

14. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN/ SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2 (Residential 2 – 0 to 2 Dwelling Units per Acre), SP-MU (Specific Plan – Mixed Use), CG (General Commercial)	M-1.5-DP, R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area), and C-3 (General Commercial)	Industrial, Single-Family Residential, Recreation, Commercial
EAST	CG, P (Public and Semi-Public), IL (Light Industrial), IO	M-1.5-DP, C-3	Vacant, Industrial, Commercial, Parking
SOUTH	IO, CM (Major Commercial), IL	C-3, M-1.5-DP	Vacant, Government, Parking, Commercial
WEST	IO	M-1.5-DP	Vacant, Industrial

15. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The VCC site is 328.8 gross acres of an undeveloped portion of the previously approved Valencia Commerce Center (Master CUP No. 87-360) located west of I-5 and north of SR-126. The VCC site 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 above mean sea level ("AMSL").

B. Site Access

Regional access to the VCC site is provided by I-5, located just east of the site, and SR-126. Additional freeways in the area include State Route 14, which provides access to the Antelope Valley, and Interstate 210 and Interstate 405, which along with I-5 provide

access to the region south of Newhall Pass. Local access to the VCC site is available from The Old Road, Henry Mayo Drive, Hasley Canyon Road, and Commerce Center Drive.

C. Tentative Map and Exhibit Map

The VCC VTPM dated November 20, 2024, depict a total of 104 lots on 328.5 acres, including commercial-business park lots, open space lots, and open space-natural lots. Proposed grading entails 3.5 million cubic yards of earthwork (cut/fill) to be balanced onsite.

The Exhibit Map dated January 15, 2025, depicts 1,574 attached townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building, for a total of 635 buildings.

D. Parking

The VCC includes a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 are required. There will be 7,276 office parking spaces provided where 7,276 spaces are required. There will be 945 industrial parking spaces provided where 945 spaces are required. Parking would be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas. As noted above, the Subdivider has requested a PP to allow for reciprocal parking within the VCC.

E. Internal Circulation

For internal circulation in the VCC, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC, 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. Emergency access would be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast.

A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC site, 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-long multi-purpose trail located northwest of the VCC, which can be accessed along Commerce Center Drive and Hasley Canyon Road, 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. 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.

Bicycle route improvements in and around the VCC would connect to an extensive system of continuous bike paths within the Newhall Ranch Specific Plan 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.

F. Grading

The grading amounts include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, and 410,000 cubic yards of shrinkage, for a combined grading amount of 7.0 million cubic yards (3.5 million cut and 3.5 million fill) to be balanced onsite. Grading for the VCC was previously authorized under CUP No. 87-360. There is no additional request for grading beyond that approved under CUP No. 87-360.

G. Oak Trees

The Subdivider is concurrently seeking an OTP for development of the VCC consistent with the County Oak Tree Ordinance. The OTP covers 26 non-heritage removals of oak trees within the VCC governed by the County Oak Tree Ordinance. No encroachments on oak trees would occur as defined by the County Oak Tree Ordinance.

16. **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.**

SEIR

The VCC Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR). The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The VCC Project implements the development within the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the VCC Property, are referred to herein as the "2017 Project."

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the VCC Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after

implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

17. **AGENCY RECOMMENDATIONS.** The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of VTPM No. 18108 dated January 15, 2025.

    A. In a letter dated April 21, 2025, Public Works recommended that the VCC Project proceed to public hearing with required conditions of approval.

    B. In a letter dated February 13, 2025, Fire recommended that the VCC Project proceed to public hearing with required conditions of approval.

    C. In a letter dated February 11, 2025, Parks and Recreation recommended that the VCC Project proceed to public hearing with required conditions of approval.

    D. In a letter dated March 20, 2025, Public Health recommended that the VCC Project proceed to public hearing with required conditions of approval.

18. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), and 22.222.160 (Notification Radius) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the VCC Property. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the VCC Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

19. **LAND USE POLICY.** The Commission finds that the VCC Project is consistent with the goals and policies of the Area Plan because the IO land use designation allows for the VCC's development of non-residential (industrial/business/office park) space, a multi-use trail, roadways, and infrastructure. No General Plan or Area Plan amendments are required to implement the VCC Project.

20. **GOALS AND POLICIES.** In 1991, the County originally approved development of the Valencia Commerce Center with approximately 12.6 million square feet of non-residential (industrial/business/office park) uses through the issuance of various entitlements, including

Master CUP No. 87-360, and certification of the VCC EIR, finding the project consistent with the General Plan. The development of the VCC is located with the Valencia Commerce Center and implements Master CUP No. 87-360 and remains consistent with the County's General Plan. **Specifically, the Commission finds that development of the VCC is consistent the general plan, including the following policies of the General Plan:**

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

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 within the VCC site to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC, 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 the VCC site, 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. The bicycle route improvements in and around the VCC 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.

- ***General Plan – Economic Development, Policy ED 2.1:*** *"Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses."*

Development of the VCC with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the Area Plan's IO land use designation will protect the site from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

The development of the VCC includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community will facilitate the generation of local jobs and economic activity.

- ***General Plan – Land Use, Policy LU4.1:*** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

The VCC site is currently vacant. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community that will facilitate the generation of local jobs and economic activity.

21. **The Commission also finds that the Project is consistent with the Area Plan, including the following policies of the Area Plan:**

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

The VCC site has been designated for urban use and will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the VCC is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

Open space areas, including Castaic and Hasley Creeks in the VCC, would be maintained to preserve scenic character. Additionally, development of the VCC would not impact any prominent ridgelines identified in the Area Plan. The VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

- ***Area Plan - Land Use, Policy LU-1.3.6:*** *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best

management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing the community with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails 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 site, 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-long multi-purpose trail located northwest of the VCC site, 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.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. **PERMITTED USE IN ZONE.** The Commission finds that the development of the VCC Project is consistent with the M-1.5-DP zoning classification as retail, office, and industrial uses are permitted in such zones pursuant to County Code Chapter 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The VCC Project would be developed consistently with the uses allowed by the County-approved Master CUP No. 87-360 for the existing VCC.

23. **LOT AREA AND WIDTH.** Development on any lot in the VCC shall comply with County Code Title 22 Division 6 (Development Standards), where applicable. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Lot Area and Width).

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The VCC Project follows the

non-residential site development standards for lot requirements including minimum front parking setback (33.5' for Commerce Center Drive and 15' for interior streets), minimum front building setback (65 feet for Commerce Center Drive and 40 feet for interior streets), minimum side parking setback (20 feet for Commerce Center Drive and 15 feet for interior streets) (corner lot), and minimum side building setback (25 feet for Commerce Center Drive and 25 feet for interior streets) (corner lot).

25. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). Fences and walls within a required front yard shall not exceed three and one-half feet in height. Fences and walls within a required interior side yard or rear yard shall not exceed six feet in height, provided that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard. Fences and walls within a required corner side yard shall not exceed three and one-half feet in height where closer than five feet to the highway line, nor exceed six feet in height where located five feet or more from said highway line. Applicable standards have been implemented throughout the Project Site.

26. **PARKING.** The Commission finds that the VCC Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) with the associated PP. The VCC Project has provided the minimum required number of parking facilities (specifically, 8,293 spaces required and 8,293 spaces provided) for the office and industrial uses proposed. The VCC Project is seeking PP No. RPPL2022007239 to authorize reciprocal parking across lot lines. All related parking will be provided within the VCC site.

27. **SIGNS.** No signs are proposed or included with the Project.

28. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing planning area standards district.

29. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing community standards district.

30. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the VCC Project is not located within or subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). However, 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. 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.

31. **TREE PLANTING.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and will be consistent with Chapter 22.126 (Tree Planting Requirements). The VCC Project would also 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.

32. **IMPROVEMENTS.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). Offsite Improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the associated VTPM No. 18108 boundaries but still located within the boundary of the VCC and Master CUP No. 87-360. The lift station is already built and was approved under Master CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP as they were previously approved under Master CUP No. 87-360.

TENTATIVE PARCEL MAP FINDINGS

33. This map has been submitted as a Vesting Tentative Parcel Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.

34. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The VCC Project will develop 328.8 acres in an undeveloped portion of the partially completed VCC site and industrial/business park. Development will occur in four phases with 61 commercial lots and 43 open space lots provided.

35. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design of the proposed subdivision facilitates sufficient access to and through the VCC Property; provides needed land for economic development in an underutilized area of the VCC; and takes advantage of existing roadway improvements which provide continuity among existing development and the proposed VCC Project.

36. **The Commission finds that the site is physically suitable for this type of development.** The subdivision site is physically suitable for the development because of its size and location near existing development and major roadway improvements.

37. **The Commission finds that the site is physically suitable for the proposed density of development.** The subdivision site is physically suitable and able to accommodate 61 commercial/industrial lots and 43 open space lots within an area of 328.8 gross acres.

38. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the subdivision VCC Project and/or its improvements are not likely to cause substantial environmental damage because it preserves the Hasley and Castaic Creeks.

39. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The design of the subdivision or type of improvements are not likely to cause serious health problems as the VCC Project provides public sewer and water connections, drainage systems and devices, and underground utilities of sufficient space to accommodate 61 new commercial/industrial lots on 328.8 acres while maintaining ample open spaces within 43 open space lots that include the preservation of the Hasley and Castaic Creeks coursing through the site, and landscaped areas.

40. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design of the subdivision or type of improvements will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict.

SUPPLEMENTAL FINDINGS (VHFHSZ)

41. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the VCC Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that the VCC Property is located within a VHFHSZ and SRA. As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the VTPM. The Commission also finds that final fuel modification plans will require approval from Fire prior to the issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that the VCC Project would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. As such, the VCC Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes. Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for this VCC Project.

42. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that the VTPM and Exhibit Map dated January 15, 2025, and SEIR were reviewed and approved by Fire. The Commission further finds that the subdivider would pay the Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities.

ENVIRONMENTAL FINDINGS

43. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

44. The Commission finds that the Subdivider is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

45. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the VCC Project is not considered a housing development and therefore is not subject to the Housing Accountability Act.

46. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The VCC Property is physically suitable for this type of development since the VCC Project complies with all development standards of the M-1.5-DP zoning.

D. The VCC Property is physically suitable for the proposed density of development since the VCC Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed M-1.5-DP zoning.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors have been considered in the County's review of the Project.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the VCC Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the SEIR, and the Administrative Record for this VCC Project.

I. The structural fire protection and fire suppression services will be available for the subdivision through Fire.

J. A waiver of public street frontage is necessary to access to some lots by private drives instead of public streets due to topographic conditions, drainage and biological constraints, and title limitations.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the VCC Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the VCC Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the VCC Project implementation, and find that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those FOF; and determine that the remaining, unavoidable environmental effects of the VCC Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the VCC Project as stated in the FOF and SOC.

2. Recommends that the Board approve **VESTING TENTATIVE PARCEL MAP NO. 18108**, subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

c: Each Commissioner

ORDINANCE NO. _____

An ordinance approving the Entrada South Project **Zone Change**, and amending Section 22.06.060 (Zoned Districts Established) of Title 22 of the County Code, changing the existing zoning on 323 acres of the Entrada South Property from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD (Mixed Use Development) Zone, and changing 5.5 acres of the Entrada South Property from the R-1 Zone to the C-3 (General Commercial) Zone.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.06.060 (Zoned Districts Established) of the County Code is amended by amending the map of the Newhall Zoned District, Number 118, as shown on the maps attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Countywide General Plan of the County of Los Angeles.

REVISED

EXHIBIT C – DRAFT RESOLUTION

DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 00-210

ZONE CHANGE ("ZC") NO. 00-210

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.198 (ZCs) of Division 8 of Title 22 of the Los Angeles County Code (commencing with Section 22.198.010), the County of Los Angeles ("County") is authorized to adopt ZCs and other amendments to Title 22 of the County Code; and

WHEREAS, the Newhall Land and Farming Company, a California limited partnership and subsidiary of FivePoint Holdings, LLC ("Newhall"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit A; and

WHEREAS, Newhall proposes to subdivide the 382.3-gross-acre Entrada South Property into a total of 200 lots to create a mixed-use development that is comprised of: 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 51 open space lots (totaling 115.1 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross-acres in size, for an overall total of 140.4 acres of open space); 11 public facility lots (drainage, debris and water quality basins); six private drive lots; including a potential school site; and an onsite Spineflower preserve; and

WHEREAS, Newhall has requested approval of ZC No. 00-210 to amend the Entrada South Property's existing zoning to allow mixed-use and commercial development; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210 (the "Entrada South Project"), consisting of the ZC, Development Agreement No. RPPL2025003357 (the "Entrada South/VCC DA"), Vesting Tentative Tract Map ("VTTM") No. 53295, Conditional Use Permit ("CUP") No. 00-210, Parking Permit ("PP") No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit ("AHP") No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits"); and

WHEREAS:

1. The Entrada South Property is approximately 382.3 acres of land located west of Interstate 5 ("I-5") and The Old Road, north and south of the Magic Mountain Parkway, and east of Commerce Center Drive and Westridge Parkway, in an unincorporated area in the northwest portion of the County within the Santa Clarita Valley Area Plan ("SCVAP"). Six Flags Magic

Mountain theme park and vacant land are located north of the Entrada South Property. The existing community of Westridge is located immediately south. The City of Santa Clarita is located to the east and is separated from the Entrada South Property 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 Property and is currently under construction.

2. The Entrada South Property is adjacent to, but not located within, the Specific Plan area.

3. The Entrada South Property is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

4. The SCVAP 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 from the San Fernando and Simi Valleys, to the south; the unincorporated community of Agua Dulce and the Angeles National Forest to the east; and the County of Ventura to the west.

5. The Entrada South Property is generally comprised of vacant and undeveloped land, abandoned oil wells, and associated access roads. A recently constructed extension of Magic Mountain Parkway traverses the property from east to west. The southern boundary of the Entrada South Property 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 property from east to west.

6. The Entrada South Property exhibits 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. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

7. The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.

8. The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan

("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

9. The requested ZC would amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD (Mixed Use Development) Zone; and to change 5.5 acres from the R-1 Zone to the C-3 (General Commercial) Zone. The C-R (Commercial Recreation) Zone will remain unchanged.. The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village. The request includes general findings pursuant to County Code Section 22.158.050 (CUP - Findings and Decision Requirements).

10. The Entrada South/VCC DA is a related request to adopt by ordinance a voluntary agreement between the County and Newhall that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the developer with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by Newhall in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

11. VTTM No. 53295 is a related request to authorize a subdivision for a mixed-use development consisting of 200 lots on 382.3 acres, including 90 multi-family lots with 1,574 attached townhome and detached condominium units; 51 open space lots (totaling 115.1 acres); 20

commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross acres in size, with an overall total of 140.4 acres of open space for the Project); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

12. CUP No. 00-210 is a related request to authorize: development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading pursuant to County Code Section 22.140.240 (Grading Projects); and walls and fences exceeding six feet in height. The grading amounts for the Entrada South Project include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill (within the Mission Village site), and 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

13. AHP No. RPPL2024000343 is a related request to provide an overall 189 affordable units (12 percent of the total 1,574 units), to include 110 affordable rental units (seven percent of the total number of units entitled within the Entrada South Project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Area Median Income ("AMI"). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the inclusionary housing ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

14. PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (PPs). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for the hotel use. Although the Entrada South Project has requested shared and reciprocal parking, the Project will provide a surplus of parking compared to County requirements (i.e., providing 3,921 residential parking spaces and 1,795 commercial parking spaces compared to the 3,852 residential and 1,789 commercial spaces required). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

15. OTP No. 200700018 is a related request for the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023 Oak

Tree Report (Oak Tree Report), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one oak tree, which is a heritage oak tree, will be encroached into its protected zone by development of the Entrada South Project in accordance with the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

16. Pursuant to Government Code Section 65866, the County and Newhall agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South/VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

17. The current land use designation for the Entrada South Property is as follows: the Entrada South Property is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the SCVAP Land Use Policy Map, a component of the County General Plan ("General Plan").

18. The current zoning for the Entrada South Property is as follows: the Entrada South Property is located within the Newhall Zoned District. The Property is currently zoned R-1 , C-3, and C-R.

19. The land uses for the properties surrounding the Entrada South Property include:

    North: Commercial, parking;
    East: Commercial;
    South: Recreational, single-family residential;
    West: Vacant.

20. The properties surrounding the Entrada South Property are zoned as following:

    North: C-3, C-R
    East: C-3;
    South: C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural);
    West: R-1, SP (Specific Plan).

21. The Entrada South Project will add new detached and attached residences at urban densities consistent with surrounding development, which includes a mixture of residential, recreational, and commercial uses. An open space Spineflower Preserve occupies the southeasterly portion of the Entrada South Property, which is compatible with recreation open space just south beyond the Entrada South Property's boundary.

22. The maximum density of the Entrada South Project is 4.9 dwellings per acre, which is consistent with the H5 land use designation that covers much of the Entrada South Property.

23. The visual and physical impacts of the proposed Entrada South Project will not increase in relation to the surrounding neighborhood. Residential building heights will be three stories or less, and mixed-use commercial development will blend in with the adjacent Mission Village commercial center. The design of the Entrada South Project will be similar to and compatible with the Mission Village development, which is already in buildout with more than 2,000 dwellings constructed.

24. The 2017 Project proposed 1,725 dwellings and 450,000 square feet of non-residential space for the Entrada South Project. The current Entrada South Project requests 1,574 dwellings (a reduction of 151 units) and 730,000 square feet of non-residential space. As a result of these changes, the proposed Entrada South Project will be able to include a neighborhood park and potential school site, a Spineflower Preserve, and important trail links and infrastructure. These modifications allow the Entrada South Project to be more compatible with the existing urbanization and buildout of the nearby Mission Village and other villages that are included in the adjacent Newhall Ranch Specific Plan.

25. A proposed hotel of 165,000 square feet and up to 75 feet in height is planned in the Entrada South Project. The hotel will be located furthest north in the Entrada South Project, adjacent to Six Flags Magic Mountain, where it will lessen visual/physical impacts due to the complementary uses.

26. The 110 affordable rental housing units that are required under the Entrada South/VCC DA will be dispersed throughout the Entrada South Property, supporting community needs for additional housing that is feasible for homeowners compared with the prevailing housing market in the area.

27. The Entrada South Project includes a 5.4-acre public park lot as well as smaller recreation lots situated next to residences where they can be easily accessed.

28. Two large open space corridors protect a restored drainage channel on the Entrada South Property, as well as providing a buffer against existing residential and commercial-recreational development to the south.

29. The Entrada South Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants, providing sufficient fire lanes for ingress/egress, requiring fuel modification plans (for removing dead or fallen plant material), and sprinkler systems within the commercial portions of the project.

30. The Entrada South Project would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Project would provide access to the

various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

31. The Entrada South Project would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Project, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") 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. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Project would also serve as bike routes.

32. Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

33. Newhall will implement the Net-Zero Greenhouse Gas (“GHG”) Program in the Entrada South Project. The Net-Zero GHG Program is enumerated in 13 mitigation measures (MM 2-1 through 2-13) in the State-certified EIR. It implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of electric vehicle ("EV") charging stations throughout the County and implementing a building retrofit program in disadvantaged communities within the County.

34. Implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. The GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR. Accordingly, the Entrada South Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any future rule intended or designed to reduce GHG emissions, unless otherwise applicable as a "Future Applicable Rule" under the Entrada South/VCC DA.

35. The Commission finds that, with the proposed ZC, the Entrada South Project would be consistent with applicable provisions of Title 22 (Planning and Zoning) of the County Code (the "Zoning Code") for the reasons stated herein, in other documents that constitute the record for the Entrada South Project Permits and based on testimony delivered to the Commission in writing and orally.

36. The County is the lead agency for the Entrada South Project for purposes of CEQA in accordance with the State CEQA Guidelines section 15050. The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property, as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft Supplemental EIR ("SEIR," SCH

No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is a component of the "Modified Project" referred to and described in the SEIR.

37. The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program (“MMRP) for the Entrada South Project ("MMRP").

38. This Resolution incorporates by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

39. On December 20, 2024, a Notice of Completion ("NOC") and Notice of Availability ("NOA") of the Draft SEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Entrada South Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Large signs for the NOC and NOA were also posted on the Entrada South Property on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025.

40. There were a total of 11 comments on the Draft SEIR - five by public agencies, one by tribes, three by community groups, and two by individuals. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties. While certain changes were made to the SEIR in response to these comments, the Final SEIR does not include significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5.

41. A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard.

42. During the October 1, 2025 public hearing, after hearing all testimony, the Commission discussed the merits of the Entrada South/VCC Project.

43. In its actions on October 1, 2025, the Commission recommended the Board certify the Final SEIR, adopt the proposed FOF, adopt the MMRP, and determine the Entrada South Project's

significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations by adopting the proposed SOC.

44. The County Subdivision Committee ("Subdivision Committee") consists of representatives from the County Departments of Regional Planning, Public Works, Fire ("Fire"), Parks and Recreation, and Public Health. Based on tentative map and exhibit map dated January 15, 2025, the Subdivision Committee cleared the Entrada South Project for public hearing and recommended its approval.

45. The Entrada South Project is consistent overall with the General Plan, including Housing Element, Policy 3.1: "*Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.*" The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

46. The Entrada South Project is consistent with the General Plan, Parks & Recreation, Policy P/R 4.3: "*Develop a network of feeder trails into regional trails.*" A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Property, the proposed trail system would include community trails, 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 the Entrada South Property would also serve as bike routes. 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.

47. The Entrada South Project is consistent with General Plan, Economic Development, Policy ED 2.5: *"Encourage employment opportunities to be located in proximity to housing.*" The Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

48. The Entrada South Project is consistent with General Plan, Land Use, Policy LU4.1: "*Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*" The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

49. The Entrada South Project is consistent with General Plan, Land Use, Policy LU 5.2: "*Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*" The Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services as well as public facilities within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

50. The Entrada South Project is consistent with the goals and policies of the SCVAP because the H5, CM, and OS-PR designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

51. The Entrada South Project is consistent overall with SCVAP, Land Use, Policy LU-1.1.3: "*Discourage urban sprawl into rural areas by limiting non-contiguous, 'leap-frog' development outside of areas designated for urban use.*" The Entrada South Property has long been planned for residential and commercial development under the SCVAP and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner.

52. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.4: "*Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*" The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

53. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.5: "*Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*" The Entrada South Project includes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Six Flags Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project benefits from the existing infrastructure of Magic Mountain Parkway, Commerce Center Drive, and The Old Road. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a ZC for mixed-use development.

54. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.3.6: "*Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.*" The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South 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. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

55. The Entrada South Project is consistent with SCVAP, Conservation and Open Space Element, Policy CO-10.1.5: "*Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.*" No prominent ridgelines are designated by the SCVAP within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents and guests with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents and guests with access to natural areas and preserves scenic beauty.

56. The Entrada South Property is not located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.

57. Consistent with County Code Section 22.222.160 (Notification Radius), the community and neighboring property owners within a 1,000-foot radius of the Entrada South Project were properly notified of the public hearing by mail, newspaper, and property posting.

58. Pursuant to County Code Section 22.198.050 (Zone Changes), the Commission makes the following findings:

    a. **Modified conditions warrant a revision in the Zoning Map as it pertains to the area or district under consideration.** Modified conditions warrant a revision of the Zoning Map from R-1 to MXD and R-1 to C-3 to implement the project's net-zero GHG commitment and transportation demand management ("TDM") program while advancing County policies to encourage walkability, reduce vehicle trips and emissions, and facilitate alternative modes of transit.

        i. The existing R-1 Zone was adopted for the site in 2012 and reflects the H5 land use designation shown on the attached Existing Zoning Map. The existing H5 land use designation for the portion of Entrada South, south of Magic Mountain Parkway, was adopted in 2012 through the SCVAP. The H5 land use designation permits residential development up to five units per acre along with supportive commercial and institutional uses serving the local area (subject to a ZC to an appropriate designation, as necessary).

        ii. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering. In contrast, the MXD and C-3 zoning designations support implementation of the TDM program and net-zero GHG commitment by allowing a more diverse, denser mix of uses that will encourage walkability, alternative mobility options and use integration while maintaining consistency with the H5 designation. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map, as discussed below.

        iii. In 2017, CDFW approved the State-certified EIR for the RMDP/SCP. The State-certified EIR analyzed the potential environmental impacts associated with the development facilitated by the RMDP/SCP, including for the buildout of the Entrada South Property. The State-certified EIR included 13 mitigation measures related to GHG impacts that reduce the Entrada South Project's GHG emissions to net zero, including an extensive TDM program. The core objective of the TDM program is to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized and non-motorized transport and related

strategies. The TDM program includes a number of strategies that would enable the residents, employees, and visitors of these planning areas to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation alternatives to single rider vehicles, such as:

- Pedestrian network linking areas of the project site;
- Traffic calming measures to encourage people to walk or bike;
- Increased transit availability through route expansion or increasing transit frequency;
- Encouraging telecommuting and alternative work schedules;
- Employer-administered Commute Trip Reduction program;
- School bus program;
- Transit fare subsidies;
- Carshare program;
- NEV and Electric Bicycle (e-bike) infrastructure;
- Integration of Mobility Hubs;
- Website and apps for transportation information; and
- Bikeshare system.

iv. To implement the TDM program and advance Newhall's net-zero GHG commitment, Newhall has designed the Entrada South Project to enhance clustering, mixed uses, supportive commercial opportunities in proximity to residential users, and walkability. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map.

v. The MXD and C-3 zones are appropriate for the H5 land use designation given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages (such as Homestead South) contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The Entrada South Property is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being planned as part of the Mission Village development (Mission Village is currently under construction).

vi. The MXD and C-3 zones allow the Entrada South Property to provide a diverse mix of housing and integrated commercial uses in proximity to transit stations, while facilitating the TDM program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits warrant a revision in the Zoning Map from R-1 to MXD for the planning areas described above.

b. **A need for the proposed zone classification exists within such area or district.** The proposed zone classification is needed to advance County policies and implement the Entrada South Project's net-zero GHG commitment and TDM program. The existing R-1 zone does not allow an integrated mix of housing types and commercial uses. The ZC to MXD and C-3 will permit the development of mixed-uses including single-family residences, townhomes, apartment homes, multi-family residential, office and commercial uses. The MXD and C-3 support a more integrated development plan consistent with the TDM program, the Entrada South Project's net-zero GHG commitment and County policies to encourage mixed-uses and pedestrian-oriented neighborhoods.

i. As noted above, the MXD and C-3 zones are more appropriate for the H5 land use designation particularly given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The site is especially well suited for the MXD and C-3 zones, due to their proximity to The Old Road and I-5 and mobility hubs. Specifically, Entrada South is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being developed as part of the Mission Village development.

ii. A change of zone would facilitate the orderly development of additional housing as well as commercial and recreational uses to serve future residents. The proposed MXD and C-3 zoning provide the opportunity to mix a wide variety of residential uses and commercial uses in close proximity to bus and multi-modal options. The proposed development would cluster development to preserve 140.4 acres of open space areas and slopes within the planning areas zoned MXD while also having a mix of land uses to increase walkability and implement the TDM Program.

iii. Under the MXD zoning, proposed home types would include single-family detached condominiums, townhomes, apartment-style units, and multi-family units to provide a wider variety of housing options. Inclusion of a range of home types and prices furthers Los Angeles County housing policies which encourage the development of socially and economically

diverse communities. Policy LU-3.1.2 of the SCVAP encourages the provision of "a mix of housing types within neighborhoods that accommodates households with varied income levels." Additionally, the inclusion of various housing types near transit furthers the County's urban form and mobility policies which encourage the development of pedestrian-oriented communities. Policy LU-5.2.1 encourages "higher-density residential uses in areas served by public transit and a full range of support services." Policy LU-5.2.2 further states "provide for location of neighborhood commercial uses in proximity to the neighborhoods they serve, to encourage cycling and walking to local stores."

c. **The particular property under consideration is a proper location for said zone classification within such area or district.** The particular property within the Entrada South Property is a proper location for the MXD zoning classification. As noted above, the MXD zone is appropriate for the H5 land use designation and this particular location given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The particular property being proposed for the MXD zone within the Entrada South Property is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub planned as part of the Mission Village development. The MXD zone allows the site to provide an integrated mix of housing types and commercial uses in close proximity to two transit stations, within a net zero GHG community, while facilitating the TDM program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits make this portion of the Entrada South Property a proper location for the MXD zone.

d. **The zone classification at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.** The zone classification of MXD in this portion of the Entrada South Property will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities. These public and environmental benefits make the rezoning in the interest of public health, safety and general welfare.

i. In addition, the requested ZC is in conformity with good zoning practice as it would allow for a mixed-use development which integrates a variety of residential, recreational, and commercial opportunities. The MXD zone is appropriate particularly given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations (McBean Regional Transit Center and the adjacent planned mobility hub in Mission Village development (currently under construction). Allowing for a wider range of housing densities with commercial-serving uses is possible with MXD zoning.

ii. For these reasons, the requested ZC for a portion of the Entrada South Property will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

e. **The ZC is consistent with the General Plan.** As explained above, the proposed ZC from R-1 to MXD is consistent with the H5 land use designation. The SCVAP encourages density-controlled development (clustering) on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. A total of 1,574 dwelling units are proposed, which consistent with allowable density within the H-5 designation of up to 5 dwelling units per acre and encourages clustering. The proposed MXD zone comprises 315.6 acres. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities.

f. **If the ZC will permit any uses prohibited by the existing zoning, that such ZC will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide an adequate water supply.** The existing R-1 zone does not allow for mixed-use development, apartment houses, retail uses, or office uses (business or professional). The ZC to MXD will permit the development of mixed-uses including multi-family residential, office and commercial uses, which supports a more integrated development plan consistent with the TDM program, the project's net-zero GHG commitment and County policies to encourage mixed-uses, walkability and alternative modes of

transit. Based on the Water Supply Assessment prepared for the proposed development, the Santa Clarita Valley has sufficient water supplies to meet the projected water demand associated with the Entrada South Project and existing and planned future uses within the Santa Clarita Valley water service area. The proposed ZC from R-1 to MXD would not result in a need for a greater water supply for adequate fire protection, and the existing and proposed sources of water will provide an adequate water supply.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS:

A. The above recitals are true and correct and are incorporated herein by reference.

B. The Commission has reviewed and considered the Final SEIR.

C. Newhall has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through G are true, as supported by the recitals above, the Burden of Proof Statements included in the attachment to the Commission's Staff Analysis, and the administrative record for the Entrada South Project.

D. ZC No. 00-210 complies with the requirements set forth in Government Code Sections 65800 et seq., implements the applicable policies of the General Plan and SCVAP, and is internally consistent, as supported by the recitals above, the burden of proof statements included as an attachment to the Staff Analysis, and the administrative record for this project.

E. The Entrada South Project site is entirely within an area in the SCVAP that has long been planned for residential and commercial development. The ZC allows for implementation of the Entrada South Project, which provides for a mixed-use development that includes 1,574 residential units and 730,000 square feet of commercial space.

F. The ZC is needed within the area encompassed by the Entrada South Project. The Entrada South Property is vacant, undeveloped, underutilized, and in close proximity to other residential and commercial developments and transportation infrastructure, including the I-5 freeway. The Entrada South Property is well suited to accommodate concentrated regional population and economic growth.

G. The ZC will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice, because increasing housing density on vacant, underutilized sites and building areas in close proximity to major transportation infrastructure provides many benefits to the community. The Entrada South Project creates a healthy, energy efficient, complete community with a wide range of housing, retail, commercial, and open space uses.

H. The ZC is consistent with the County General Plan and SCVAP, and is necessary to implement the goals and policies of the General Plan and SCVAP. Public convenience, general welfare, and good zoning practice justifies approving the ZC.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles ("Board "):

1. Hold a public hearing to consider Project No. 00-210-(5), which includes ZC No. 00-210;

2. Review, consider and certify the Final SEIR and adopt the associated MMRP, Fo Fact, and SOC in compliance with CEQA and the State and County guidelines related thereto;

3. Find that ZC No. 00-210 is consistent with the General Plan;

4. Find that ZC No. 00-210 is consistent with the SCVAP;

5. Find that modified conditions warrant a revision to the Zoning Map as it pertains to the Entrada South Property;

6. Find that a need for the proposed zone classification exists within the Entrada South Property;

7. Find that the Entrada South Property is a proper location for the ZC;

8. Find that ZC No. 00-210 will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice; and

9. Find that if ZC No. 00-210 will permit any uses prohibited by the existing zoning, that such ZC will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide and adequate water supply.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 1, 2025.

_____

Elida Luna, Secretary
County of Los Angeles
Regional Planning Commission

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 00-210 ("Entrada South Project")

CONDITIONAL USE PERMIT ("CUP") NO. 00-210
PARKING PERMIT ("PP") NO. 200700013
OAK TREE PERMIT ("OTP") NO. 200700018
ADMINISTRATIVE HOUSING PERMIT ("AHP") NO. RPPL2024000343
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210, consisting of CUP No. 00-210, PP No. 200700013, OTP No. 200700018, AHP No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114. Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), Zone Change ("ZC") No. 00-210 ("Zone Change"), and Vesting Tentative Tract Map ("VTTM") No. 53295 were considered together with the above entitlements, collectively referred to as the "Entrada South Project Permits."

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. After hearing all testimony, the Commission discussed the merits of the Entrada South/VCC Project. In its actions on October 1, 2025, the Commission recommended the Board certify the Final SEIR, adopt the proposed FOF, adopt the MMRP, and determine the Entrada South Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations by adopting the proposed SOC and recommended the Board approve the Entrada South Project.

3. **ENTITLEMENT REQUESTED.** The permittee, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Permittee"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit "A," which is located west of The Old Road, north and south of Magic Mountain Parkway, south of Six Flags Magic Mountain theme park ("Six Flags Magic Mountain"), east of Mission Village, in the unincorporated community of Santa Clarita Valley. The Permittee requests CUP No. 00-210 to authorize development within an urban hillside management area ("HMA") pursuant to County Code Section 22.104.060 (Findings); hotel in a C-3 zone; wall and fence heights exceeding six feet; and onsite grading in excess of 100,000 cubic yards

and a haul route for offsite grading within the Mission Village site pursuant to County Code Section 22.140.240 (Grading Projects). The request includes general findings pursuant to County Code Section 22.158.050 (CUP - Findings and Decision Requirements).

4. **ENTITLEMENT REQUESTED.** The Permittee requests AHP No. RPPL2024000343 to provide 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Area Median Income ("AMI"). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the County Inclusionary Housing Ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

5. **ENTITLEMENT REQUESTED.** The Permittee requests PP No. 200700013 to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

6. **ENTITLEMENT REQUESTED.** The Permittee requests OTP No. 200700018 to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023, Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one heritage oak tree will be encroached into its protected zone by development of the Entrada South Project in accordance with the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

7. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Permittee that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Permittee with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by the Permittee in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests the Permittee's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

8. **RELATED ENTITLEMENT.** The Zone Change is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD (Mixed Use Development) Zone; and to change 5.5 acres from the R-1 Zone to the C-3 (General Commercial) Zone. The C-R (Commercial Recreation) Zone will remain unchanged.. The Zone Change will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village.

9. **RELATED ENTITLEMENT.** VTTM No. 53295 is a related request to subdivider a 382.3-acre site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached multi-family (apartment-style units), townhome and detached condominiums units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres to include 115.1 acres of open space and Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

10. **PREVIOUS ENTITLEMENTS.** *None.*

11. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Permittee" shall include the Permittee, successor in interest, applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

12. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the Entrada South Project Permits and related entitlements Entrada South/VCC DA, Zone Change, and VTTM No. 53295 will not become effective unless and until the County Board of Supervisors ("Board") has certified the Supplemental Environmental Impact Report ("SEIR") and approved the Entrada South/VCC DA and Zone Change, and both have become effective.

13. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Permittee agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

14. **LOCATION.** The Entrada South Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

15. **LAND USE DESIGNATION.** The Entrada South Property is located within the H5 (Residential 5 - 0 to 5 Dwellings Units Per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the Santa Clarita Valley Area Plan ("SCVAP" or "Area Plan") Land Use Policy Map, a component of the General Plan.

16. **ZONING.** The Entrada South Property is located in the Newhall Zoned District and is currently zoned R-1, C-3 (General Commercial), and C-R.

17. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CM	C-3, C-R	Commercial, Parking
EAST	H2 (Residential 2 - 0 to 2 Dwelling Units Per Acre), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acre), CM	C-3	Commercial

SOUTH	OS-C (Open Space Conservation), OS-PR (Open Space Parks and Recreation)	C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural)	Recreational, Single-Family Residential
WEST	H2, SP-MU (Specific Plan - Mixed Use), SP-LM (Specific Plan – Low-Medium Density) Residential, SP-M (Specific Plan - Medium Density)	R-1, SP (Specific Plan)	Vacant

18. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Entrada South Property consists of approximately 382.3 gross acres located west of Interstate 5 ("I-5") and The Old Road and predominantly south of Six Flags Magic Mountain. The Entrada South Property 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 Property is developed with Southern California Edison ("SCE") 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.

The Entrada South Property exhibits 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. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

B. Site Access

The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Exhibit "A"

The Entrada South Project Permits Exhibit "A" dated January 15, 2025 depicts 1,574 attached townhome and detached condominium units; 730,000 square feet of commercial floor area, including hotel, office and retail space; and a 5.4-acre public park with a park facility building, for a total of 635 buildings.

D. Affordable Housing

The AHP proposes 110 affordable rental units out of the 1,574 total units (or seven percent of the Entrada South Project). Though not subject to the IHO, the Permittee has proposed affordable units with the Entrada South/VCC DA. Pursuant to the Entrada South/VCC DA, the affordable units will be rented to persons or families with low or moderate incomes. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development.

E. Parking

The Entrada South Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Entrada South Project has requested shared and reciprocal parking, the project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively).

F. Internal Circulation

The Entrada South Property would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Property would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

The Entrada South Property would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Property, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") 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. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Property would also serve as bike routes.

Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

G. Grading

The grading amounts include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill, 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

H. Oak Trees

The Permittee is seeking an OTP for development of the Entrada South Property consistent with County Code requirements. Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Project boundary, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 34 will be removed and one will be encroached upon by development of the Entrada South Property in accordance with County Oak Tree Ordinance. The encroached tree is a heritage oak tree with a proposed encroachment into its protected zone. The remaining 34 are proposed to be removed (none are heritage oaks), consistent with the Oak Tree Report.

19. **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.**

Supplemental Environmental Impact Report ("SEIR")

The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area. The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development

facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft SEIR (SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the Entrada South Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

20. **AGENCY RECOMMENDATIONS.**

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Department of Public Health ("Public Health"): Recommended clearance to public hearing with conditions of VTTM No. 53295 dated January 15, 2025.

A. In a letter dated April 21, 2025, Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated March 20, 2025, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

21. **LEGAL NOTIFICATION.** Pursuant to Sections 22.222.120 (Public Hearing Procedure) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

22. **LAND USE POLICY.** The Commission finds that the Entrada South Project is consistent with the goals and policies of the Area Plan because the H5, CM, and OS-PR land use designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. The Project complies with the maximum density of 1,574 dwelling units established for the Project by the State-Certified EIR. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

23. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

- ***General Plan – Housing Element, Policy 3.1:*** *"Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population."*

  The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Project, the proposed trail system would include community trails, 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 the Entrada South Planning Area would also serve as bike routes. 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.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  The development of the Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

- ***General Plan – Land Use, Policy LU4.1:*** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

  The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

- ***General Plan – Land Use, Policy LU 5.2:*** *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

  The development of the Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services, as well as public facilities, within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of

commercial and retail services, and public facilities, that help meet regional and local needs.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

  The Entrada South Property has long been planned for residential and commercial development under the Area Plan and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

  The Entrada South Project preserves community character and maintains natural features by providing 140.4 gross acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-gross-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. 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 Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community

character by maintaining natural features that act as natural boundaries between developed areas.

- ***Area Plan – Policy LU-1.1.5:*** *Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*

  The Entrada South Project proposes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Six Flags Magic Mountain (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project by preserving additional area for open space and higher-density/intensity uses. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a zone change for mixed-use development which includes the MXD and C-3 zoning designations.

- ***Area Plan - Land Use, Policy LU-1.3.6:*** *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

  The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the Area Plan EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South 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. Additionally, the Entrada South Project includes a 27.2-gross-

acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

  No prominent ridgelines are designated by the Area Plan within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents with access to natural areas and preserves scenic beauty.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

24. **PERMITTED USE IN ZONE.** The Commission finds that the Entrada South Project is consistent with the R-1, C-R, C-3, and MXD zoning classifications as single-family homes, commercial recreation, commercial, and mixed residential-commercial uses are permitted in such zones pursuant to County Code Sections 22.18.040 (Development Standards for Residential Zones, to include Single-Family R-1), 22.20.080 (Development Standards for Zone C-R), and 22.26.030 (Mixed Use Development Zone). The Permittee is seeking the Zone Change to change the existing 328.4 acres of R-1 zoning south of Magic Mountain Parkway to 328.4 acres of MXD and 52.4 acres of C-3 to 57.9 acres of C-3. The remaining portion of the Entrada South Property is zoned C-3—General Commercial north of Magic Mountain Parkway, and C-R south of the SCE electric transmission lines. The MXD zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The existing R-1 Zone limits residential and

commercial use types and development flexibility, such as clustering which helps concentrate development in less environmentally sensitive areas and promotes the provision of open space. In contrast, the MXD zoning designation would support development of a sustainable project that incorporates smart growth concepts and includes implementation of the Modified Project's Transportation Demand Management ("TDM") Program and Net-Zero Greenhouse Gas ("GHG") Program. Non-residential (commercial/office) development within the Entrada South Planning Area 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, hotel, and other allowable non-residential commercial and business park uses within the C-3 and MXD zones as applicable. The Commission finds that the development of the Entrada South Property, (as part of the greater Entrada South and VCC Project as a whole), is consistent with the MXD, C-3, and C-R zoning classifications pursuant to County Code Sections 22.26.030 (Land Use Regulations for Zone MXD) and 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). The request includes general findings pursuant to County Code Section 22.158.050 (CUP - Findings and Decision Requirements).

25. **LOT AREA AND WIDTH.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and Width Requirements Generally) and 22.110.130 (Required Area and Width). The Project complies with the minimum lot area of 5,000 square feet and minimum lot width of 50 feet, cul-de-sac and flag lot design widths excepted.

26. **MINIMUM FRONTAGE.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a justification for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements).Lots subject to waiver include the following: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.

27. **REQUIRED YARDS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards).

28. **HEIGHT.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.060 (Height Limits). The building heights proposed are determined by the total floor area in all the buildings on any one lot and shall not exceed 13 times the buildable area of such lot, fall within the maximum height allowed and have been implemented throughout the Entrada South Property.

29. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.050 (Distance Between Buildings). The minimum required distance of 10 feet between habitable buildings has been implemented throughout the Entrada South Property.

30. **FENCES AND WALLS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site, with the exception of two retaining walls in Planning Areas 1 and 14, which shall be taller than six feet and require a CUP.

31. **PARKING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) as permitted by the associated PP. The Entrada South Project has included more than the minimum required parking spaces (specifically, 5,641 spaces required and 5,716 spaces provided) for the overall development.

32. **SIGNS.** No signs are proposed or included with the Entrada South Project.

33. **GRADING.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 22.140.240 (Grading Projects). The Permittee shall follow all applicable standards for On-Site grading to include a grading permit required for any grading project and a haul route for offsite grading (located in the Mission Village site), as provided in Title 26 (Building Code) of the County Code.

34. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that the Entrada South Project is consistent with the standard identified in County Code Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map) and Sections 22.20.040 (Development Standards for Commercial Zones) and 22.22,060 (Development Standards for Industrial Zones) . The Project

meets the Exhibit Map requirements for the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and design of pedestrian roadway crossings (i.e., crosswalks).

35. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing planning area standards district.

36. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Entrada South Project is not subject to or located within any existing community standards district.

37. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Entrada South Project is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).

38. **RESIDENTIAL DESIGN.** The Commission finds that the Entrada South Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards, "RDSO"). The Entrada South Project application was filed and deemed complete prior to the adoption of the RDSO which occurred on September 10, 2024.

39. **TREE PLANTING.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and will require the amount of onsite tree plantings based on the Project's total street frontage.

40. **IMPROVEMENTS.** The Commission finds that the Entrada South Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Permittee shall improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.

41. **INCLUSIONARY HOUSING.** The Commission finds that the Entrada South Project includes 110 affordable rental units (seven percent) out of the 1,574 total number of market rate units entitled within the Entrada South Project. Pursuant to the Entrada South/VCC DA, the affordable units will be rented to persons or families with low or moderate incomes. The

affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. The Entrada South Project is not subject to IHO pursuant to County Code Section 22.166.040 (AHP).

42. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Entrada South Project is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

CUP FINDINGS

43. **The Commission finds that the proposed use at the Entrada South Property will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Entrada South Property; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Commission finds that Entrada South Project was reviewed and approved by all necessary County departments, including Public Works, Fire, Parks and Recreation, Public Health, and the County Sheriff's Department, that other local and California State agencies also reviewed and responded to the Final SEIR, and that all environmental impacts are considered and mitigated to the extent feasible as part to the related environmental review. The Commission finds that the proposed development will not adversely affect persons living or working in the area, or jeopardize public health, safety, or general welfare. (Section 22.158.040 Adequate Water Supply – Criteria.)

44. **The Commission finds that the Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required under the Entrada South/VCC DA, in order to integrate said use with the uses in the surrounding area. The Entrada South ZC, CUP, and PP will ensure that such development features will be realized to the maximum extent feasible for the completion of the Project.**

45. **The Commission finds that the Entrada South Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. Commerce Center Drive, Magic Mountain Parkway, and The Old Road benefit the**

Project and the area by utilizing their existing infrastructure to help maximize density and buildable area, and preserve natural open spaces.

SUPPLEMENTAL CUP FINDINGS (HMA, GRADING, HOTEL IN C-3)

HMA Findings

46. **The proposed use will be consistent with the adopted General Plan for the Entrada South Property.**

A. The General Plan designations for the Entrada South Property are included in the 2012 Area Plan, which was adopted by the Board on November 27, 2012, and became effective on December 27, 2012. The Entrada South Property is designated H5 south of Magic Mountain Parkway and CM north of Magic Mountain Parkway.

B. The H5 designation provides for residential neighborhoods that typify much of the planning area. Allowable uses in this designation include single-family homes and other residential uses at a maximum density of five dwelling units per acre. Density-controlled development (clustering) is encouraged on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. Supportive commercial and institutional uses serving the local area also may be allowed without a General Plan or Area Plan Amendment, but may require a zone change, CUP, and/or other approvals. Permitted uses are subject to the requirements of the underlying zoning designation.

C. The CM designation is intended to promote the development of regional focal points for commercial, entertainment, and cultural uses serving the general public and drawing from a large market area. Permitted uses include retail stores and regional shopping centers; theatres and other largescale entertainment uses; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. Such uses are subject to a maximum floor area ratio ("FAR") of 2.0. All such uses are subject to the requirements of the underlying zoning designation.

D. The proposed uses will be consistent with the adopted General Plan. The Area Plan establishes the land use designations and zoning for the unincorporated areas. The Area Plan applied a comprehensive approach to land use planning for the region. The Area Plan identified areas appropriate for new residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment

on hillside areas within the regional context.[1] The proposed uses in Entrada South are consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed development within Entrada South provides a total of 1,574 dwelling units and 730,000 square feet of non-residential development while facilitating a TDM program to promote alternative forms of transit and enhance walkability, which is consistent with the H5 and CM designations. The project would implement a suite of mitigation measures to achieve net-zero GHG emissions, recognized by the California Air Resources Board as a model of sustainability in the 2017 Scoping Plan. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed Entrada South Project includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower preserve and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

E. Figure CO-1, *Hillsides and Designated Ridgelines* in the Area Plan designates the prominent ridgelines within the Santa Clarita Valley Planning Area. No prominent ridgelines are designated within Entrada South. The proposed development incorporates a cluster development approach which would focus development away from slopes and ridgelines on site to the extent feasible and maintains undeveloped slopes within the Spineflower preserve, as discussed above.

47. **The requested use at the location proposed will not:**

A. **Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure

[1] Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36 ("The Land Use Maps for the City's General Plan and the County's Area Plan have reinforced the concentration of urban land uses within central portions of the Valley by designating significant areas of open space and rural residential uses between more developed areas and the National Forest lands. The intent of these designations is to maintain urban uses within the flatter portions of the Valley that have access to infrastructure, roads, and public facilities, and to minimize encroachment of urban development into hillside areas.").

that the proposed development would not adversely affect the health, peace, comfort or welfare of persons in the surrounding area.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by the Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. Accordingly, development of the Entrada South Project within the HMA will not adversely affect the welfare of persons residing or working in the surrounding area because the uses are consistent with the Area Plan and operations will be conducted in accordance with all applicable County rules and regulations.

B. **Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the SCVAP and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by the Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the Entrada South Project's geotechnical report.

iii. Accordingly, development of the Entrada South Project within the HMA will not be materially detrimental to the use, enjoyment or valuation of surrounding properties

because the uses are consistent with the SCVAP and operations will be conducted in accordance with all applicable County rules and regulations.

C. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of construction activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the Entrada South Project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. Accordingly, development of the Entrada South Project within the HMA will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the uses are consistent with the Area Plan and operations will be conducted in accordance with all applicable County rules and regulations.

48. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area.**

A. The proposed development would be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in Title 22 of the County Code (Planning and Zoning) and would be integrated into the surrounding area, such as Mission Village (under construction).

B. Compliance with applicable design and development standards and guidelines would ensure that Entrada South development incorporates adequate yards, walls, fences,

parking and loading facilities, landscaping, and other features. The proposed development would be designed consistent with County Code Section 22.104.010 (Hillside Management Areas), including Appendix I (Hillside Design Guidelines) as discussed below, along with the applicable development standards for the site zoning. Further, the Entrada South Project's VTTM No. 53295 and architectural and landscaping plans are reviewed by the County prior to approval to confirm compliance with all applicable County standards.

49. **The Entrada South Property is adequately served**:

A. **By highways or streets improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate.** The proposed development will be served by a circulation system designed to be adequate in size to serve the planned development of the Entrada South Project. The Entrada South Property is located along Magic Mountain Parkway which is designated on the County's circulation element. The Entrada South Project will implement a TDM program to reduce vehicle miles traveled and encourage alternative forms of transit.

B. **By other public or private service facilities as are required.** The Entrada South Project will be adequately served by public and private facilities consistent with the planned development of the Entrada South Project. The development will provide necessary facilities and improvements in accordance with the County's review of associated VTTM No. 53295 and associated entitlements.

50. **County Code Section 22.104.060, *Findings*, requires substantiation of the following findings in addition to County Code Section 22.158.050:**

A. **That the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, by: 1. Locating development outside of HMAs to the extent feasible; 2. Locating development in the portions of HMAs with fewer hillside constraints; and 3. Using sensitive hillside design techniques tailored to the site requirements.**

i. The proposed Entrada South Project preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources, in accordance with the Area Plan, which applied a comprehensive approach to land use planning for the region and identified areas that were appropriate for residential and commercial development based on a variety of factors, including ridgeline constraints and

minimizing urban encroachment on hillside areas within the regional context.2[2] As noted above, no prominent ridgelines are designated by the Area Plan within Entrada South and no prominent ridgelines will be impacted by the proposed development. The proposed use is consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed Entrada South Project incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed Entrada South Project includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

ii. As shown in associated VTTM No. 53295, the proposed Entrada South Project incorporates sensitive hillside design techniques tailored to the site, such as a clustered development approach and the Spineflower preserve described above to preserve the physical integrity of HMAs to the extent feasible and to locate development outside of onsite HMAs to the extent feasible, resulting in lesser impacts to hillside resources. The proposed Entrada South Project has been designed to respect natural resources and features on-site through the preservation of natural open space areas, utilization of natural-looking improvements such as debris and water quality basins that incorporate vegetation or water features, and restoration of a portion of the drainage course referred to as Unnamed Canyon 2 as an open, vegetated drainage channel.

B. **That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by: 1. Locating development outside of HMAs to the extent feasible; 2. Locating development in the portions of HMAs with the fewest hillside constraints; and 3. Using sensitive hillside design techniques tailored to the site requirements.**

i. The proposed Entrada South Project preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillsides in accordance with the Area Plan, which applied a comprehensive approach to land use planning for the region and identified areas that

[2] \Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36.

were appropriate for residential and commercial development based on a variety of factors, including ridgeline constraints and minimizing urban encroachment on hillside areas within the regional context.[3] As noted above, no prominent ridgelines are designated by the Area Plan within the Entrada South Property and no prominent ridgelines will be impacted by the proposed development. The proposed use is consistent with the H5 and CM land use designations from the Area Plan, which allow for residential and commercial development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

ii. The proposed Entrada South Project uses sensitive hillside design techniques tailored to the site, such as cluster design approach, to locate development outside of the HMAs and preserve the scenic value of the HMAs within the Spineflower preserve. Development within the HMAs would comply with the General Plan, the Area Plan and Title 22 of the County Code (Planning and Zoning). The proposed Entrada South Project also incorporates a system of trails for the use of residents and the surrounding community to appreciate and enjoy scenic views of the slopes, ridgelines, and other aesthetic qualities of the natural hillsides onsite.

C. **That the proposed development is compatible with or enhances community character, and provides open space as required in this Chapter.**

i. The proposed Entrada South Project is compatible with and enhances community character and provides open space consistent with the requirements of the County Code. The proposed use is consistent with the H5 and CM land use designations from the Area Plan.

ii. The proposed Entrada South Project incorporates a cluster development approach that maintains a larger portion of the site as open space and includes undeveloped slopes within the Spineflower preserve. The development incorporates a cluster design approach and conserves portions of the site as open space. The proposed Entrada South Project includes approximately 141 acres in designated open space, park, or recreation lots, including a 28-acre Spineflower preserve. The clustering of

[3] The Santa Clarita Valley Area Plan, Ch. 2, Land Use Element, p. 29 and p. 36.

development, preservation of natural open space, slopes, and ridgelines, and compliance with the applicable County requirements would ensure that the development is compatible with community character.

D. **Where open space requirements of this Chapter are modified: 1. For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or 2. For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access. In such cases, no portion of the street shall be counted as open space.** The proposed Entrada South Project complies with all County open space requirements; no modification to such requirements is requested.

E. **That the proposed development is in substantial compliance with the Hillside Design Guidelines.** The proposed development would substantially comply with the Hillside Design Guidelines (Appendix I of County Code Chapter 22.104) as shown in the consistency matrix provided in Exhibit D-4. The proposed Entrada South Project would incorporate a clustered design approach that would allow Entrada South to conserve portions of the site as open space and preserve natural landforms. As shown in associated VTTM No. 53295, the proposed development's development siting, grading, and road circulation would allow the site to preserve natural slopes and topography. Building design and landscaping would also substantially comply to the Hillside Design Guidelines as described below. As described, the Entrada South Project is reasonably implementing feasible design measures into the project design, taking into account the location, context, size, and complexity of the project.

51. **The Commission finds that the Entrada South Project complies with Hillside Management criteria.** The Entrada South Project will implement the geotechnical reports prepared for the Entrada South Project as directed by Public Works and the Project's soils engineer. In particular, public safety impacts would be avoided or reduced to the extent possible.

Consistent with the HMA Ordinance, the Permittee is seeking CUP No. 00-210 to allow development in an HMA for the Entrada South Project. No prominent ridgelines are designated by the Area Plan within the Entrada South Property and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve

(which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2).

Onsite Project Grading Findings

52. The requested use at the Entrada South Property will not:

A. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure that the proposed development would not adversely affect the health, peace, comfort or welfare of persons in the surrounding area.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the Entrada South Project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. The proposed grading operations will not adversely affect the welfare of persons residing or working in the surrounding area as the operations will be temporary, will be conducted on the vacant Entrada South Project site, and in accordance with all applicable County rules and regulations.

B. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.**

i. Development of the Entrada South Project would be consistent with the long-range planning for the site as identified in the Area Plan as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the

development would not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. Accordingly, grading and haul route operations will be primarily onsite, temporary in nature, and performed in conformance with all applicable County requirements. Therefore, the grading and haul route operations will not be materially detrimental to the use, enjoyment or valuation of surrounding properties.

C. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

i. Development of the Entrada Planning Area would be consistent with the long-range planning for the site as identified in the Area Plan, as well as the Los Angeles County Hillside Design Guidelines, and County Code Title 21 (Subdivisions) and Title 22 (Planning and Zoning) requirements, among other applicable standards, to ensure the development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

ii. In addition to the proposed development being designed consistent with the land use designation and requirements of the Area Plan and County Code, the project's geotechnical report, as reviewed and approved by Public Works, will ensure that slopes are engineered for stability and that appropriate erosion control measures are in place. Further, the timing of grading and hauling activities will conform to County requirements in the Noise Ordinance and other applicable standards. The proposed grading is depicted on the Entrada South Project's associated VTTM No. 53295, which is reviewed by County staff to ensure compliance with County standards and design requirements included in the project's geotechnical report.

iii. Accordingly, grading and haul route operations will be primarily onsite, temporary in nature, and performed in conformance with all applicable County requirements.

Therefore, the grading and haul route operations will not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

53. **The Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

A. The Entrada South Project would be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development standards prescribed in Title 22 (Planning and Zoning) of the County Code and would be integrated into the surrounding area, such as Mission Village (under construction).

B. Compliance with applicable design and development standards and guidelines would ensure that the Entrada South Project incorporates adequate yards, walls, fences, parking and loading facilities, landscaping, and other features. Further, the proposed development's associated VTTM No. 53295 and architectural and landscaping plans are reviewed by the County prior to approval to confirm compliance with all applicable County standards.

54. **The Entrada South Property is adequately served**:

A. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.** The Entrada South Project will be served by a circulation system designed to be adequate in size to serve the planned development of the Entrada South Project. The Entrada South Property is located along Magic Mountain Parkway which is designated as a major highway on the County's circulation element.

B. **By other public or private service facilities as are required.** The Entrada South Project will be adequately served by public and private facilities consistent with the planned development of the Entrada South Project. The development will provide necessary facilities and improvements in accordance with the County's review of associated VTTM No. 53295 and associated entitlements.

<u>Hotel in a C-3 Zone Findings</u>

Pursuant to County Code Section 22.158.050, the following substantiates the findings necessary for issuance of a CUP.

55. **The requested use at the location proposed will not**:

A. **Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.**

i. The construction and operation of the proposed Entrada South Project, including the hotel component, would comply with the Building Code, Fire Code, and other applicable provisions (such as the noise ordinance), which are in place to ensure the health, peace, comfort, and welfare of persons residing or working in the surrounding area. In addition, County review of the development plans, including the associated VTTM No. 53295 and architectural plans, and CEQA analyses prepared for Entrada South would ensure compliance with County standards and implement mitigation measures where appropriate.

ii. County Code Title 22 Division 6 (Development Standards), provides development standards, and County Code Section 22.26.030 (Mixed Use Development) sets forth specific requirements for development. In addition, County Code Section 22.20 (Commercial Zones) sets forth specific requirements for development in the proposed C-3 zone. The Entrada South Project would comply with applicable provisions outlined in these sections. The proposed hotel would extend approximately 75 feet above grade, consistent with the C-3 height standards. A hotel supports surrounding commercial, businesses, and residences by providing hotel services to the community and visitors. Therefore, the hotel would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

B. **Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site**.

i. The proposed hotel to be located just south of Magic Mountain Parkway accessing Six Flags Magic Mountain is located to the north and east of the hotel site within Planning Area 2. Two office buildings and a gas station located farther to the east of Entrada South (i.e., the office buildings and gas station are not adjacent to the hotel use). The hotel building would generate typical noise associated with hotel uses and would not be materially detrimental to the nearby Six Flags Magic Mountain or other existing uses located in the vicinity of the site.

ii. The hotel building would not be adjacent to or near existing residential uses. Given the far distance (approximately 2,900 feet) between the hotel building and the nearest existing residential properties in the Westridge community, located to the south of the Entrada South Property, including across Magic Mountain Parkway and

the utility corridor, the hotel building would not detrimentally impact existing residential uses.

iii. The proposed hotel use would support the existing community, such as Six Flags Magic Mountain, offices located at 27750-27770 Entertainment Drive, and office and commercial opportunities located along The Old Road and east of the I-5 in the vicinity of the site. The proposed hotel use would also support residents and visitors of Entrada South by providing hotel services to the community and visitors to the site area. The proposed hotel would be consistent with the applicable land use and zoning designations. For these reasons, the proposed hotel component would not be materially detrimental to the use, enjoyment, and value of property of other persons located in the vicinity of the site.

C. **Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The proposed hotel use would also support residents and visitors of Entrada South by providing hotel services to the community and visitors to the site area. The proposed hotel will be consistent with the applicable land use and zoning designations. It will comply with the Building Code and Fire Code and other applicable standards (such as the Noise Ordinance). Accordingly, development of the hotel would not jeopardize, endanger, or otherwise constitute a menace to public health, safety, and welfare.

56. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area**.

A. Associated VTTM No. 53295 depicts lots which are designed to be of adequate size and shape to accommodate all required development features of the proposed C-3 zone, including the hotel component located in Planning Area 2.

B. The proposed hotel will be consistent with the applicable land use and zoning designations. The hotel will comply with the applicable design, setback, height, and other standards specified for the C-3 zone.

C. Accordingly, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the County Code Title 22 (Planning and Zoning).

57. **The proposed site is adequately served**:

A. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.** The hotel component will be served by a circulation system designed to be adequate in size to serve the planned development of Entrada South. The PA-2 hotel site is located along Magic Mountain Parkway which is designated as a Major Highway on the County's Master Plan of Highways.

B. **By other public or private service facilities as are required.** The hotel will be adequately served by public and private facilities consistent with the planned development of Entrada South. The development will provide necessary facilities and improvements in accordance with the County's review of associated VTTM No. 53295 and associated entitlements.

Parking Permit Findings

58. Section 22.178.050 (Findings and Decisions) of the County Code requires substantiation of the following findings.

59. **There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following: 1. The nature of the use is such that there is a reduced occupancy; 2. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; 3. Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or 4. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).**

A. The Entrada South Project provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112 (Parking), however, this PP is being requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning

Area within the Entrada South Project includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots.

B. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. The alternative arrangement requested by this PP ensures compliance with the parking requirements.

60. **There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because: 1. Uses sharing parking facilities operate at different times of the day or days of the week; 2. Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or 3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.**

A. The Entrada South Project is not proposing any special parking arrangements.

B. Accordingly, there are no conflicts arising from these special parking arrangements.

61. **Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because: 1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; 2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or 3. Such transitional lots are designed to minimize adverse effects on surrounding properties.**

A. This PP does not request any use of parking located off-site of the Entrada South Property.

B. While the Entrada South Project does not currently propose any lease of less than 20 years, any such lease in the future shall be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such lease shall contain other guarantees assuring continued availability of the spaces.

C. All parking will be designed to minimize adverse effects on surrounding properties in accordance with County Code Chapter 22.112 (Parking).

D. As stated above, each Planning Area provides the required number of parking spaces consistent with County Code.

62. **The requested PP at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.**

    A. This requested PP will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property because each Planning Area provides the required number of parking spaces. Thus, while not located on the same lot as the use the parking will serve, parking will be located on adjacent private drives or nearby lots convenient to the use they are intended to serve and will be designed to comply with County Code Title 22 (Planning and Zoning) and other applicable requirements.

    B. The proposed Entrada South Project's mixed-use design, pedestrian and bicycle facilities, and TDM program are anticipated to reduce the reliance on automobiles. Further, the Entrada South Project's Transportation Impact Analysis ("TIA") demonstrates the development's conformance with the County's transportation standards.

63. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.**

    A. Each lot has been designed to be adequate in size to meet the development standards required by County Code.

    B. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated in accordance with the County Code.

    C. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

<u>Oak Tree Permit Findings</u>

Section 22.174.060 of the Los Angeles County Code requires substantiation of the following facts:

64. **The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.**

    A. Implementation of the Entrada South Project, as depicted on associated VTTM No. 53295 will not endanger the health of the 16 remaining, un-impacted oak trees which are located within the project boundaries or off-site but associated with project development, as indicated in the Oak Tree Report. Mitigation measures and preservation

guidelines have been established consistent with the Oak Tree Report for the 35 oak trees proposed to be impacted.

B. Consistent with the Oak Tree Report, protective fencing not less than five feet in height shall be placed at the limits of the protective zone of the 16 oak trees where no impacts are proposed as well as the 1 tree subject to encroachment. Any grading or other construction- related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

65. **The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.**

A. The proposed impacts to oak trees will not result in any additional soil erosion through diversion or increased flow of surface waters, which cannot be mitigated satisfactorily through on-site drainage control measures that shall be implemented with the Entrada South Project.

B. The proposed Entrada South Project incorporates a drainage and water quality plan which is designed to both protect development and control drainage and run-off of pollutants. Drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure that no significant impacts related to site erosion will occur.

In addition to the above facts, at least one of the following findings in subsections a through c, below, apply:

66. **That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that: i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.**

A. The 34 trees proposed for removal are located in areas of the Entrada South Property where their continued existence would preclude the development of the property in an efficient manner. The proposed Entrada South Project requires grading for geotechnical stability, access and grading balance. Without this grading, the site cannot be developed as proposed, however, the Entrada South Project has been designed to maximize open space areas, including the onsite Spineflower preserve, which includes oak trees.

B. In an effort to balance the need to protect the oak trees and still develop the project site, land planning took into consideration the need to retain oak trees. It was determined that no reasonable design alternative could prevent all impacts. Of the total 51 oak trees located both on-site and off-site, 34 are proposed to be impacted by development, slated for removal. It is anticipated that the one heritage tree proposed for encroachment will remain healthy and provide a visual amenity to future residents. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 35 oak trees proposed to be impacted.

C. Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed.

67. **That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees.** The majority of oak tree impacts, 34 removals and one encroachment are associated with on-site project development, including residential and commercial lots, roadways, utilities and other infrastructure depicted on the tentative tract map.

68. **That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.** Of the 51 oaks inventoried, one oak tree (two percent) received an "A" grade, 18 oak trees (35 percent) received a "B" grade, and 27 oaks (53 percent) earned a "C' grade at the time of the surveys. Due mostly to fire damage and its effects, 5 oak trees (10 percent) received a "D" grade because of failing health.

69. **That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the OTP procedure.**

A. The proposed removal of 34 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the OTP procedure as mitigation measures will be implemented to offset the removals.

B. Consistent with the Oak Tree Report, great care has been taken to design the project to minimize the number of trees which need to be removed in the development process and maximizing open space areas, such as the onsite Spineflower preserve. The Permittee recognizes the significance of oak trees as historical, aesthetic and ecological resources that enhance the value of property and character of the communities in which they exist.

C. The Permittee is committed to maintaining the healthy condition of all oak trees to be retained. Replacement trees shall consist of valley oak (Q. lobata), California scrub oak (Q. berberidifolia) and coast live oak (Q. agrifolia) trees. The size and quality of the replacement trees shall be consistent with the conditions of approval in the OTP, usually 15-gallon container size. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester. The Entrada South Project proposes to provide several areas designated for tree replacement.

D. As described in the Oak Tree Report, for construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over 2 inches in diameter) shall be preserved. If pruning of branches greater than 2 inches in diameter is necessary on trees that are not included as encroachments in this report, the Arborist of Record ("AOR") shall review the situation and the County Forester will have to authorize the cut(s).

E. Further, the Oak Tree Report provides that any grubbing (plant or topsoil removal), demolition, digging, excavating, filling, grading, trenching, or construction within the Tree Protection Zone ("TPZ") of any protected oak tree in relation to the project shall be monitored by the AOR.

ENVIRONMENTAL FINDINGS

70. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

71. The Commission finds that the Permittee is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

72. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is inconsistent with the General Plan and Zoning, as a Zone Change is required. With the adoption of the Zone Change, the Project would be consistent and not have a specific adverse impact upon public health or safety as described in the associated tentative map, and environmental findings.

73. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the Entrada South Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The Entrada South Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The Entrada South Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The proposed Entrada South Project includes a hotel use up to 75 feet in height which is allowed in the C-3 Zone with a CUP.

F. The proposed Entrada South Project includes the total earth movement would be approximately 13 million cubic yards, and that this is the maximum allowable grading as granted with this CUP.

G. The proposed Entrada South Project preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources by locating development outside of HMAs to the extent feasible, locating development in the

portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.

H. The proposed Entrada South Project preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constrains, and using sensitive design techniques tailored to the site requirements.

I. The proposed Entrada South Project is compatible with or enhances community character and provides open space as required. The Commission finds that the development is compatible with the surrounding community.

J. The proposed Entrada South Project is in substantial compliance with the Hillside Design Guidelines.

K. The Commission finds that the Entrada South Project includes 110 rental affordable units out of the 1,574 total units (or seven percent of the market-rate units proposed for the Entrada South Project) as part of the Entrada South/VCC DA.

L. The proposed Entrada South Project includes a PP that will allow for a more efficient parking system through the use of shared, reciprocal, and offsite parking.

M. The proposed construction of the Entrada South Project will not be accomplished without endangering the health of the remaining oak trees subject to the applicable Title 22 (Planning and Zoning) regulations, if any, on the subject property.

N. The removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board: Certify that the Final SEIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the

environmental consequences of the Entrada South Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Entrada South Project implementation, and find that the unavoidable significant effects of the Entrada South Project after adoption of said mitigation measures are as described in those FOF; and determine that the remaining, unavoidable environmental effects of the Entrada South Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Entrada South Project as stated in the FOF and SOC.

2. Recommends that the Board approve **CONDITIONAL USE PERMIT NO. 00-210**, **PARKING PERMIT NO. 200700013**, **OAK TREE PERMIT NO. 200700018**, and **ADMINISTRATIVE HOUISNG PERMIT NO. RPPL2024000343** subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 87-150 ("VCC Project")

PARKING PERMIT ("PP") NO. RPPL2022007239
OAK TREE PERMIT ("OTP") NO. 200700022
ENVIRONMENTAL ASSESSMENT NO. RPPL2021007114

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150, consisting of Parking Permit ("PP") No. RPPL2022007239, OTP No. 200700022, and Environmental Assessment No. RPPL2021007114. Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA") and Vesting Tentative Parcel Map ("VTPM") No. 18108 were considered together with the above entitlements, collectively referred to as the "VCC Project Permits".

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. After hearing all testimony, the Commission discussed the merits of the Entrada South/VCC Project. In its actions on October 1, 2025, the Commission recommended the Board certify the Final SEIR, adopt the proposed FOF, adopt the MMRP, and determine the Entrada South Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations by adopting the proposed SOC and recommended the Board approve the VCC Project.

3. **ENTITLEMENT REQUESTED.** The Permittee, the Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC ("Permittee"), owns certain real property known as the "VCC Property," as legally described in Exhibit A. The Permittee requests PP No. RPPL2022007239 to allow shared, reciprocal and offsite parking across the entire Project, pursuant to County Code Section 22.178.050 (PP - Findings and Decision).

4. **ENTITLEMENT REQUESTED.** The Permittee requests OTP No. 200700022 to remove 26 non-heritage oak trees for a total of 26 oak tree-related impacts pursuant to County Code Section 22.174.060 (OTP Findings)/22.174.090 (Effective Date of Decision). Based on the March 31, 2023 Oak Tree Report ("Oak Tree Report"), there are a total of 28 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the VCC Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the VCC Project but

associated with the development. Of the 28 oak trees surveyed, 26 oak trees will be impacted. Of the 26 impacted oak trees, all trees are non-heritage and proposed to be removed by development of the VCC Project in accordance with the County Oak Tree Ordinance.

5. **RELATED ENTITLEMENT.** The Entrada South/VCC DA is a related request, pursuant to Government Code Section 65864 et seq. and County Code Chapter 22.162 (Development Agreements), to adopt by ordinance a voluntary agreement between the County and Permittee that memorializes the terms, conditions, and obligations of the VCC Project, and provides vesting development rights for the VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the Permittee with long-term contractual assurances that the VCC Project includes public benefits and can be built out as approved in the VCC Project Permits.

6. **RELATED ENTITLEMENT.** Vesting Tentative Parcel Map No. 18108 ("VTPM No. 18108" or "Vesting Map") is a related request to authorize VTPM No. 18108, also known as the "Valencia Commerce Center" ("VCC"), to subdivide approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots and 43 open space lots providing a total of 3.4 million square feet of office and industrial space in an undeveloped portion of the partially completed VCC site and industrial/business park c located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon landfill. The VCC Project is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan ("Specific Plan") south, and Chiquita Canyon Landfill to the west. The VCC Project has three Planning Areas and is proposed to be developed in four phases. The subdivision is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

7. **PREVIOUS ENTITLEMENTS.** Master CUP 87-360 for the Valencia Commerce Center.

8. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Permittee" shall include the Permittee, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

9. **COUNTY BOARD OF SUPERVISORS APPROVAL.** The approval of the VCC Project Permits and related entitlements (Entrada South/VCC DA and VTTM No. 18108 will not become effective unless and until the County Board of Supervisors ("Board") has certified the Supplemental Environmental Impact Report ("SEIR") and approved the Entrada South/VCC DA, and it has become effective.

10. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Permittee agreed to a vesting date of October 7, 2021. Accordingly, the VCC Project is generally subject

to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

11. **LOCATION.** The VCC Property is located within the Newhall Zoned District and the Santa Clarita Valley Planning Area. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

12. **LAND USE DESIGNATION.** The VCC Property is located within the IO (Industrial Office) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

13. **ZONING.** The VCC Property is located in the Newhall Zoned District and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing –Development Program).

14. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN/SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2 (Residential 2 – 0 to 2 Dwelling Units per Acre), SP-MU (Specific Plan – Mixed Use), CG (General Commercial)	M-1.5-DP, R-1 (Single-Family Residential – 5,000 Square Feet Minimum Required Lot Area), and C-3 (General Commercial)	Industrial, Single-Family Residential, Recreation, Commercial
EAST	CG, P (Public and Semi-Public), IL (Light Industrial), IO	M-1.5-DP, C-3	Vacant, Industrial, Commercial, Parking
SOUTH	IO, CM (Major Commercial), IL	C-3, M-1.5-DP	Vacant, Government, Parking, Commercial
WEST	IO	M-1.5-DP	Vacant, Industrial

15. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The VCC site is 328.8 acres of an undeveloped portion of the previously approved VCC (Master CUP No. 87-360) located west of I-5 and north of SR-126. The VCC 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 above mean sea level (AMSL).

B. Site Access

Regional access to the VCC site is provided by I-5, located just east of the site, and SR-126. Additional freeways in the area include State Route 14, which provides access to the Antelope Valley, Interstate 210 and Interstate 405, which along with I-5 provide access to the region south of Newhall Pass. Local access to the VCC is available from The Old Road, Henry Mayo Drive, Hasley Canyon Road, and Commerce Center Drive.

C. Exhibit "A" Map

The Exhibit Map dated January 15, 2025, depicts approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots and 43 open space lots providing a total of 3.4 million square feet of office and industrial space in an undeveloped portion of the partially completed VCC site and industrial/business park located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon landfill.

D. Parking

The VCC includes a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 are required. There will be 7,276 office parking spaces provided where 7,276 spaces are required. There will be 945 industrial parking spaces provided where 945 spaces are required. As noted above, the Permittee has requested a PP to allow for reciprocal parking within the VCC.

E. Internal Circulation

For internal circulation in the VCC site, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC, 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 site. 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.

A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC site, 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 the VCC, which can be accessed along Commerce Center Drive and Hasley Canyon Road, 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. 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.

Bicycle route improvements in and around the VCC would connect to an extensive system of continuous bike paths within the Specific Plan 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.

F. Grading

The grading amounts include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, and 410,000 cubic yards of shrinkage, for a combined grading amount of 7.0 million cubic yards (3.5 million cut and 3.5 million fill) to be balanced onsite. Grading for the VCC was previously authorized under CUP No. 87-360. There is no additional request for grading beyond that approved under CUP No. 87-360.

G. Oak Trees

The Permittee is concurrently seeking an OTP for development of the VCC consistent with the County Oak Tree Ordinance. The OTP covers 26 removals of non-heritage oak trees within the VCC governed by the County Oak Tree Ordinance. No encroachments on oak trees would occur as defined by the County Oak Tree Ordinance.

16. **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") DETERMINATION.**

SEIR

The VCC Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report ("EIR") and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The VCC Property was identified in the State-certified EIR as the "VCC Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The VCC Project implements the development within the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the VCC Property, are referred to herein as the "2017 Project."

The VCC Project, as currently proposed, reflects minor changes and refinements related to the development of the VCC Property as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the VCC Project in a Draft Supplemental EIR ("SEIR," SCH No.

2000011025) that focuses on the VCC Project's incremental changes from the 2017 Project, as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The VCC Project is referred to as the "Modified Project" in the SEIR.

The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program for the VCC Project ("MMRP").

These findings incorporate by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

17. **AGENCY RECOMMENDATIONS.**
The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of associated VTPM No. 18108 dated January 15, 2025.

A. In a letter dated April 21, 2025, Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated February 13, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated February 11, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated March 20, 2025, the Public Health recommended that the Project proceed to public hearing with required conditions of approval.

18. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On August 28, 2025, Staff mailed a total of 1,133 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 209 notices to those on the courtesy mailing list for the Newhall Zoned District

and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

19. **LAND USE POLICY.** The Commission finds that the VCC Project is consistent with the goals and policies of the Area Plan because the IO land use designation allows for the VCC site's development of non-residential (industrial/business/office park) space, a multi-use trail, roadways, and infrastructure. No General Plan or Area Plan amendments are required to implement the Project.

20. **GOALS AND POLICIES.** In 1991, the County originally approved development of the VCC with approximately 12.6 million square feet of non-residential (industrial/business/office park) uses through the issuance of various entitlements, including Master CUP No. 87-360, and certification of the VCC EIR, finding the project consistent with the General Plan. The development of the VCC is located with the VCC and implements Master CUP No. 87-360 and remains consistent with the County's General Plan. **Specifically, the Commission finds that development of the VCC is consistent with the following policies of the General Plan:**

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

  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 within the VCC site to support a network of trails in the region. These include an extension of the existing Hasley Canyon Trail under Commerce Center Drive through the VCC, 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-long multi-purpose trail located northwest of the VCC, 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. The bicycle route improvements in and around the VCC 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 to the east, and existing bike routes within the City of Santa Clarita to the east.

- ***General Plan – Economic Development, Policy ED 2.1:*** *"Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses."*

  Development of the VCC with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the Area Plan's IO land use designation will protect the site from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  The development of the VCC includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community will facilitate the generation of local jobs and economic activity.

- ***General Plan – Land Use, Policy LU4.1:*** *"Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."*

  The VCC Property is currently vacant. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community that will facilitate the generation of local jobs and economic activity.

21. **The Commission also finds that the Project is consistent with the following policies of the Area Plan:**

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

  The VCC site has been designated for urban use and will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the VCC is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

Open space areas, including Castaic and Hasley Creeks in the VCC, would be maintained to preserve scenic character. Additionally, development of the VCC would not impact any prominent ridgelines identified in the Area Plan. The VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

- ***Area Plan - Land Use, Policy LU-1.3.6:*** *"Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas."*

  Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

  Development of the VCC would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing residents with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails 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, 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-long multi-purpose trail located northwest of the VCC site, 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.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. **PERMITTED USE IN ZONE.** The Commission finds that the development of the VCC, as part of the VCC Project, is consistent with the M-1.5-DP zoning classification as retail, office, and industrial uses are permitted in such zones pursuant to County Code Chapter 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5). The VCC Project would be developed consistent with the uses allowed by the County-approved Master CUP No. 87-360 for the existing VCC.

23. **LOT AREA AND WIDTH.** Development on any lot in the VCC shall comply with County Code Title 22 Division 6 (Development Standards), where applicable. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Lot Area and Width).

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.080 (Required Yards). The VCC Project follows the non-residential site development standards for lot requirements including minimum front parking setback (33.5' for Commerce Center Drive and 15' for interior streets), minimum front building setback (65 feet for Commerce Center Drive and 40 feet for interior streets), minimum side parking setback (20 feet for Commerce Center Drive and 15 feet for interior streets) (corner lot), and minimum side building setback (25 feet for Commerce Center Drive and 25 feet for interior streets) (corner lot).

25. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). The minimum required fence and wall heights of 3.5 feet in the front yards and six feet in the side and rear yards, have been implemented throughout the Project Site.

26. **PARKING.** The Commission finds that the VCC Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The VCC Project has provided the minimum required number of parking facilities for the office and industrial uses proposed. The VCC Project is seeking PP No. RPPL2022007239 to authorize reciprocal parking across lot lines. All VCC -related parking will be provided within the VCC site.

27. **SIGNS.** No signs are proposed or included with the Project.

28. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing planning area standards district.

29. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the VCC Project is not subject to or located within any existing community standards district.

30. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the VCC Project is not located within or subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). However, 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. 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.

31. **TREE PLANTING.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and in Section 22.126 (Tree Planting Requirements). The VCC Project would also 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.

32. **IMPROVEMENTS.** The Commission finds that the VCC Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). Offsite Improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the associated VTPM No. 18108 boundaries but still located within the boundary of the VCC and Master CUP No. 87-360. The lift station is already built and was approved under Master CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP as they were previously approved under Master CUP No. 87-360.

PP FINDINGS

Section 22.178.050 (Findings and Decision) of the County Code requires substantiation of the following findings.

33. **There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following:**

    A. The nature of the use is such that there is a reduced occupancy;
    B. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities.

Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration;

C. Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed; or

D. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities).

VCC provides the required number of parking spaces in each Planning Area per County Code Chapter 22.112, however, this Parking Permit is being requested because not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Specifically, each Planning Area within VCC includes parking located on the lot where the use will occur and reciprocal parking located on adjacent private drives or nearby lots. Thus, while each Planning Area provides the required number of parking spaces, not all of the required parking within each Planning Area will be located on the same lot as the use that lot is intended to serve. Thus, the alternative arrangement requested by this Parking Permit ensures compliance with the parking requirements.

34. **There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:**
    A. Uses sharing parking facilities operate at different times of the day or days of the week;
    B. Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or
    C. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.

VCC is not proposing any special parking arrangements contemplated by Findings 2(a)-(c). Accordingly, there are no conflicts arising from these special parking arrangements.

D. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:

i. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use;

ii. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or

iii. Such transitional lots are designed to minimize adverse effects on surrounding properties.

This Parking Permit does not request any use of parking located off-site of the VCC site. While VCC does not currently propose any lease of less than 20 years, any such lease in the future shall be written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such lease shall contain other guarantees assuring continued availability of the spaces. All parking will be designed to minimize adverse effects on surrounding properties in accordance with County Code Chapter 22.112. As stated above, each Planning Area provides the required number of parking spaces consistent with County Code.

35. **The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.**

This requested Parking Permit will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property because parking will be located on adjacent private drives or nearby parking structures convenient to the use they are intended to serve and will be designed to comply with County Zoning Ordinance requirements. The proposed development's parking spaces would not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities. Further, the project's Transportation Impact Analysis (TIA) demonstrates the development's conformance with the County's transportation standards.

36. **The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.**

Each lot within the planning areas has been designed to be adequate in size to meet the development standards required by County Code. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

OTP FINDINGS

Section 22.174.060 (Findings) of the County Code requires substantiation of the following facts.

37. **The proposed construction or proposed use will be accomplished without endangering the**

health of the remaining trees subject to County Code Title 22 (Planning and Zoning) regulations, if any, on the subject property.

Implementation of the VCC development, as depicted on the associated VTPM No. 18108 will not endanger the health of the two remaining un-impacted oak trees (*Quercus lobate x douglasii* and *Quercus lobata*) which are located within the development boundaries or off-site but associated with the VCC development. Implementation of the proposed project would remove 26 non-heritage oak trees, as indicated in the Oak Tree Report. Should additional oak trees grow into ordinance size within the duration of the oak tree permit, removal, encroachment or other impacts shall be included into the conditions of the oak tree permit to ensure proper mitigation. The Oak Tree Report completed for the VCC includes recommendations for tree protection during construction and mitigation.

Consistent with the Oak Tree Report, protective fencing not less than five feet in height shall be placed at the limits of the protected zone of the two oak trees where no impacts are proposed. Any grading or other construction-related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

38. **The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.**

The proposed impacts to oak trees will not result in soil erosion through diversion or increased flow of surface waters, which cannot be mitigated satisfactorily through on-site drainage control measures that shall be implemented with the VCC development.

39. **The proposed project incorporates a drainage and water quality plan which is designed to both protect development and control drainage and run-off of pollutants**.

Drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure that no significant impacts related to site erosion will occur.

40. **In addition to the above facts, at least one of the following findings in subsections i through vii, below, applies:**

A. **That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that: i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be**

prohibitive, or ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized.

The 26 trees proposed for removal are located in areas of the property where their continued existence would preclude the development of the property in an efficient manner. The proposed VCC development requires grading for geotechnical stability, access and grading balance. Without this grading, the site cannot be developed as proposed.

In an effort to balance the need to protect the oak trees and still develop the site, land planning took into consideration the need to retain oak trees. It was determined that no reasonable design alternative could prevent all impacts. Of the total 28 oak trees located both on-site and off-site, 26 are proposed to be impacted by development, with all of those slated for removal. No trees are proposed for encroachment. Mitigation measures and preservation guidelines have been established consistent with the Oak Tree Report for the 26 non-heritage oak trees proposed to be impacted.

Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed. Building pads are located to provide increased environmental protections to wetlands and related biological resources within the VCC site, the development involves a reduction in permanent impacts to Hasley Creek and Castaic Creek.

41. **That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees.**

The majority of oak tree impacts, including 26 non-heritage removals are associated with the VCC development, including the proposed industrial/business park, roadways, utilities and other infrastructure depicted on the associated tentative map. There is no reasonable alternative to the removal of these trees, since the building pads are located to provide increased environmental protections to wetlands and related biological resources within the VCC site, the development involves a reduction in permanent impacts to Hasley Creek and Castaic Creek.

42. **That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.**

Of the 28 oaks inventoried, two oaks (seven percent) received a "A" grade, 12 oak trees (43 percent) received a "B" grade, 13 oaks (46.5 percent) earned a "C" grade, and one oak (3.5

percent) received a "D" grade at the time of the surveys. This Oak Tree Report identifies the extent of the potential impacts and recommends management and/or mitigation measures where appropriate. For construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over two inches in diameter) shall be preserved. If pruning of branches greater than two inches in diameter is necessary on trees that are not included as encroachments in this report, the Arborist of Record ("AOR") shall review the situation and the County Forester will have to authorize the cut(s).

43. **That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the OTP procedure. The proposed impacts to 26 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure as mitigation measures will be implemented to offset the removals.**

A. Consistent with the Oak Tree Report, great care has been taken to design the project to minimize the number of trees which need to be removed in the development process and maximizing open space areas. The Permittee has taken great care in designing the industrial/business park to minimize the number of trees which need to be removed in the development process. The Permittee recognizes the significance of oak trees as historical, aesthetic and ecological resources that enhance the value of property and character of the communities in which they exist.

B. The Permittee is committed to maintaining the healthy condition of all oak trees to be retained. For each tree removed, a minimum of two 15-gallon replacement trees will be planted, resulting in a greater number of oak trees on site which would consist of valley oak (Q. lobata) trees. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester. The VCC development proposes to provide several areas designated for tree replacement.

C. As described in the Oak Tree Report, for construction clearance, retention of oak tree foliage shall be the priority; foliage may be tied-back or minimally pruned for clearance, but medium and large limbs (over two inches in diameter) shall be preserved. If pruning of branches greater than two inches in diameter is necessary on trees that are not included as encroachments in this report, the AOR shall review the situation and the County Forester will have to authorize the cut(s).

ENVIRONMENTAL FINDINGS

44. As stated above, these findings incorporate by reference, as if fully set forth herein, the CEQA FOF and SOC regarding the Final SEIR for the VCC Project, which are attached hereto as

Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the VCC Project would not result in any new or substantially more severe significant impacts.

45. The Commission finds that the Permittee is subject to payment of the CDFW fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDING

46. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the VCC Project is not considered a housing development and therefore is not subject to the Housing Accountability Act.

47. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at the VCC Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The VCC Property is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in County Code Title 22 (Planning and Zoning), or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The VCC Property is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The proposed VCC Project is compatible with or enhances community character and provides open space as required. The Commission finds that the VCC Project is compatible with the surrounding community.

F. The proposed VCC Project includes a PP that will allow for a more efficient parking system through the use of shared, reciprocal, and offsite parking.

G. The proposed construction of the VCC Project will not be accomplished without endangering the health of the remaining oak trees subject to the applicable County Code Title 22 (Planning and Zoning) regulations, if any, on the subject property.

H. The removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Recommends that the Board certify that the Final SEIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certify that it independently reviewed and considered the information contained in the Final SEIR, and that the Final SEIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the VCC Project; adopt the FOF, SOC and the MMRP; find that the MMRP is adequately designed to ensure compliance with the mitigation measures during the VCC Project implementation, and finds that the unavoidable significant effects of the VCC Project after adoption of said mitigation measures are as described in those FOF; and determines that the remaining, unavoidable environmental effects of the VCC Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the FOF and SOC.

2. Recommends that the Board approve **PARKING PERMIT NO. RPPL2022007239**, and **OAK TREE PERMIT NO. 200700022**, subject to the attached conditions.

ACTION DATE: October 1, 2025

DD:SMT:JSH:EGA:JDS
09/17/25

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 00-210 ("ENTRADA SOUTH")
VESTING TENTATIVE TRACT MAP ("VTTM") NO. 53295

PROJECT DESCRIPTION

"Entrada South" requests VTTM No. 53295 to subdivide a 382.3-acres site for a mixed-use development into a total of 200 lots to create 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 acres) to include a 28.0-acre Spineflower Preserve; 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots. Entrada South is a mixed-use development proposing residential, commercial and open space uses, including 136 acres of open space of which 58 acres will remain in a natural or undisturbed state. Entrada South also proposes a potential school site and an onsite Spineflower preserve. The project site has sloping topography requiring a combined grading of 6.5 million cubic yards of cut and fill to be balanced onsite. A portion of the project's grading will occur offsite within the Mission Village project between its westerly boundary and Westridge Parkway. The project is proposed to be developed in five phases and is currently vacant.

The related zone change is to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence-5,000 Square Feet Minimum Required Lot Area) Zone to the MXD (Mixed Use Development) Zone; and to change 5.5 acres from the R-1 Zone to the C-3 (General Commercial) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The related Conditional Use Permit ("CUP") will authorize development within an urban hillside management area ("HMA"); a hotel use in the C-3 zone; onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading; and walls and fences exceeding six feet in height. The grading amounts (combined cut and fill) are 13.0 million cubic yards to be balanced onsite. The related parking permit will allow shared, reciprocal and offsite parking across the entire project (i.e., residential and non-residential areas). The related oak tree permit consists of the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree, for a total of 35 oak tree-related impacts. Lastly, the related administrative housing permit proposes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to the related development agreement, the affordable units will be rented to persons or families with low or moderate incomes. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. This grant, the VTTM, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Subdivider**. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

    A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit

to the number of supplemental deposits that may be required prior to completion of the litigation.

B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration**. VTTM No. 53295 shall expire according to the terms set forth in Development Agreement ("DA") No. RPPL202500003357. In the event that the above-referenced DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Exhibit Map**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, an amended Exhibit Map shall be submitted to LA County Planning by **January 17, 2026**, 60 days after the Board adoption and effective date.

9. **Revisions to Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

11. **Inspection**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

    Inspections may be unannounced. Inspections may be conducted utilizing available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which

may be updated from time to time, and which shall be provided to the Subdivider upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.

13. **Environmental Document Filing Fees**. Within five (5) working days from the day after the appeal period ends on **November 18, 2025,** (by **November 25, 2025**), the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

14. **Mitigation Monitoring and Reporting Program ("MMRP")**. The Subdivider shall comply with all mitigation measures identified in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.

15. **Covenant and Agreement**. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the County Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.

16. **MMRP Deposit**. The Subdivider shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

17. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify

this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

18. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

19. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

20. **Compliance to County Code Title 21 and Title 22**. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

21. **Maintenance**. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

22. **Grant**. This grant shall authorize the creation of 200 lots, to include 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial, including hotel, office and retail space; 51 open space lots; 20 private recreation lots; one public park lot (5.4 acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots on 382.3 gross acres, as depicted on the VTTM and Exhibit Map dated January 15, 2025.

23. **Code Compliance**. The Subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code, and the Subdivision Map Act.

24. **Lot Line Adjustments**. Permission is granted to adjust lot lines to the satisfaction of LA County Planning and Public Works.

25. **Subdivision Committee Conditions**. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports

(VTTM dated January 15, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation ("Parks and Recreation"), and Public Health.

26. **Grading**. The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

27. **Bulk Grading in Phases**. Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.

28. **Lot on Cul-de-sac**. The Subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.

29. **Street Frontage**. The Subdivider shall provide at least 60 feet of street frontage for each lot, except those lots granted a street frontage waiver.

30. **Street Frontage Waiver**. Permission is granted to waiver from public street frontage requirements for lots fronting private drives and fire lanes for the following lots: 2, 10, 11, 12, 14, 15, 17, 18, 19, 23, 26, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 59, 62, 63, 66, 67, 68, 69, 81, 82, 85, 98, 100, 126, 127, 128, 131, 141, 142, 143, 144, 145, 171, 172, 173, 175, 176, 177, 178, 179, 185, 186.

PRIOR TO RECORDATION OF A FINAL MAP

31. **Water Supply.** A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of LA County Planning and Public Works prior to filing any map for recordation.

32. **Final Map Phasing**. Permission is granted to record multiple final maps, provided that a phasing exhibit (or updated phasing exhibit) is submitted to LA County Planning for review and approval, prior to final map recordation. The phasing exhibit shall depict the timing of offsite improvements and open space dedication, number of phases, all lots to be phased, dwelling units per phase, gross and net lot area(s), and required homeowner's association ("HOA") and natural open space calculations.

Easements

33. **Easements Depicted on Final Map**. All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Tentative/Exhibit Map for ingress/egress, reciprocal access, trails, and utilities, etc. to the satisfaction of LA County Planning, Parks and Recreation, and Public Works.

34. **Easements**. The Subdivider shall submit a draft copy of the reciprocal ingress and egress easements for the private driveways to the Director for review and approval.

35. **Draft Covenant Regarding Proposed Easements**. Prior to final map recordation, the Subdivider shall submit a draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved Tentative/Exhibit Maps. The approved covenant shall be recorded immediately after the recordation of the final map.

Condominiums

36. The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 1,574 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

37. Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

38. The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

39. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the community garden, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), trash collection points and containers, irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.

40. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the guest parking, and private driveways and fire lanes for access into and out of the subdivision.

Driveway Conditions

41. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.

42. The Subdivider shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated January 15, 2025, or an Amended Exhibit Map approved by the Director.

43. The external access points and internal private driveways/fire lanes of the development shall not be gated. Except for fire emergency access gates required by Fire and utilities and/or infrastructure that require private access gating, gated vehicular access shall be listed as a prohibition within the CC&Rs.

44. Prior to recordation of the final map, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval.

Tree Planting

45. **On-site Tree Planting**. Prior to final map recordation, the Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director. The number and placement of ornamental trees may be reviewed and modified by the Fire Forestry Division with respect to fuel modification and other requirements. Additionally, also prior to final map recordation, the Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

Open Space

46. Permission is granted to create additional open space lots to the satisfaction of LA County Planning.

47. The Subdivider shall provide for the ownership and maintenance of the open space and/or lots for parks to the satisfaction of LA County Planning. The ownership and maintenance of the lot(s) shall be provided by a homeowners' association or dedicated to a public agency or land conservancy.

OTHER CONDITIONS

48. The Subdivider shall be authorized to use modified street sections within the subdivision as shown on the Vesting Map to the satisfaction of the LA County Planning and Public Works.

49. Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.

50. Permission is granted to record a Large Lot Parcel Map with parcels of 20 acres or more without the provision of public improvements prior to recordation. Additionally, permission is granted to record a Large Lot Parcel Map of 5 acres or more with improvements. Either Large Lot Parcel Map shall serve as the first unit final map and recordation shall be considered the filing of the first unit map for the purpose of time extensions pursuant to the Subdivision Map Act and shall not require the obligation of developer fees, dedications, exactions, or infrastructure except as may be required by Chapter 21.32 of the Subdivision Map Act.

51. The project is proposed to be developed in phases. Permission is granted to change the order of unit map phasing if the necessary infrastructure has been provided to construct each phase to the satisfaction of Public Works and LA County Planning.

52. Permission is granted to allow future design flexibility, to the satisfaction of LA County Planning, including changing office to commercial or commercial to office, and apartments to condominiums or condominiums to apartments, changing attached units to detached units, changing the building type and location, changing the location, alignments, widths, and entries of driveways, changing the private drive alignments and locations, changing the lot configurations, and changing the residential unit location and commercial building type and location. Any increase in the number of residential units or square footage of non-residential area on a lot is contingent upon the decrease on another lot. An increase in the number of multi-family units and non-residential square footage among lots may be allowed if the increase does not exceed the maximum buildout number of residential units or non-residential square footage established in the approved entitlements. The total residential unit count or non-residential square footage shown on the VTTM and the accompanying Exhibit Map shall not be exceeded. To allow this future flexibility, LA County Planning shall make a determination whether to require an amended exhibit map, minor map amendment, or other applicable process required to implement this condition of approval.

53. Permission is granted to combine lots to the satisfaction of LA County Planning.

54. Permission is granted to record additional non-developable (building) lots for private drives and fire lanes and for utilities to the satisfaction of LA County Planning.

55. Grade elevations on the Vesting Tentative Tract Map are approximate. Elevations may change by up to 10 feet. More than 10 feet may be permissible subject to the approval of the LA County Planning and Public Works.

56. It is acknowledged that the alignment and geometrics of streets and trails are approximate. Permission is granted for adjustments to streets to be made provided that Public Works and LA County Planning determine the adjustments are consistent with the intent of the subdivision approval. Adjustments to private trails can be made with approval by LA County Planning. Adjustments to public trails can be made with the approval of Parks and Recreation.

57. The locations of appurtenant structures and utilities may be relocated if determined to be consistent with the approved VTTM to the satisfaction of Public Works and LA County Planning and applicable process required such as a revised exhibit 'A', amended map, amended exhibit map, or minor map amendment.

58. Proposed non-residential floor area is interchangeable as long as the required parking is provided to the satisfaction of Public Works and LA County Planning and applicable process required such as a revised exhibit 'A', amended map, amended exhibit map, or minor map amendment.

59. Permission is requested to re-subdivide previously subdivided lots, including the recordation of unit maps over previously-recorded final maps or lots of final maps. Each unit map shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the approved project entitlements.

60. A potential school site has been included on the Project Exhibit Map. Should the school district no longer need the land, school site improvements, or school facilities, the school site can be used for other entitled development subject to overall residential unit or commercial square footage maximums permitted for the site, subject to the approval of LA County Planning and Public Works. Conversely, should a school site be required in a location not previously shown on the VTTM or Exhibit A, residential units, commercial square footage, or recreation/open space areas can be relocated onsite to achieve the full entitlement outlined in project approvals.

Attachments:

Exhibit D-1 Subdivision Committee Reports (pages 1- 102)

Exhibit D-2 MMRP (pages 1- 332)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 87-150 ("VCC PROJECT")

VESTING TENTATIVE PARCEL MAP ("VTPM") NO. 18108

PROJECT DESCRIPTION

The "Valencia Commerce Center" ("VCC") is a request to subdivide approximately 328.8 acres referred to as the "VCC Project" into a total of 104 lots to create 61 commercial lots with 3.4 million square feet of building square footage and 43 open space lots in an undeveloped portion of the partially completed VCC site and industrial/business park center located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon Landfill. The VCC Project site (VTPM 18108) is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan ("Specific Plan") to the south, and Chiquita Canyon Landfill to the west. The Project has three Planning Areas and is proposed to be developed in four phases.

The related Parking Permit will seek to allow shared, reciprocal, and offsite parking. The related request for a Development Agreement ("Entrada South/VCC DA") in accordance with Government Code Section 65864 et seq. to memorialize the VCC Project's terms, conditions, and obligations and provide vesting development rights for all of the VCC Project components. The Entrada South/VCC DA would not increase the level of development or the disturbance footprint of the VCC Project. The Entrada South/VCC DA may establish commitments by the Subdivider to provide additional environmental and project benefits. The related Oak Tree Permit is for the removal of 26 non-heritage oak trees and no encroachments. Grading quantities authorized under the original VCC approval (CUP No. 87-360) include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, all to be balanced onsite. Lastly, offsite improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond the VTPM No. 18108 boundaries but still located within the boundary of VCC and CUP No. 87-360. The lift station is already built and was approved under CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP. This grant, the VTPM, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Subdivider**. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at

the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

    A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by

the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration.** VTPM No. 18108 shall expire according to the terms set forth in Development Agreement ("DA") No. RPPL202500003357. In the event that the above-referenced DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Exhibit Map**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, an amended Exhibit Map shall be submitted to LA County Planning by **January 17, 2026**, 60 days after the Board adoption and effective date.

9. **Revisions to Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

11. **Inspection**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

    Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

12. **Environmental Document Filing Fees**. Within five (5) working days from the day after the appeal period ends on **November 18, 2025** (by **November 25, 2025**), the Subdivider shall

remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

13. **Mitigation Monitoring and Reporting Program ("MMRP")**. The Subdivider shall comply with all mitigation measures identified in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.

14. **Covenant and Agreement**. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.

15. **MMRP Deposit**. The Subdivider shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

16. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

17. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

18. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

19. **Compliance to County Code Title 21 and Title 22**. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

20. **Maintenance**. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

21. **Grant**. This grant shall authorize the creation of 104 lots, to include 61 commercial lots and 43 open space lots to be developed with 3.4 million square feet of building square footage on 328.5 gross acres, as depicted on the VTPM and Exhibit Map dated January 15, 2025.

22. **Grant.** This grant shall authorize seven million cubic yards of combined cut and fill material (3.5 million cut, 3.5 million fill), to be balanced onsite.

23. **Grant.** This grant shall authorize offsite improvements to include providing a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway.

24. **Code Compliance**. The Subdivider shall conform to the requirements of Title 21 (Subdivisions) of the County Code, and the Subdivision Map Act.

25. **Subdivision Committee Conditions**. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTPM dated January 15, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation ("Parks and Recreation"), and Public Health.

26. **Grading**. The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

27. **Lots on Cul-de-sac**. The Subdivider shall provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.

28. **Street Frontage**. The Subdivider shall provide at least 60 feet of street frontage for each lot, except those lots granted a street frontage waiver.

29. **Street Frontage Waiver**. Permission is granted to waiver from public street frontage requirements for lots fronting private drives and fire lanes for the following lots: 3, 5, 7, 8, 9, 10, 30, 31, 34, 50, 51, 52, 53, 54, 55, 59, 78, 80, 82, 83, 86-89, 93, 95, 96, 97.

PRIOR TO RECORDATION OF A FINAL MAP

30. **Final Map Phasing**. Permission is granted to record multiple final maps, provided that a phasing exhibit (or updated phasing exhibit) is submitted to LA County Planning for review and approval, prior to final map recordation. The phasing exhibit shall depict the timing of offsite improvements and open space dedication, number of phases, all lots to be phased, gross and net lot area(s), and natural open space calculations.

Easements

31. **Easements Depicted on Final Map**. All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Tentative/Exhibit Map for ingress/egress, reciprocal access, trails, and utilities, etc. to the satisfaction of LA County Planning, Parks and Recreation, and Public Works.

32. **Easements**. The Subdivider shall submit a draft copy of the reciprocal ingress and egress easement for the private driveway to the Director for review and approval.

33. **Draft Covenant Regarding Proposed Easements**. Prior to final map recordation, the Subdivider shall submit draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved Tentative/Exhibit Maps. The approved covenant shall be recorded immediately after the recordation of the final map.

Covenants, Conditions, and Restrictions (CC&Rs)

34. The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

35. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all onsite tree plantings), irrigation systems, and walls and fences, to the satisfaction of the Director.

36. The Subdivider shall reserve in the CC&Rs the right for all employees and visitors within the Project to use the parking, private driveways, and fire lanes for access into and out of the subdivision.

Driveway Conditions

37. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.

38. The Subdivider shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated January 15, 2025, or an Amended Exhibit Map approved by the Director.

39. The external access points and internal private driveways/fire lanes of the development shall not be gated. Except for fire emergency access gates required by Fire and utilities and/or infrastructure that require private access gating, gated vehicular access shall be listed as a prohibition within the CC&Rs.

40. Prior to recordation of the final map, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval.

Open Space

41. **Additional Open Space Lots.** Permission is granted to create additional open space lots to the satisfaction of LA County Planning.

42. **Maintenance of Open Space Lots.** The Subdivider shall provide for the ownership and maintenance of the open space to the satisfaction of LA County Planning. The ownership and maintenance of the lot(s) shall be provided by a homeowners' association or dedicated to a public agency or land conservancy.

<u>OTHER CONDITIONS</u>

43. **Lot Line Adjustments.** The subdivider shall be authorized to adjust lot lines between lots within the subdivision to the satisfaction of the LA County Planning and Public Works.

44. **Modified Street Sections.** The subdivider shall be authorized to use modified street sections within the subdivision as shown on the VTPM to the satisfaction of the LA County Planning and Public Works.

45. **Bulk Grading in Phase(s).** Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.

46. **Large Lot Parcel Map.** Permission is granted to record a Large Lot Parcel Map with parcels of 20 acres or more without the provision of public improvements. Additionally, permission is granted to record a Large Lot Parcel Map of 5 acres or more with improvements. Either Large Lot Parcel Map shall serve as the first unit final map and recordation shall be considered the filing of the first unit map for the purpose of time extensions pursuant to the Subdivision Map Act and shall not require the obligation of developer fees, dedications, exactions, or infrastructure except as may be required by Chapter 21.32 of the California Subdivision Map Act.

47. **Phasing.** The project is proposed to be developed in phases. Permission is granted to change the order of unit map phasing as long as the necessary infrastructure has been provided to construct each phase to the satisfaction of Public Works and LA County Planning.

48. **Design Flexibility.** Permission is granted to allow future design flexibility to the satisfaction of LA County Planning, including changing the building type and location, changing the location, alignments, widths, and entries of driveways, changing the private drive alignments and locations, changing the lot configurations, and changing the building type and location. Any increase in development square footage on a lot is contingent upon the decrease on another lot. An increase of non-residential square footage within lots may be allowed if the increase does not exceed the maximum buildout square footage established in the approved entitlements. The total building square footage shown on the VTPM and the accompanying Exhibit Map shall not be exceeded. To allow this future flexibility, LA County Planning shall make a determination whether to require an amended exhibit map, minor map amendment, or other applicable process required to implement this condition of approval.

49. **Additional Open Space Lots.** Permission is granted to record additional open space lots to the satisfaction of LA County Planning.

50. **Combine Lots.** Permission is granted to combine lots to the satisfaction of LA County Planning.

51. **Non-developable Lots.** Permission is granted to record additional non-developable lots for private drives and fire lanes and for utilities to the satisfaction of LA County Planning.

52. **Grade Elevations.** Grade elevations on the VTPM are approximate. Elevations may change by up to 10 feet. More than 10 feet may be permissible subject to the approval of LA County Planning and Public Works.

53. **Street and Trail Alignment.** It is acknowledged that the alignment and geometrics of streets and trails are approximate. Permission is granted for adjustments to streets to be made provided that Public Works and LA County Planning determine the adjustments are consistent with the intent of the subdivision approval. Adjustments to private trails can be made with approval by LA County Planning. Adjustments to public trails can be made with the approval of Parks and Recreation.

54. **Location of Appurtenant Structures and Utilities.** The locations of appurtenant structures and utilities may be relocated if determined to be consistent with the approved VTPM to the satisfaction of Public Works and LA County Planning. LA County Planning shall make a determination whether to require an amended exhibit map, minor map amendment, or other applicable process required to implement this condition of approval.

55. **Non-residential Floor Area.** Proposed non-residential floor area (i.e., retail, office, and/or industrial) is interchangeable among the buildings within the VCC development as long as the required parking is provided to the satisfaction of Public Works and LA County Planning.

56. **Re-subdividing**. Permission is requested to re-subdivide previously subdivided lots, including the recordation of unit maps over previously-recorded final maps or lots of final maps. Each unit map shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the approved project entitlements.

Attachments:

Exhibit D-1 Subdivision Committee Reports (pages 1- 176)

Exhibit D-2 MMRP (pages 1- [332])

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 00-210 ("ENTRADA SOUTH")

CONDITIONAL USE PERMIT ("CUP") NO. 00-210
ADMINISTRATIVE HOUSING PERMIT ("AHP") NO. RPPL2024000343
PARKING PERMIT ("PP") NO. 200700013
OAK TREE PERMIT ("OTP") NO. 200700018

PROJECT DESCRIPTION

"Entrada South" Proposes a zone change to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence) Zone to the MXD (Mixed-Use Development) Zone; and to change 5.5 acres from the R-1 Zone to the C-3 (General Commercial) Zone. The C-R Zone will remain unchanged. The CUP will authorize development within an urban hillside management area; onsite grading in excess of 100,000 cubic yards with a haul route for offsite grading; and for walls and fences exceeding six feet in height. The grading amounts (combined cut and fill) are 13.0 million cubic yards to be balanced onsite. The proposed parking permit will allow shared, reciprocal and offsite parking across the entire project (i.e., residential and non-residential areas). The oak tree permit consists of the removal of 34 oak trees (none of heritage status) and encroachment into the protected zone of one oak tree (of heritage status), for a total of 35 oak tree-related impacts. Lastly, the AHP includes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to Development Agreement ("DA") No. RPPL2025003357 ("Entrada South/VCC DA"), the affordable units will be rented to persons or families with low or moderate incomes. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. These grants, CUP No. 00-210, AHP No. RPPL2024000343, PP No. 200700013, and OTP No. 200700018. Related to the above entitlements, Entrada South proposes a mixed-use development proposing residential, commercial and open space uses on 382.3 gross acres, including 136 gross acres of open space of which 58 gross acres will remain in a natural or undisturbed state. Entrada South also proposes a potential school site and an onsite Spineflower preserve. The project site has sloping topography requiring a combined grading of 6.5 million cubic yards of cut and fill to be balanced onsite. A portion of the project's grading will occur offsite within the Mission Village project between its westerly boundary and Westridge Parkway. The project is proposed to be developed in five phases and is currently vacant. The Subdivision component will create 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial, including: hotel, office and retail space; 51 open space lots (totaling 140.4 gross acres) which includes 115.1 acres of open space including the 28.0-acre Spineflower Preserve, 20 private recreation lots (19.9 acres), and one public park lot (5.4 acres in size); and 11 public facility lots (drainage, debris and water quality basins), and 6 private drive lots for a total of 200 lots subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Permittee**. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code sections 65009, or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial minimum deposit with LA County Planning of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation. At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. **Grant Termination.** These grants shall terminate when the associated Vesting Tentative Tract Map ("VTTM") No. 53295 expires. VTTM No. 53295 shall expire according to the terms set forth in the Entrada South/VCC DA. In the event that the Entrada South/VCC DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Condition Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.

9. **Inspections.** Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum of $**2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for five (5) inspections.

   If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per

inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

10. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 (Library Facilities Mitigation Fee) of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.

11. **Environmental Document Filing Fees.** Within five (5) working days from the LA County Board of Supervisors hearing on **November 18, 2025**, by **November 25, 2025**, the Permittee shall remit processing fees at the Recorder's Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. **Mitigation Monitoring and Reporting Program.** The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein. (See Exhibit D-2 - MMRP).

13. **Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the County Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA

County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

14. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

15. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

16. **County Department of Public Works.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

17. **Exhibit "A"/Protected Tree Site Plan.** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A", and Protected Tree Site Plan (dated January 15, 2025), approved by the Director of LA County Planning ("Director").

18. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

19. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT ("CUP")

20. **Grant.** This grant authorizes development within a Hillside Management Area ("HMA").

21. **Grant.** This grant authorizes onsite grading exceeding 100,000 cubic yards of combined cut and fill earthwork and a haul route, for a total of 13 million cubic yards to be balanced onsite (no import or export of earthwork proposed). A revised Exhibit 'A' will be required for submittal to show the haul route, and bulk grading is authorized.

22. **Grant.** This grant authorizes a hotel use in the C-3 zone.

23. **Grant.** This grant shall authorize walls and fences exceeding six feet in height within the required yard setbacks of the development.

PERMIT SPECIFIC CONDITIONS – ADMINISTRATIVE HOUSING PERMIT

24. **Housing Permit.** The administrative housing permit includes 110 rental affordable units out of the 1,574 total units (or seven percent of the project). Pursuant to the Entrada South/VCC DA, the affordable units will be rented to persons or families with low or moderate incomes. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South development. There are no incentives or waivers requested.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

25. **Grant.** This grant authorizes shared, reciprocal and offsite parking across the entire Project (i.e., residential and non-residential areas).

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

26. **Grant.** This grant allows the removal of thirty-four (34) trees of the Oak genus (*Quercus lobata*, *Quercus agrifolia* and *Quercus berbidifolia)* identified as non-heritage Tree Number 28, 30, 31, 32, 33, 34, 37, 38, 41, 89, 102, 103, 112, 113, 115, 116, 117, 120, 125, 129, 131, 156, 157, 163, 164, 168, 170, 173, 9502, 9503, 9504, 9505, and 9508 on the Permittee's Exhibit "A" and Oak Tree Report. This grant allows encroachment within the protected zone of Quercus lobata of the Oak genus identified as heritage Tree Number 12 on the Permittee's Exhibit "A" and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small

hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

27. **Mitigation.** The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of sixty-eight (68). The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the life of the project shall be included in this permit and subject to these conditions of approval.

28. **Mitigation.** The Permittee is subject to the conditions of approval in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide).

29. **Mitigation.** Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.

30. **Mitigation.** Mitigation trees shall consist of indigenous varieties of Quercus lobata, Quercus agrifolia and Quercus berbidifolia grown from a local seed source.

31. **Mitigation.** Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

32. **Mitigation.** The Permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the Permittee or consulting arborist to the Director and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

33. **Mitigation.** All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

34. **Conditions.** The Permittee shall comply with all other conditions of approval for this grant as specified in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide), including consulting with an arborist, and providing proof of this and other writing reporting to LA County Planning, also including the installation of temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining protected trees on site as necessary. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the protected tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

35. **Copies.** Copies of the Protected Tree Report, protected tree map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review during grading and construction.

PROJECT SITE-SPECIFIC CONDITIONS

36. **Vehicular Parking.** The Project will provide a total of 5,716 parking spaces, of which 3,921 will be for residential uses and 1,795 for commercial uses. Of the residential spaces, 423 will be reserved for guests. Of the commercial uses, 1,154 will be for office uses, 415 for retail uses, and 226 for hotel uses. While the Project has requested shared and reciprocal parking, the Project provides a surplus of parking compared to the County requirements of 3,467 residential spaces and 1,789 commercial spaces (an extra 11.6 percent and 1.0 percent, respectively). All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

37. **Bicycle Parking.** Bicycle parking spaces shall be maintained within the development. All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

38. **Internal Circulation.** As part of the final map phasing of Entrada South, the Project shall provide multiple means of access to and through the Project, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive. Additionally, an extensive community trail system shall connect to existing and planned trails in the vicinity of the Project site. Furthermore, within the Project, a proposed multiple-purpose trail system shall include community trails, bike lanes, neighborhood electric vehicle ("NEV") paths, and recreational trails that are linked to the Newhall Ranch trail system to the west and the existing community of Westridge to the south. In addition to the various trail types serving as bicycle routes, the Project shall expand bicycle facilities in the area. Lastly, as part

of the final map phasing for Entrada South, the proposed NEV pathways within the Project shall also serve as bike routes.

39. **Street Circulation.** Internal circulation and access for the Project shall be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each Planning Area of the development shall be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

40. **Open Space.** The Project shall provide no less than a total of 140.4 acres of open space areas within the Entrada South Planning Area, including a 27.2-acre Spineflower Preserve located in the southeastern corner of Entrada South. 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 Spineflower Conservation Plan.

41. **Outdoor Lighting.** The Project shall ensure that all exterior lighting is equipped with down-shields and connected to timers with automatic "on/off" lighting systems.

PRIOR TO RECORDATION OF A FINAL MAP

42. **Housing Exhibit.** Prior to final map recordation, the Permittee shall submit a housing exhibit for review and approval, specifying the location of the 110 rental affordable dwelling units, to LA County Planning for review and approval.

43. **Grading.** The Permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director. Bulk grading is authorized with a revised Exhibit 'A' prior to final map approval.

44. **HMA Guidelines.** The Permittee shall comply with items noted on the attached HMA Sensitive Design Guidelines and categories, including Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping (refer to Exhibit D-4 attached).

PRIOR TO ISSUANCE OF A GRADING PERMIT

45. **Onsite Tree Plantings**. Prior to the issuance of a grading permit, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of all required onsite tree plantings throughout the Entrada South development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

46. **Bicycle Parking Facilities.** Prior to building permit issuance, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of bicycle parking facilities throughout the Entrada South development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 – 102)

Exhibit D-2 MMRP (pages 1 – 332)

Exhibit D-3 Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide

Exhibit D-4 HMA Sensitive Design Guidelines Checklist

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 87-150 ("VCC PROJECT")

PARKING PERMIT ("PP") NO. RPPL2022007239
OAK TREE PERMIT ("OTP") NO. 200700022

PROJECT DESCRIPTION

The "Valencia Commerce Center" ("VCC") project includes approximately 328.8 gross acres in an undeveloped portion of the partially completed VCC site and industrial/business park center located west of Interstate 5 ("I-5") and The Old Road, north of State Route 126 ("SR-126"), and east of Commerce Center Drive and the Chiquita Canyon Landfill. PP No. RPPL2022007239 allows shared, reciprocal, and offsite parking. OTP No. 200700022 authorizes the removal of 26 non-heritage oak trees and no encroachments. The VCC site is surrounded by existing single-family residential and industrial uses to the north, existing industrial uses to the east, the Newhall Ranch Specific Plan south, and Chiquita Canyon Landfill to the west. The project has three Planning Areas and is proposed to be developed in four phases.

The related Vesting Tentative Parcel Map ("VTPM") No. 18108 creates 104 lots including 61 commercial lot with 3.4 million square feet of building square footage, and 43 open space lots on 328.8 gross acres. The related Development Agreement ("Entrada South/VCC DA") No. RPPL2025003357, in accordance with Government Code Section 65864 et seq. memorializes the project's terms, conditions, and obligations and provide vesting development rights for all of the project components. The Entrada South/VCC DA would not increase the level of development or the disturbance footprint of the project. The Entrada South/VCC DA may establish commitments by the Permittee to provide additional environmental and project benefits. Grading quantities authorized under the original VCC approval (Conditional Use Permit ("CUP") No. 87-360) include 3.5 million cubic yards of cut, 3.5 million cubic yards of fill, all to be balanced onsite. Lastly, offsite improvements include a connection to an existing water tank on Franklin Parkway and a potential upgrade to an existing sewer lift station on Hancock Parkway. These offsite improvements are beyond related VTPM No. 18108 boundaries but still located within the boundary of VCC and CUP No. 87-360. The lift station is already built and was approved under CUP No. 87-360; the water tank was approved as part of the Landmark Village project. The grading and offsite improvement requests do not require a new CUP. These grants, namely PP No. RPPL2022007239 and OTP No. 200700022, are subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Permittee**. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 11 and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code sections 65009, or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial minimum deposit with LA County Planning of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation. At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the

Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. **Grant Termination.** These grants shall terminate when the associated Vesting Tentative Parcel Map ("VTPM") No. 18108 expires. VTPM No. 18108 shall expire according to the terms set forth in the Entrada South/VCC DA. In the event that the Entrada South/VCC DA is not adopted by the County, Title 21 and the Subdivision Map Act shall control.

8. **Condition Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.

9. **Inspections.** Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum of **$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for five (5) inspections.

   If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

   Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

10. **Environmental Document Filing Fees.** Within five (5) working days from the day after the appeal period ends on **November 18**, **2025**, by **November 25**, **2025**, the Permittee shall remit processing fees at the County Recorder's Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this

project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. **Mitigation Monitoring and Reporting Program ("MMRP").** The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein. (See Exhibit D-2 - MMRP).

12. **Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR for this project, in the Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

13. **MMRP Deposit.** The Permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

14. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

15. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

16. **County Department of Public Works.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

17. **Exhibit "A"/Protected Tree Site Plan.** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A", and Protected Tree Site Plan (dated January 15, 2025), approved by the Director of LA County Planning ("Director").

18. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

19. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

20. **Grant.** This grant authorizes shared, reciprocal and offsite parking across the entire VCC Project.

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT

21. **Grant.** This grant allows the removal of twenty-six (26) trees of the Oak genus (*Quercus lobata*) identified as Tree Number 6, 8, 9, 10, 11, 12, 13, 15, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 36 on the Permittee's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

22. **Mitigation.** The Permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree removed for a total of fifty-two (52) trees. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.

23. **Mitigation.** The Permittee is subject to the conditions of approval in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide).

24. **Mitigation.** Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

25. **Mitigation.** Mitigation trees shall consist of indigenous varieties of *Quercus lobata*, grown from a local seed source.

26. **Mitigation.** Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

27. **Mitigation.** The Permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the Permittee or consulting arborist to the Director and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

28. **Mitigation.** All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

29. **Conditions.** The Permittee shall comply with all other conditions of approval for this grant as specified in Exhibit D-3 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide), including consulting with an arborist, and providing proof of this and other writing reporting to LA County Planning, also including the installation of temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining protected trees on site as necessary. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the protected tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

30. **Copies.** Copies of the Protected Tree Report, protected tree map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review during grading and construction.

PROJECT SITE-SPECIFIC CONDITIONS

31. **Vehicular Parking.** Based on the VCC Exhibit 'A', the VCC Project shall include an overall total of 8,293 onsite parking spaces. If uses change in the future, a revised Exhibit 'A' shall be required to confirm compliance. As noted above, the Permittee has requested a Parking Permit to allow for shared, reciprocal, and offsite parking within the VCC.

32. **Bicycle Parking.** Bicycle parking spaces shall be maintained within the development. All required parking spaces shall be included and designed in compliance with applicable County Code requirements.

33. **Internal Circulation.** Internal circulation from Hancock Parkway and Franklin Parkway shall be extended from Commerce Center Drive east into the VCC Planning Area, with the latter including a culvert/crossing over Hasley Creek. The Hancock Parkway extension shall connect to an existing segment of Hancock Parkway, extending to the northeastern-most portion of the VCC Planning Area. Emergency access shall be provided from the terminus of Franklin Parkway to Live Oak Road to the northeast. Parking shall be provided in a combination of surface lots and parking structures throughout the non-residential (office, industrial, and retail) areas.

34. **Multi-Use Trails.** A series of multi-use trails and paved pedestrian trails shall be developed along the banks of 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 the VCC Planning Area, which may be accessed along Commerce Center Drive and Hasley Canyon Road, with connection to the Hasley Canyon Equestrian Center in the hills to the north. Additionally, sidewalks shall be installed on the east side of Commerce Center Drive as part of the VCC Planning Area. A Class I bike route/pedestrian trail (also providing County flood control access) shall be developed along the south/east bank of Castaic Creek adjacent to the Hancock Parkway extension.

35. **Bicycle Routes.** During the final map phasing for the Project, bicycle route improvements shall be developed in and around the VCC and shall connect to a system of continuous bike paths within the Newhall Ranch Specific Plan 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.

36. **Outdoor Lighting.** The Project shall ensure that all exterior lighting is equipped with down-shields and connected to timers with automatic "on/off" lighting systems.

PRIOR TO ISSUANCE OF A GRADING PERMIT

37. **Tree Planting.** Prior to the issuance of a grading permit, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of all required tree plantings throughout the VCC development and in compliance with County Code requirements (Chapter 22.126 "Tree Planting Requirements") to the satisfaction of LA County Planning.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

38. **Bicycle Parking Facilities.** Prior to building permit issuance, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of bicycle parking facilities throughout the VCC development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 – 176)

Exhibit D-2 MMRP (pages 1 – 332)

Exhibit D-3 Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide

RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 00-210 AND PROJECT NO. 87-150

DEVELOPMENT AGREEMENT NO. RPPL2025003357

WHEREAS, pursuant to Article 2.5 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65864), and Chapter 22.162 of Division 8 of Title 22 of the Los Angeles County Code (commencing with Section 22.162.010), the County of Los Angeles ("County") is authorized to enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property; and

WHEREAS, the Newhall Land and Farming Company, a California limited partnership and subsidiary of FivePoint Holdings, LLC ("Newhall"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit A, and the "VCC Property," as legally described in Exhibit A; and

WHEREAS, Newhall proposes to subdivide the 382.3-gross-acre Entrada South Property into a total of 200 lots to create a mixed-use development that is comprised of: 91 multi-family lots developed within 1,574 attached multi-family, townhome and detached condominium units; 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 51 open space lots (totaling 140.4 gross acres) consisting of 87.1 acres of open space, 28.0 acres of Spineflower Preserve, 20 private recreation lots (totaling 19.9 acres); and one public park lot (5.4 acres in size); 11 public facility lots (drainage, debris and water quality basins); six private drive lots; a potential school site; and an onsite Spineflower preserve; and a trails system; and

WHEREAS, Newhall proposes to subdivide the 328.8-gross-acre VCC Property into a total of 104 lots to create 61 commercial lots and 43 open space lots; and

WHEREAS, Newhall has requested approval of Development Agreement No. RPPL2025003357 ("Entrada South/VCC DA"), which sets forth public benefits to the County and the vested rights of Newhall; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210-(5) (the "Entrada South Project"), consisting of Vesting Tentative Tract Map ("VTTM") No. 53295, Zone Change ("ZC") No. 00-210, Conditional Use Permit ("CUP") No. 00-210, Parking Permit (“PP”) No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit (“AHP”) No. RPPL2024000343, Entrada South/VCC DA, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits"); and

WHEREAS, the Commission conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 87-150-(5) (the "VCC Project," and collectively with the Entrada South Project, the "Entrada South/VCC Project"), consisting of Vesting Tentative Parcel Map ("VTPM") No. 18108, PP No. RPPL2022007239, OTP No. 200700022,

Entrada South/VCC DA, and Environmental Assessment No. RPPL2021007114 (collectively, the "VCC Project Permits," and together with the Entrada South Project Permits, the "Entrada South/VCC Permits"); and

WHEREAS:

1. The Entrada South/VCC DA applies to both the Entrada South Project and the VCC Project.

2. The Entrada South Property is approximately 382.3 acres of land located west of Interstate 5 (“I-5”) and The Old Road, north and south of the Magic Mountain Parkway, and east of Commerce Center Drive and Westridge Parkway, in an unincorporated area in the northwest portion of the County within the Santa Clarita Valley Area Plan ("SCVAP"), a component of the General Plan. Six Flags Magic Mountain theme park and vacant land are located north of the Entrada South Property. The existing community of Westridge is located immediately south. The City of Santa Clarita is located to the east and is separated from the Entrada South Property 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 Property and is currently under construction.

3. The VCC Property is approximately 328.8 acres of land located west of the I-5 and The Old Road, north of State Route 126 (“SR-126”), and east of Commerce Center Drive, in an unincorporated area in the northwest portion of the County within the SCVAP.

4. The Entrada South Property and VCC Property are adjacent to, but not located within, the Newhall Ranch Specific Plan area.

5. The Entrada South Property and VCC Property are located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

6. The SCVAP 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 from the San Fernando and Simi Valleys, to the south; Agua Dulce and the Angeles National Forest to the east; and the County Ventura to the west.

7. The Entrada South Property is generally comprised of vacant and undeveloped land, abandoned oil wells, and associated access roads. A recently constructed extension of Magic Mountain Parkway traverses the property from east to west. The southern boundary of the Entrada South Property is developed with Southern California Edison (“SCE”) 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 property from east to west.

8. The Entrada South Property exhibits 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. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

9. The VCC Property is generally comprised of vacant and undeveloped land, a recreational vehicle ("RV") park that is currently leasing space on the property, and some agricultural uses adjacent to SR-126. The property is bisected by Hasley Creek and Castaic Creek. The property is located within an undeveloped portion of the partially completed VCC non-residential center (industrial/business/office park), which was originally approved for development by the County through the issuance of various entitlements, including CUP No. 87-360, and certification of an Environmental Impact Report ("EIR"), SCH No. 1987-123005), in 1991. The VCC Property's elevations range from approximately 980 to 1,200 feet AMSL. The VCC Property is surrounded by existing single-family residential, industrial, commercial and recreation uses to the north; existing industrial and commercial uses as well as parking and vacant land to the east; vacant land as well as government, parking and commercial uses to the south; and the previously developed portion of the VCC non-residential center (industrial/business/office park) as well as vacant land to the west.

10. Both the Entrada South Property and the VCC Property are located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an EIR and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area," and the VCC Property was identified in the State-certified EIR as the "VCC Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South/VCC Project implements the development within the Entrada South Property and the VCC Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property and VCC Property, are referred to herein as the "2017 Project."

11. The Entrada South/VCC DA is a request to adopt by ordinance a voluntary agreement between the County and Newhall that memorializes the terms, conditions, and obligations of the Entrada South/VCC Project, and provides vesting development rights for the Entrada South/VCC Project components. The purpose of the Entrada South/VCC DA is to provide both the County and Newhall with long-term contractual assurances that the Entrada South/VCC Project includes public benefits and can be built out as approved in the Entrada South/VCC Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South/VCC Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property and VCC Property; the density and intensity of uses allowed on the Entrada South Property and VCC Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by Newhall in the absence of the Entrada South/VCC DA.

12. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Permits and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits, including:

    a. *Affordable Housing Program*: Newhall will set aside for affordable housing 12 percent of the total number of market rate units entitled within the Entrada South Project, including 110 onsite affordable rental units (7 percent of the total number of onsite market rate units entitled within the Entrada South Project). Newhall will also dedicate to the County a 12-acre site (the "Castaic Site") for the potential construction of deed restricted affordable rental units and/or homeownership units. Pursuant to the Entrada South/VCC DA, the affordability level for the onsite affordable rental units will not exceed an average of 65 percent County Area Median Income ("AMI"). Of Newhall's total 12 percent affordable housing units set aside, 5 percent will be achieved by developing additional affordable units on the Castaic Site. The Entrada South Because the Project has a DA, it is not subject to County Inclusionary Housing Ordinance ("IHO"), pursuant to County Code Section 22.121.030 (Inclusionary Housing), but the percentage of affordable housing units for the Entrada South Project exceeds the percentage that would otherwise be required under the IHO in the absence of the Entrada South/VCC DA.

    b. *Financing for The Old Road Phase II Improvements*: Newhall will finance up to $62 million for improvements to Phase II of the County Department of Public Works ("DPW") "The Old Road over Santa Clarita River and Southern Pacific Transportation Company Bridge Project" ("Old Road Phase II Improvements").

    c. *Rights-of-Way for The Old Road Phase I and Phase II Improvements*: Newhall will dedicate a right-of-way for Phase I of The Old Road improvements (the "Entrada North ROW") and a right-of-way for The Old Road Phase II Improvements (the "Old Road Improvements Phase II ROW"). Under the Entrada South/VCC DA, the County shall not be required to pay any fees or purchase rights for either of the rights-of-way. Newhall shall convey to the County the Entrada North ROW through an easement, which shall restrict the use of the Entrada North ROW to uses related to Phase I of The Old Road improvements.

    d. *DPW Maintenance Yard:* Newhall will dedicate, at no cost to the County, approximately seven acres to the County as a potential site for a DPW maintenance yard (the "Maintenance Yard Site"). The Maintenance Yard Site is subject to an easement belonging to SCE and is adjacent to an existing flood control channel. Under the Entrada South/VCC DA, DPW shall be solely responsible for the costs and actions necessary to develop and use the Maintenance Yard Site, including compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA").

e. *Net-Zero Greenhouse Gas ("GHG") Program*: Newhall will implement a "Net-Zero GHG Program" to reduce the Entrada South/VCC Project's GHG emissions to net zero.

f. *Community Facilities District Matters*: Newhall has agreed to certain amendments to the proceedings associated with the County Community Facilities District No. 2021-01 (Facilities) ("Facilities CFD") and County Community Facilities District No. 2021-02 (Services) ("Services CFD"), including the terms of the Acquisition, Funding and Disclosure Agreement, dated as of June 1, 2022, by and among the County, the Facilities CFD, and Newhall (the "Acquisition Agreement").

g. *Oil/Gas Extraction Prohibition*: Newhall will restrict oil/gas extraction of subsurface reserves on the Entrada South Property and VCC Property.

13. The ZC is a related request to amend the existing zoning on 323 acres from the R-1 (Single-Family Residence) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Sections 22.52.040 (Development Program) and 22.198.050 (ZCs Findings and Decision). The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village.

14. VTTM No. 53295 is a related request to subdivide the 382.3-acre Entrada South Property for a mixed-use development consisting of 200 lots on 382.3 acres, including 90 multi-family lots with 1,574 attached, multi-family, townhome and detached condominium units, 51 open space lots (totaling 140.4 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross acres in size); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

15. VTPM No. 18108 is a related request to subdivide the 328.8-gross-acre VCC Property to create 104 total lots with 61 commercial lots and 43 open space lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

16. CUP No. 00-210 is a related request to authorize: a Development Program (“DP”) within the MXD-DP and C-3-DP Zones pursuant to County Code Chapter 22.52 (Development Program Zone); development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards pursuant to County Code Section 22.140.240 (Grading Projects); a haul route for offsite grading; and walls and fences exceeding six feet in height. The grading amounts for the Entrada South

Project include 6,500,000 million cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill (located on the adjacent Mission Village site), 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

17. AHP No. RPPL2024000343 is a related request to provide 110 affordable rental units out of the 1,574 total units (7 percent of the total number of market rate units entitled within the Entrada South Project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County AMI. The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the IHO because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

18. PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (Parking Permits). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for hotel uses. Although the Entrada South Project has requested shared and reciprocal parking, the Project will provide a surplus of parking compared to County requirements (i.e., 3,467 residential parking spaces and 1,789 commercial parking spaces). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

19. PP No. RPPL2022007239 is a related request to allow shared, reciprocal and offsite parking across the entire VCC Project pursuant to County Code Chapter 22.178 (Parking Permits). The VCC Project will provide a total of 8,293 onsite parking spaces. There will be 72 retail parking spaces provided where 72 retail parking spaces are required. There will be 7,276 office parking spaces provided where 7,276 office parking spaces are required. There will be 945 industrial parking spaces provided where 945 industrial parking spaces are required.

20. OTP No. 200700018 is a related request to remove 34 non-heritage oak trees and encroach into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023 Oak Tree Report (“Oak Tree Report”), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one oak tree, which is a heritage oak tree, will be encroached into its protected zone by development of the Entrada South Project in accordance with

the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

21. OTP No. 200700022 is a related request to remove 26 non-heritage oak trees on the VCC Property. There are no encroachments, so there would be a total of 26 oak tree-related impacts on the VCC Property pursuant to County Code Chapter 22.174 (Oak Tree Permits).

22. Pursuant to Government Code Section 65866, the County and Newhall agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South/VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

23. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

24. The current land use designation for the Entrada South Property is as follows: the Entrada South Property is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the SCVAP Land Use Policy Map.

25. The current zoning for the Entrada South Property is as follows: the Entrada South Property is located within the Newhall Zoned District, which is an overlay that covers a wider area than the Newhall Ranch Specific Plan. The property is currently zoned R-1, C-3, and C-R.

26. The land use designations for the properties surrounding the Entrada South Property include:

    North: CM;
    East: H2 (Residential 2 – 0 to 2 Dwelling Units Per Acres), H30 (Residential 30 - 18 to 30 Dwelling Units Per Acres), CM;
    South: OS-C (Conservation), OS-PR (Parks and Recreation);
    West: H2, SP-MU (Specific Plan-Mixed Use), SP-LM (Specific Plan–Low-Medium Density), SP-M (Specific Plan-Medium Density).

27. The properties surrounding the Entrada South Property are zoned as following:

    North: C-3, C-R
    East: C-3;
    South: C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural);
    West: R-1, SP (Specific Plan)

28. The land uses for the properties surrounding the Entrada South Property include:

    North: Commercial, parking;
    East: Commercial;
    South: Recreational, single-family residential;
    West: Vacant.

29. The current land use designation for the VCC Property is as follows: the VCC Property is located within the IO (Industrial Office) land use category of the SCVAP Land Use Policy Map.

30. The current zoning for the VCC Property is as follows: the VCC Property is located within the Newhall Zoned District, and is currently zoned M-1.5-DP (Restricted Heavy Manufacturing–Development Program).

31. The land use designations for the properties surrounding the VCC Property include:

    North: H2, MU, CG;
    East: CG, P (Public and Semi-Public), IL (Light Industrial), IO;
    South: IO, CM (Major Commercial), IL;
    West: IO.

32. The properties surrounding the VCC Property are zoned as following:

    North: M-1.5-DP, R-1, and C-3;
    East: M-1.5-DP, C-3;
    South: C-3, M-1.5-DP;
    West: M-1.5-DP.

33. The land uses for the properties surrounding the VCC Property include:

    North: Industrial, single-family residential, commercial;
    East: Vacant, industrial, commercial, parking;
    South: Vacant, government, parking, commercial;
    West: Vacant, industrial.

34. The Entrada South Project will add new detached and attached residences at urban densities consistent with surrounding development, which includes a mixture of residential, recreational, and commercial uses. An open space Spineflower Preserve occupies the southeasterly portion of the Entrada South Property, which is compatible with recreation open space just south beyond the Entrada South Property's border.

35. The maximum density of the Entrada South Project is 4.9 dwellings per acre, which is consistent with the H5 land use designation that covers much of the Entrada South Property.

36. The visual and physical impacts of the proposed Entrada South Project will not increase in relation to the surrounding neighborhood. Residential building heights will be three stories or less, and mixed-use commercial development will blend in with the adjacent Mission Village commercial center. The design of the Entrada South Project will be similar to and compatible with the Mission Village development, which is already in buildout with more than 2,000 dwellings constructed.

37. The 2017 Project proposed 1,725 dwellings and 450,000 square feet of non-residential space for the Entrada South Project. The current Entrada South Project requests 1,574 dwellings (a reduction of 151 units) and 730,000 square feet of non-residential space. As a result of these changes, the proposed Entrada South Project

will be able to include a neighborhood park and potential school site, a Spineflower Preserve, and important trail links and infrastructure. These modifications allow the Entrada South Project to be more compatible with the existing urbanization and buildout of the nearby Mission Village and other villages that are included in the adjacent Newhall Ranch Specific Plan.

38. A proposed hotel of 165,000 square feet and up to 75 feet in height is planned in the Entrada South Project. The hotel will be located furthest north in the Entrada South Project, adjacent to Six Flags Magic Mountain, where it will lessen visual/physical impacts due to the complementary uses.

39. The 110 affordable housing units that are required under the Entrada South/VCC DA will be dispersed throughout the Entrada South Property, supporting community needs for additional housing that is feasible for homeowners compared with the prevailing housing market in the area.

40. The Entrada South Project includes a 5.4-gross-acre public park lot as well as smaller recreation lots situated next to residences where they can be easily accessed.

41. Two large open space corridors protect a restored drainage channel on the Entrada South Property as well as providing a buffer against existing residential and commercial-recreational development to the south.

42. The Entrada South Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants providing sufficient fire lanes for ingress/egress requiring fuel modification plans (for removing dead or fallen plant material) and sprinkler systems within the commercial portions of the project.

43. The Entrada South Project would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Project would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

44. The Entrada South Project would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Project, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") 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. In addition to the various trail types that would serve as bicycle routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Project would also serve as bike routes.

45. Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each Planning Area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

46. The VCC Project, once constructed, will add new office and light industrial/warehouse buildings, but will remain consistent with surrounding development, which includes a mixture of commercial-office and light industrial uses. An intermittent wash (the Santa Clara River) courses through the VCC Property and will remain undeveloped.

47. The visual and physical impacts of the VCC Project will not increase in relation to the surrounding area. Building height and bulk will be consistent with existing light industrial, warehouse, business office, and commercial uses surrounding the VCC Property. The design of the VCC Project will be similar to previous large industrial-warehouse centers in the immediate area of Santa Clarita and Valencia. The design will encompass large warehouse-style buildings ranging from 50,000 square feet to 100,000 square feet or more. Ample parking for customers, clients, and workers will be provided, along with landscaping planters and tree plantings to shade the parking and driveway pavement.

48. The VCC Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants, providing sufficient fire lanes for ingress/egress, requiring fuel modification plans (for removing dead or fallen plant material), and sprinkler systems within the Project.

49. For internal circulation in the VCC Project, Hancock Parkway and Franklin Parkway would be extended from Commerce Center Drive east into the VCC Project, 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 Project. 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. A system of private driveways and fire lanes ranging from 26 to 35 feet of pavement width will be installed. Loading areas and accessible parking will be located at specific areas close to the buildings.

50. A series of multi-use trails and paved pedestrian trails would be introduced along the banks of Hasley Canyon Trail under Commerce Center Drive through the VCC Project, 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 the VCC Project, which can be accessed along Commerce Center Drive and Hasley Canyon Road, 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 Project. 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.

51. Bicycle route improvements in and around the VCC Project would connect to an extensive system of continuous bikes paths within the Newhall Ranch Specific Plan 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.

52. Newhall will dedicate the Castaic Site to the County in its "AS-IS" condition, free and clear of any monetary liens, covenants, easements, or other encumbrances, pursuant to a grant deed, which is included as Addendum 3 to Exhibit C-1 of the Entrada South/VCC DA. The Castaic Site is located south of Lake Hughes Road and east of Ridge Route Road. The County and Newhall agree that the Castaic Site is of sufficient size to develop at least 78 affordable housing units (i.e., 5 percent of the total number of market rate units entitled within the Entrada South Project). The County and Newhall have agreed that the County has not committed to pursuing affordable housing at the Castaic Site, and the County may evaluate alternative sites, select alternative sites, or decide not to move forward with the Castaic Site at the County's discretion, including based on the County's compliance with CEQA, which must be completed prior to the County determining whether to pursue affordable housing development at the Castaic Site. Upon dedication of the Castaic Site to the County, and whether or not any affordable housing units are actually developed at any time upon the Castaic Site, Newhall shall be automatically and unconditionally credited with a total of 300 affordable units. These units may be considered to meet a portion of any applicable additional affordable units obligation required by or agreed to by the County for any residential projects developed at any time by Newhall in other villages Newhall may develop outside the Newhall Ranch Specific Plan in conjunction with future approvals for such other projects.

53. Newhall will contribute up to $62 million for The Old Road Phase II Improvements pursuant to the following schedule and conditions precedent, and subject to the County and Newhall first completing the amended Acquisition Agreement:

    a. After the issuance of the first residential building permit for the Entrada South Project, annual payments ("Annual Payments") of $600,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years, for a total of $12,000,000;

    b. After the issuance of the first residential building permit for the Homestead South Project (a development planned within the Newhall Ranch Specific Plan), additional Annual Payments of $1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of $25,000,000; and

    c. After the issuance of the first residential building permit for the Legacy Village Project (a development Newhall plans to develop outside the Newhall Ranch Specific Plan), additional Annual Payments of $1,250,000.00 due each year on the anniversary of the Effective Date of this Agreement for a period of 20 years for a total of $25,000,000.

    The Annual Payments described above for the Homestead South Project and Legacy Village Project are in addition to the Annual Payments for the Entrada South Project. The Annual Payments will continue until Newhall has fully satisfied its $62 million commitment and Newhall's obligation to make the Annual Payments shall survive expiration of the Entrada South/VCC DA.

54. Newhall will implement the Net-Zero GHG Program in the Entrada South/VCC Project. The Net-Zero GHG Program is enumerated in 13 mitigation measures (MM 2-1 through 2-13) in the State-certified EIR. It implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of electric vehicle ("EV") charging stations throughout the County and implementing a building retrofit program in disadvantaged communities within the County.

55. Implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. The GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR. Accordingly, the Entrada South/VCC Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any future rule intended or designed to reduce GHG emissions, unless otherwise applicable as a "Future Applicable Rule" under the Entrada South/VCC DA.

56. The Commission finds that, with the proposed ZC, the Entrada South/VCC Project would be consistent with applicable provisions of Title 22 (Planning and Zoning) of the County Code (the "Zoning Code") for the reasons stated herein, in other documents that constitute the record for the Entrada South/VCC Project Permits and based on testimony delivered to the Commission in writing and orally.

57. The County is the lead agency for the Entrada South/VCC Project for purposes of CEQA in accordance with the State CEQA Guidelines section 15050. The Entrada South/VCC Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property and VCC Property, as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South/VCC Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the Entrada South/VCC Project's incremental changes from the 2017 Project as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South/VCC Project is referred to as the "Modified Project" in the SEIR.

58. The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the comments, and Mitigation Monitoring and Reporting Program ("MMRP") for the Entrada South/VCC Project ("MMRP").

59. This Resolution incorporates by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South/VCC Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South/VCC Project would not result in any new or substantially more severe significant impacts.

60. On December 20, 2024, a Notice of Completion ("NOC") and Notice of Availability ("NOA") of the Draft SEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Entrada South/VCC Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Signs noticing the NOC and NOA were also posted on both the Entrada South Property and VCC Property on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025.

61. There was a total of 11 comments on the Draft SEIR - five by public agencies, one by tribes, three by community groups, and two by individuals. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties. While certain changes were made to the SEIR in response to these comments, the Final EIR does not include significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5.

62. A duly noticed public hearing was held on October 1, 2025 before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. During public testimony, **[X]** persons spoke in favor of the Entrada South/VCC Project, citing reasons such as: **[RESERVED]**. In addition, **[X]** persons spoke in opposition or otherwise had concerns with the Entrada South/VCC Project, citing reasons such as: **[RESERVED]**.

63. During the October 1, 2025 public hearing, after hearing all testimony, the Commission discussed the Entrada South/VCC Project on the following points: **[RESERVED]**.

64. In its actions on October 1, 2025, the Commission certified the Final SEIR as to the following components of the Entrada South/VCC Project: VTTM No. 53295; VTPM No. 18108; CUP No. 00-210; PP No. 200700013; PP No. RPPL202207239; OTP No. 200700018; OTP No. 200700022; and AHP No. RPPL2024000343. As to these listed components of the Entrada South/VCC Project, the Commission adopted the proposed CEQA FOF and SOC for the Entrada South/VCC Project, adopted the MMRP, and determined the Entrada South/VCC Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations through adopting the proposed SOC. Further, the Commission recommended that the Board certify the Final SEIR for the Entrada South/VCC Project as to the Entrada South/VCC DA and ZC, along with the required CEQA FOF, SOC, and MMRP for the Entrada South/VCC Project.

65. The County Subdivision Committee ("Subdivision Committee") consists of representatives from the County Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on tentative maps and exhibit maps dated January 15, 2025, the Subdivision Committee cleared the Entrada South/VCC Project for public hearing and recommended its approval.

66. The County is authorized to enter into the Entrada South/VCC DA with Newhall for the development of the Entrada South Property and VCC Property, because Newhall has a legal or equitable interest in the real property to which the Entrada South/VCC DA would apply.

67. The Entrada South/VCC DA is consistent with the General Plan and SCVAP. The Entrada South Project has long been planned for residential and non-residential development under the SCVAP, which is a component of the General Plan. No General Plan or SCVAP amendments are required within the Entrada South Property or VCC Property to implement the Entrada South/VCC Project. Additionally, as outlined in the consistency findings, below, the Entrada South/VCC Project would be consistent with the goals and policies of the General Plan and SCVAP.

68. The Entrada South Project is consistent with General Plan, Housing Element, Policy 3.1: "*Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.*" The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

69. The Entrada South/VCC Project is consistent with General Plan, Parks & Recreation, Policy P/R 4.3: "*Develop a network of feeder trails into regional trails.*" A community trail system would connect the Entrada South Property and VCC Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Property and VCC Property, the proposed trail systems would include community trails, 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 the Entrada South Property and VCC Property would also serve as bike routes. As part of the VCC Project, 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 within the VCC Property to support a network of trails in the region. 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 the VCC Property, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential site (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 Project improvements. Also, within the VCC Property, 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. The bicycle route improvements in and around the Entrada South/VCC Project 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.

70. The VCC Project is consistent with General Plan, Economic Development, Policy ED 2.1: "*Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.*" Development of the VCC Project with 3.4 million square feet of non-residential (industrial/business/office park) space consistent with the SCVAP's IO land use designation will protect the VCC Property from conversion to non-industrial uses and facilitate the generation of local jobs and economic activity.

71. The Entrada South/VCC Project is consistent with General Plan, Economic Development, Policy ED 2.5: *"Encourage employment opportunities to be located in proximity to housing.*" The Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing. The Entrada South Project is also in proximity to the VCC Project, which will add new office and light industrial/warehouse space (61 commercial lots). The VCC Project includes 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community, which will facilitate the generation of local jobs and economic activity.

72. The Entrada South/VCC Project is consistent with General Plan, Land Use, Policy LU4.1: "*Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*" The Entrada South Property and VCC Property are currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. The VCC Project will add new office and light industrial/warehouse space within 61 commercial lots. The VCC Project will result in the development of the vacant site with 3.4 million square feet of non-residential (industrial/business/office park) space in proximity to many existing homes in the surrounding community, which will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South/VCC Project supports infill development in suburban areas on underutilized land.

73. The Entrada South/VCC Project is consistent with General Plan, Land Use, Policy LU 5.2: "*Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*" The Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services as well as public facilities, within and proximate to the Entrada South Project site. The Entrada South Project is also in proximity to the VCC Project, which will add new office and light industrial/warehouse space within 61 commercial lots. Therefore, the Entrada South/VCC Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

74. The Entrada South Project is consistent with the goals and policies of the SCVAP because the H5, CM, and OS-PR designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

75. The VCC Project is consistent with the goals and policies of the SCVAP because the IO (Industrial Office) designation is intended for the commercial, office, light industrial, and open space uses that are included in the VCC Project. In addition, the VCC Project realizes a substantial amount of new commercial square footage which is needed to encourage economic development opportunities in the region. Furthermore, the VCC Project will implement substantial open space in the form of a natural drainage channel that runs-through the VCC site.

76. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.1.3: "*Discourage urban sprawl into rural areas by limiting non-contiguous, 'leap-frog' development outside of areas designated for urban use.*" The Entrada South Property has long been planned for residential and commercial development under the SCVAP and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leap-frog development. The development proposed for the Entrada South Property is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner. Similarly, the VCC Property Area has also been designated for urban use and will be developed adjacent to existing communities, avoiding leap-frog development. Development of the VCC Project is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner.

77. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.1.4: "*Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*" The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas. Similarly, open space areas within the VCC Property, including Castaic and Hasley Creeks, would be maintained to preserve scenic character. Development of the VCC Project would not

impact any prominent ridgelines identified in the SCVAP. The Entrada South/VCC Project includes environmental enhancements to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project.

78. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.5: "*Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use.*" The Entrada South Project includes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project utilizes existing infrastructure from the existing Magic Mountain Parkway, Commerce Center Drive, and The Old Road which benefits the Project. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a related ZC for mixed-use development.

79. The Entrada South/VCC Project is consistent with SCVAP, Land Use, Policy LU-1.3.6: "*Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.*" The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South 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. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. Similarly, development of the VCC Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project. Hydromodification control best management practices would be implemented during the post development (operational) phase in order to retain the natural drainage patterns and would not result in new hydromodification impacts to the water courses on-site.

80. The Entrada South/VCC Project is consistent with SCVAP, Conservation and Open Space Element, Policy CO-10.1.5: "*Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.*" No prominent ridgelines are designated by the SCVAP within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the

Spineflower Preserve, providing residents with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents and guests with access to natural areas and preserves scenic beauty. Similarly, development of the VCC Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek as compared to the 2017 Project, providing residents and guests with increased access to natural areas and preserving scenic beauty. These areas would be restored and revegetated after construction, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. In addition, a series of multi-use trails and paved pedestrian trails 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 Property, 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 the VCC Property, which can be accessed along Commerce Center Drive and Hasley Canyon Road through the existing portion of the VCC non-residential site (industrial/business/office park), with connection to the Hasley Canyon Equestrian Center in the hills to the north.

81. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits. For the reasons set forth herein, the development allowed by the Entrada South/VCC DA and Entrada South/VCC Project Permits is consistent with the goals and policies of the SCVAP, a component of the General Plan. Those goals and policies of the SCVAP are furthered by the additional environmental and project benefits agreed to in the Entrada South/VCC DA, including an affordable housing program that exceeds the County's IHO requirements, additional financing for the necessary Old Road Phase II Improvements, dedication of rights-of-way to support The Old Road improvements, a site for a potential DPW maintenance yard, a commitment to implement the Net-Zero GHG Program, and a prohibition on future oil and gas extraction on the Entrada South Property and VCC Property. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the General Plan and SCVAP. Thus, the Entrada South/VCC DA is consistent with the General Plan and SCVAP.

82. The Entrada South/VCC DA complies with zoning, subdivision, and other applicable ordinances and regulations, as amended by the ZC. The Entrada South Property and VCC Property have long been planned for residential and non-residential development under the SCVAP, a component of the General Plan. Additionally, as outlined in the consistency findings, above, the Entrada South/VCC Project would be consistent with the goals and policies of the General Plan and SCVAP. The VCC Project would be developed consistent with the uses and allowed by and standards

established in the County-approved Master CUP No. 87-360 for the existing VCC. With the ZC, development of the Entrada South Project would be consistent with the land use designations in the SCVAP and zoning standards in the County Code.

83. The Entrada South/VCC DA requires compliance with applicable federal and state regulations, along with the Existing Rules (as defined in the Entrada South/VCC DA), including compliance with current Government Code Section 65867.5 pertaining to the preparation of a water supply verification in accordance with Government Code Section 66473.7 for a tentative map involving a subdivision as defined by Government Code Section 66473.7.

84. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with County zoning, subdivision, or other appliable ordinances and regulations. Thus, the Entrada South/VCC DA complies with the zoning, subdivision, and other applicable ordinances and regulations.

85. The Entrada South/VCC DA is consistent with the public safety, welfare, and convenience and, therefore, it is in the public interest to enter into the Entrada South/VCC DA with Newhall. The Entrada South/VCC Project has been designed to be compatible with nearby communities and is consistent with the public safety, welfare, and convenience. Construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, DPW, DPW Building and Safety inspectors, and the Entrada South/VCC Project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

86. The Entrada South/VCC Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Entrada South/VCC Project, along with other cumulative projects in the area, must comply with more stringent state and local regulatory compliance measures than were in place at the time of the State-certified EIR, including more rigorous building fire codes (e.g., Chapter 7A of the Building Code) and fuel modification zone requirements. By incorporating the latest fire-resistant building codes and fuel management standards, the Entrada South/VCC Project reduces the potential for ignition and fire spread. Evidence demonstrates that master-planned communities, such as the Entrada South/VCC Project (which include fuel modification zones protecting the community, fire-resistant structures, fire-resistant landscaping, long-term maintenance through the homeowners association, multiple points of ingress/egress and code-compliant

streets to support evacuation and first responder access, among other features), have proven to be highly resistant to encroaching wildfires and can act as a line of defense to decrease the spread of wildfire. The implementation of fire-hardening techniques and fuel modification zones creates a buffer against any encroaching wildfires, minimizing the risk of both onsite and offsite fire impacts. In addition, even though the Entrada South/VCC Project does not result in new significant wildfire impacts compared to the 2017 Project, the Entrada South/VCC Project has incorporated multiple project design features to further reduce wildfire risks during construction and operations, providing additional safety benefits. The Entrada South/VCC Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Entrada South/VCC Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

87. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA is consistent with the public safety, welfare, and convenience, making it in the public interest to enter into the Entrada South/VCC DA with Newhall.

88. The Entrada South/VCC DA will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP, and construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

89. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not adversely affect the health, peace, comfort, and welfare of persons residing or working in the surrounding area.

90. The Entrada South/VCC DA will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP, and construction of the Entrada South/VCC Project will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

91. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Entrada South/VCC Project site.

92. The Entrada South/VCC DA will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. As noted above, the Entrada South/VCC Project has long been planned for residential and non-residential development under the SCVAP and will be subject to measures to reduce potential impacts, which will protect against the Entrada South/VCC Project causing serious public health problems of persons residing or working in nearby communities.

93. As noted above, the Entrada South/VCC Project will also benefit public safety, welfare, and convenience in relation to wildfire risks through stricter regulatory compliance and enhanced wildfire risk reduction measures compared to the 2017 Project. The Entrada South/VCC Project's proactive strategies, coupled with comprehensive fire protection and evacuation plans, ensure that the Entrada South/VCC Project meets and exceeds current regulatory requirements, thereby demonstrating consistency with public safety, welfare, and convenience.

94. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South/VCC Project to the full extent allowed by the Entrada South/VCC Project Permits and the Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain environmental and public benefits discussed above. The Entrada South/VCC DA supports the Entrada South/VCC Project's consistency with the public safety, welfare, and convenience. Thus, entering the Entrada South/VCC DA would not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

95. Neither the Entrada South Property nor the VCC Property are located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.

96. Consistent with County Code Section 22.222.160 (Notification Radius), the community and neighboring property owners within a 1,000-foot radius of the Entrada South/VCC Project were properly notified of the public hearing by mail, newspaper, and property posting.

BASED ON THE FOREGOING, the Commission finds as follows**:**

A. The above recitals are true and correct and are incorporated herein by reference.

B. The Commission has reviewed and considered the Final SEIR.

C. Newhall has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through K are true, as supported by the recitals above, the Burden of Proof Statements included in the attachment to the Commission's Staff Analysis, and the administrative record for the Entrada South/VCC Project.

D. Based on the substantial evidence in the record, including, without limitation, the written and oral staff reports, the Final SEIR, the General Plan, and the documentary record and testimony before the Commission, the Entrada South/VCC DA is consistent with the objectives, goals, and policies of the General Plan, and is consistent with the SCVAP, for the reasons set stated in the recitals above, in other documents that constitute the record for the Entrada South/VCC Project Permits, the administrative record, and based on testimony delivered to the Commission in writing and orally.

E. The Entrada South/VCC DA complies with the County's zoning, subdivision, and other applicable ordinances and regulations, as amended by ZC No. 00-210, considered concurrently.

F. The Entrada South/VCC DA is consistent with public safety, convenience, welfare, and good land use practice, making it in the public interest to enter into the DA with Newhall, as supported by the recitals above and the materials included in the administrative record for the Entrada South/VCC Project.

G. Taking into account the conditions and site-specific regulations contained in the SCVAP and the RMDP/SCP, the Entrada South/VCC DA will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

H. The Entrada South/VCC DA complies with the prescribed terms, conditions, restrictions, and requirements set forth in County Code Sections 22.162.040 (DA-Findings and Conditions) and 22.162.050 (DA-Conditions of Approval). Pursuant to Section 22.162.050, the Entrada South/VCC DA provides terms for the duration of the DA; the termination date of the DA; the uses permitted on the subject property; the density and intensity of use allowed on the subject property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; and the time schedule established for periodic review of the DA. Such terms, conditions, restrictions and requirements in the Entrada South/VCC DA are not contrary to zoning, subdivision, other ordinances, laws, or regulations applicable to the proposed development.

I. Pursuant to Government Code Section 65867.5, the Entrada South/VCC DA contains a provision specifying that the VTTM and VTPM approved for the Project will comply with the provisions of Government Code Section 66473.7.

J. The Entrada South/VCC DA is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

K. The Entrada South/VCC DA does not include any applicant obligations or County activities that would cause any physical changes to the environment that fall outside the boundaries of the area designated for future development within the Entrada South Property or VCC Property. The Entrada South/VCC DA likewise does not include any type of facility or land use that falls outside the scope of land uses that were identified in the SCVAP or RMDP/SCP, and analyzed in the accompanying Final SEIR. Accordingly, implementation of the Entrada South/VCC DA will not result in any significant new impacts to the environment, or worsen any previously-identified significant environmental impact, in relation to impacts already considered in the Draft SEIR. The proposed Entrada South/VCC DA does not require recirculation or supplemental environmental analyses under CEQA.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the County Board of Supervisors ("Board"):

1. Hold a public hearing to consider Project No. 00-210-(5), which includes Development Agreement No. RPPL2025003357, ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, Administrative Housing Permit No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114;

2. Hold a public hearing to consider Project No. 87-150-(5), which includes Development Agreement No. RPPL2025003357, Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, Oak Tree Permit No. 200700022, and Environmental Assessment No. RPPL2021007114;

3. Review, consider and certify the Final SEIR and adopt the associated MMRP, FOF, and SOC in compliance with CEQA and the State and County guidelines related thereto;

4. Approve Development Agreement No. RPPL2025003357;

5. Review, consider and adopt the Findings and Conditions for Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343;

6. Find that ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343 are consistent with the General Plan;

7. Find that ZC No. 00-210, Vesting Tentative Tract Map No. 53295, Conditional Use Permit No. 00-210, Parking Permit No. 200700013, Oak Tree Permit No. 200700018, and Administrative Housing Permit No. RPPL2024000343 are consistent with the SCVAP;

8. Review, consider and adopt the Findings and Conditions for Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022;

9. Find that Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022 are consistent with the General Plan; and

10. Find that Vesting Tentative Parcel Map No. 18108, Parking Permit No. RPPL2022007239, and Oak Tree Permit No. 200700022 are consistent with the SCVAP.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 1, 2025.

Elida Luna

Elida Luna, Commission Secretary
County of Los Angeles
Regional Planning Commission

RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 00-210

ZONE CHANGE (“ZC”) NO. 00-210

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.198 (ZCs) of Division 8 of Title 22 of the Los Angeles County Code (commencing with Section 22.198.010), the County of Los Angeles ("County") is authorized to adopt ZCs and other amendments to Title 22 of the County Code; and

WHEREAS, the Newhall Land and Farming Company, a California limited partnership and subsidiary of FivePoint Holdings, LLC ("Newhall"), owns certain real property known as the "Entrada South Property," as legally described in Exhibit A; and

WHEREAS, Newhall proposes to subdivide the 382.3-gross-acre Entrada South Property into a total of 200 lots to create a mixed-use development that is comprised of: 91 multi-family lots developed with 1,574 attached townhome and detached condominium units; 51 open space lots (totaling 115.1 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross-acres in size, for an overall total of 140.4 acres of open space); 11 public facility lots (drainage, debris and water quality basins); six private drive lots; including a potential school site; and an onsite Spineflower preserve; and

WHEREAS, Newhall has requested approval of ZC No. 00-210 to amend the Entrada South Property's existing zoning to allow mixed-use and commercial development; and

WHEREAS, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 1, 2025, in the matter of Project No. 00-210 (the "Entrada South Project"), consisting of the ZC, Development Agreement No. RPPL2025003357 (the "Entrada South/VCC DA"), Vesting Tentative Tract Map ("VTTM") No. 53295, Conditional Use Permit ("CUP") No. 00-210, Parking Permit (“PP”) No. 200700013, Oak Tree Permit ("OTP") No. 200700018, Administrative Housing Permit (“AHP”) No. RPPL2024000343, and Environmental Assessment No. RPPL2021007114 (collectively, the "Entrada South Project Permits"); and

WHEREAS:

1. The Entrada South Property is approximately 382.3 acres of land located west of Interstate 5 (“I-5”) and The Old Road, north and south of the Magic Mountain Parkway, and east of Commerce Center Drive and Westridge Parkway, in an unincorporated area in the northwest portion of the County within the Santa Clarita Valley Area Plan ("SCVAP"). Six Flags Magic Mountain theme park and vacant land are located north of the Entrada South Property. The existing community of Westridge is located immediately south. The City of Santa Clarita is located to the east and is separated from the Entrada South Property 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 Property and is currently under construction.

2. The Entrada South Property is adjacent to, but not located within, the Specific Plan area.

3. The Entrada South Property is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

4. The SCVAP 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 from the San Fernando and Simi Valleys, to the south; the unincorporated community of Agua Dulce and the Angeles National Forest to the east; and the County of Ventura to the west.

5. The Entrada South Property is generally comprised of vacant and undeveloped land, abandoned oil wells, and associated access roads. A recently constructed extension of Magic Mountain Parkway traverses the property from east to west. The southern boundary of the Entrada South Property 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 property from east to west.

6. The Entrada South Property exhibits 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. The Entrada South Property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

7. The Entrada South Property is accessible via Magic Mountain Parkway, a 150-foot wide Major Highway on the County Master Plan of Highways, in an east-west direction. Primary access to the Entrada South Property will be via an entrance/exit on Magic Mountain Parkway. Secondary access to the Entrada South Property will be via an entrance/exit on Commerce Center Drive and The Old Road. The Entrada South Project provides a five-foot wide or greater walkway along private and future streets throughout the Entrada South Property, with publicly-accessible private walkways of similar widths along private drives/fire lanes providing direct access to all units.

8. The Entrada South Property is located within the planning boundary of the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan ("RMDP/SCP"), which was approved by the California Department of Fish and Wildlife ("CDFW"). The RMDP/SCP was the subject of an Environmental Impact Report (“EIR”) and Additional Environmental Analysis that CDFW certified in 2017 (SCH No. 2000011025; the "State-certified EIR"). The Entrada South Property was identified in the State-certified EIR as the "Entrada South Planning Area." The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process. The Entrada South Project implements the development within the

Entrada South Property that was facilitated by the RMDP/SCP and analyzed in the State-certified EIR. The resource management activities and development facilitated by the RMDP/SCP, as approved by CDFW in 2017 for the Entrada South Property, are referred to herein as the "2017 Project."

9. The requested ZC would amend the existing zoning on 323 acres from the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone to the MXD-DP (Mixed Use Development-Development Program) Zone; and to change 5.5 acres from the R-1 Zone to the C-3-DP (General Commercial-Development Program) Zone. The C-R (Commercial Recreation) Zone will remain unchanged. The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved development program and be compatible with the surrounding area, pursuant to County Code Section 22.198.050 (ZCs Findings and Decision). The ZC will provide mixed-use commercial development in the westerly corner of the Entrada South Property adjacent to Mission Village, making it convenient and compatible with the existing commercial land use of the Entrada South Property and planned commercial center within Mission Village.

10. The Entrada South/VCC DA is a related request to adopt by ordinance a voluntary agreement between the County and Newhall that memorializes the terms, conditions, and obligations of the Entrada South Project, and provides vesting development rights for the Entrada South Project components. The purpose of the Entrada South/VCC DA is to provide both the County and the developer with long-term contractual assurances that the Entrada South Project includes public benefits and can be built out as approved in the Entrada South Project Permits. The Entrada South/VCC DA provides terms for: the duration and vesting of the agreement, the Entrada South Project Permits, and later-approved permits; the termination date of the agreement; a description of the uses permitted on the Entrada South Property; the density and intensity of uses allowed on the Entrada South Property; the minimum height, size, and location of buildings allowed; the reservation or dedication of land for public purposes to be accomplished; the time schedule for periodic review; and the public benefits that would not otherwise be provided by Newhall in the absence of the Entrada South/VCC DA. The Entrada South/VCC DA vests Newhall's right to develop and operate the Entrada South Project to the full extent allowed by the Entrada South Project's entitlements and the County's Existing Rules (as defined in the Entrada South/VCC DA) in exchange for providing certain public benefits. The County Board of Supervisors ("Board") must approve the Entrada South/VCC DA in order for it to become effective.

11. VTTM No. 53295 is a related request to authorize a subdivision for a mixed-use development consisting of 200 lots on 382.3 acres, including 90 multi-family lots with 1,574 attached townhome and detached condominium units; 51 open space lots (totaling 115.1 acres); 20 commercial lots with 730,000 square feet of commercial space, including hotel, office, and retail space; 20 private recreation lots (totaling 19.9 acres); one public park lot (5.4 gross acres in size, with an overall total of 140.4 acres of open space for the Project); 11 public facility lots (drainage, debris and water quality basins); and six private drive lots pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

12. CUP No. 00-210 is a related request to authorize: a DP (Development Program) Zone pursuant to County Code Chapter 22.52 (DP Zone); development within an urban hillside management area pursuant to County Code Chapter 22.104 (Hillside Management Areas); onsite grading in excess of 100,000 cubic yards and a haul route for offsite grading pursuant to County Code Section 22.140.240 (Grading Projects); and walls and fences exceeding six feet in height. The grading amounts for the Entrada South Project include 6,500,000 cubic yards of cut, 6,116,500 cubic yards of fill, 18,800 cubic yards of offsite cut and fill (within the Mission Village site), and 383,500 cubic yards of shrinkage, for a combined grading amount of 13.0 million cubic yards (6.5 million cut, 6.5 million fill) to be balanced onsite.

13. AHP No. RPPL2024000343 is a related request to provide an overall 189 affordable units (12 percent of the total 1,574 units), to include 110 affordable rental units (seven percent of the total number of units entitled within the Entrada South Project). Pursuant to the Entrada South/VCC DA, the affordability level will not exceed an average of 65 percent County Area Median Income ("AMI"). The affordable units will be located in Planning Areas 4b and 4c of the Entrada South Project. The Entrada South Project is not subject to the inclusionary housing ordinance ("IHO") because, pursuant to County Code Section 22.121.030 (Inclusionary Housing), the Entrada South Project is "located within an area subject to an affordable housing requirement pursuant to a development agreement."

14. PP No. 200700013 is a related request to allow shared, reciprocal and offsite parking across the entire Entrada South Project (i.e., residential and non-residential areas) pursuant to County Code Chapter 22.178.050 (PPs). The Entrada South Project will provide a total of 5,716 parking spaces, including 3,921 parking spaces for residential uses and 1,795 parking spaces for commercial uses. Of the residential parking spaces, 423 parking spaces will be reserved for guests. Of the commercial parking spaces, 1,154 parking spaces will be reserved for office uses, 415 parking spaces will be reserved for retail uses, and 226 parking spaces will be reserved for the hotel use. Although the Entrada South Project has requested shared and reciprocal parking, the Project will provide a surplus of parking compared to County requirements (i.e., providing 3,921 residential parking spaces and 1,795 commercial parking spaces compared to the 3,852 residential and 1,789 commercial spaces required). The Entrada South Project will provide an additional 11.6 percent of residential parking spaces and one percent of commercial parking spaces.

15. OTP No. 200700018 is a related request for the removal of 34 non-heritage oak trees and encroachment into the protected zone of one heritage oak tree on the Entrada South Property. This would result in a total of 35 oak tree-related impacts on the Entrada South Property pursuant to County Code Chapter 22.174 (OTPs). Based on the March 31, 2023 Oak Tree Report (Oak Tree Report), there are a total of 51 oak trees surveyed subject to the County Oak Tree Ordinance that are located either within the Entrada South Property, within 200 feet of the proposed grading limits, or located outside the boundaries of the Entrada South Project but associated with the development. Of the 51 oak trees surveyed, 35 oak trees will be impacted. Of the 35 impacted oak trees, one oak tree, which is a heritage oak tree, will be encroached into its protected zone by development of the Entrada South Project in accordance with

the County Oak Tree Ordinance. The remaining 34 impacted oak trees are not heritage oaks and are proposed to be removed, consistent with the Oak Tree Report.

16. Pursuant to Government Code Section 65866, the County and Newhall agreed to a vesting date of October 7, 2021. Accordingly, the Entrada South/VCC Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of October 7, 2021, except as otherwise provided in the Entrada South/VCC DA.

17. The current land use designation for the Entrada South Property is as follows: the Entrada South Property is located within the H5 (Residential 5 – 0 to 5 Dwelling Units per Acre), CM (Major Commercial), and OS-PR (Open Space Preserve) land use categories of the SCVAP Land Use Policy Map, a component of the County General Plan ("General Plan").

18. The current zoning for the Entrada South Property is as follows: the Entrada South Property is located within the Newhall Zoned District. The Property is currently zoned R-1 , C-3, and C-R.

19. The land uses for the properties surrounding the Entrada South Property include:

    North: Commercial, parking;
    East: Commercial;
    South: Recreational, single-family residential;
    West: Vacant.

20. The properties surrounding the Entrada South Property are zoned as following:

    North: C-3, C-R
    East: C-3;
    South: C-R, RPD (Residential Planned Development), A-2 (Heavy Agricultural);
    West: R-1, SP (Specific Plan).

21. The Entrada South Project will add new detached and attached residences at urban densities consistent with surrounding development, which includes a mixture of residential, recreational, and commercial uses. An open space Spineflower Preserve occupies the southeasterly portion of the Entrada South Property, which is compatible with recreation open space just south beyond the Entrada South Property's boundary.

22. The maximum density of the Entrada South Project is 4.9 dwellings per acre, which is consistent with the H5 land use designation that covers much of the Entrada South Property.

23. The visual and physical impacts of the proposed Entrada South Project will not increase in relation to the surrounding neighborhood. Residential building heights will be three stories or less, and mixed-use commercial development will blend in with the adjacent Mission Village commercial center. The design of the Entrada South Project

will be similar to and compatible with the Mission Village development, which is already in buildout with more than 2,000 dwellings constructed.

24. The 2017 Project proposed 1,725 dwellings and 450,000 square feet of non-residential space for the Entrada South Project. The current Entrada South Project requests 1,574 dwellings (a reduction of 151 units) and 730,000 square feet of non-residential space. As a result of these changes, the proposed Entrada South Project will be able to include a neighborhood park and potential school site, a Spineflower Preserve, and important trail links and infrastructure. These modifications allow the Entrada South Project to be more compatible with the existing urbanization and buildout of the nearby Mission Village and other villages that are included in the adjacent Newhall Ranch Specific Plan.

25. A proposed hotel of 165,000 square feet and up to 75 feet in height is planned in the Entrada South Project. The hotel will be located furthest north in the Entrada South Project, adjacent to Six Flags Magic Mountain, where it will lessen visual/physical impacts due to the complementary uses.

26. The 110 affordable rental housing units that are required under the Entrada South/VCC DA will be dispersed throughout the Entrada South Property, supporting community needs for additional housing that is feasible for homeowners compared with the prevailing housing market in the area.

27. The Entrada South Project includes a 5.4-acre public park lot as well as smaller recreation lots situated next to residences where they can be easily accessed.

28. Two large open space corridors protect a restored drainage channel on the Entrada South Property, as well as providing a buffer against existing residential and commercial-recreational development to the south.

29. The Entrada South Project is located in a VHFHSZ and will meet fire prevention requirements, including installing new fire hydrants, providing sufficient fire lanes for ingress/egress, requiring fuel modification plans (for removing dead or fallen plant material), and sprinkler systems within the commercial portions of the project.

30. The Entrada South Project would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within the Entrada South Project would provide access to the various areas and land uses on-site, with connections to Magic Mountain Parkway, Westridge Parkway, and Commerce Center Drive.

31. The Entrada South Project would provide an extensive community trail system that would connect to existing and planned trails in the vicinity. Within the Entrada South Project, the proposed trail system would include community trails, bike lanes, neighborhood electric vehicle ("NEV") 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. In addition to the various trail types that would serve as bicycle

routes, the Entrada South Project would expand bicycle facilities in the area. The NEV pathways within the Entrada South Project would also serve as bike routes.

32. Internal circulation and access for the Entrada South Project will be provided by seven new internal public streets with street widths ranging from 60 to 113 feet. Each planning area of the development will be interconnected with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

33. Newhall will implement the Net-Zero Greenhouse Gas (“GHG”) Program in the Entrada South Project. The Net-Zero GHG Program is enumerated in 13 mitigation measures (MM 2-1 through 2-13) in the State-certified EIR. It implements a broad suite of innovative GHG reduction strategies to maximize onsite and local GHG reductions, such as installing thousands of electric vehicle ("EV") charging stations throughout the County and implementing a building retrofit program in disadvantaged communities within the County.

34. Implementation of the Net-Zero GHG Program supports the goals of the County's 2024 Climate Action Plan. The GHG impacts of the Entrada South/VCC Project, including the Net-Zero GHG Program, were fully analyzed in the State-certified EIR. Accordingly, the Entrada South Project does not need to further analyze GHG or comply with the specific goals, strategies, measures, or actions included in the County Climate Action Plan or any future rule intended or designed to reduce GHG emissions, unless otherwise applicable as a "Future Applicable Rule" under the Entrada South/VCC DA.

35. The Commission finds that, with the proposed ZC, the Entrada South Project would be consistent with applicable provisions of Title 22 (Planning and Zoning) of the County Code (the "Zoning Code") for the reasons stated herein, in other documents that constitute the record for the Entrada South Project Permits and based on testimony delivered to the Commission in writing and orally.

36. The County is the lead agency for the Entrada South Project for purposes of CEQA in accordance with the State CEQA Guidelines section 15050. The Entrada South Project, as currently proposed, reflects minor changes and refinements related to the development of the Entrada South Property, as compared to the 2017 Project. Consistent with the requirements for supplemental CEQA review, the County analyzed potential environmental effects of the Entrada South Project in a Draft Supplemental EIR ("SEIR," SCH No. 2000011025) that focuses on the Entrada South Project's incremental changes from the 2017 Project as well as applicable changes in circumstances and new information since certification of the State-certified EIR by CDFW. The Entrada South Project is a component of the "Modified Project" referred to and described in the SEIR.

37. The County prepared a Final SEIR that incorporates the Draft SEIR and contains the comments received on the Draft SEIR, responses to comments, revisions to the Draft SEIR, including any clarifications based on the comments and responses to the

comments, and Mitigation Monitoring and Reporting Program (“MMRP) for the Entrada South Project ("MMRP").

38. This Resolution incorporates by reference, as if fully set forth herein, the CEQA Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the Final SEIR for the Entrada South Project, which are attached hereto as Exhibit F. As identified in the Draft SEIR, after implementation of the MMRP, the Entrada South Project would not result in any new or substantially more severe significant impacts.

39. On December 20, 2024, a Notice of Completion ("NOC") and Notice of Availability ("NOA") of the Draft SEIR was prepared and distributed to the State Office of Land Use and Climate Innovation, County Clerk, responsible and trustee agencies, organizations, interested parties, property owners and occupants within a 1,000-foot radius of the Entrada South Project site, and all parties who requested a copy of the SEIR in accordance with CEQA. Large signs for the NOC and NOA were also posted on the Entrada South Property on December 19, 2024. The County decided to provide a voluntary extension beyond the CEQA-mandated 45-day public review period to a 60-day public review period beginning December 20, 2024, and ending February 18, 2025.

40. There were a total of 11 comments on the Draft SEIR - five by public agencies, one by tribes, three by community groups, and two by individuals. As required by Section 15088 of the State CEQA Guidelines, responses to these comments were prepared and provided to the agencies and interested parties. While certain changes were made to the SEIR in response to these comments, the Final SEIR does not include significant new information that requires recirculation of the Draft SEIR for further public comment under CEQA Guidelines Section 15088.5.

41. A duly noticed public hearing was held on October 1, 2025, before the Commission. During the October 1, 2025 hearing, the Commission heard presentations from staff and Newhall, and public testimony was heard. During public testimony, **[X]** persons spoke in favor of the Entrada South Project, citing reasons such as: **[RESERVED]**. In addition, **[X]** persons spoke in opposition or otherwise had concerns with the Entrada South Project, citing reasons such as: **[RESERVED]**.

42. During the October 1, 2025 public hearing, after hearing all testimony, the Commission discussed the Entrada South Project on the following points: **[RESERVED]**.

43. In its actions on October 1, 2025, the Commission certified the Final SEIR as to the following components of the Entrada South Project: VTTM No. 53295; CUP No. 00-210; PP No. 200700013; OTP No. 200700018; and AHP No. RPPL2024000343. As to these listed components of the Entrada South Project, the Commission adopted the proposed CEQA FOF and SOC for the Entrada South Project, adopted the MMRP for the Entrada South Project, and determined the Entrada South Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations through adopting the proposed SOC. Further,

the Commission recommended that the Board certify the Final SEIR for the Entrada South Project as to the Entrada South/VCC DA and ZC, along with the required CEQA FOF, SOC, and MMRP for the Entrada South Project.

44. The County Subdivision Committee ("Subdivision Committee") consists of representatives from the County Departments of Regional Planning, Public Works, Fire ("Fire"), Parks and Recreation, and Public Health. Based on tentative map and exhibit map dated January 15, 2025, the Subdivision Committee cleared the Entrada South Project for public hearing and recommended its approval.

45. The Entrada South Project is consistent overall with the General Plan, including Housing Element, Policy 3.1: "*Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.*" The Entrada South Project will include 1,574 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County.

46. The Entrada South Project is consistent with the General Plan, Parks & Recreation, Policy P/R 4.3: "*Develop a network of feeder trails into regional trails.*" A community trail system would connect the Entrada South Property to existing and planned trails in the vicinity and into regional trails. Within the Entrada South Property, the proposed trail system would include community trails, 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 the Entrada South Property would also serve as bike routes. 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.

47. The Entrada South Project is consistent with General Plan, Economic Development, Policy ED 2.5: *"Encourage employment opportunities to be located in proximity to housing.*" The Entrada South Project includes 730,000 square feet of non-residential (commercial/office) space in proximity to the proposed 1,574 new residential units, which will support and encourage employment opportunities in proximity to proposed and existing housing.

48. The Entrada South Project is consistent with General Plan, Land Use, Policy LU4.1: "*Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*" The Entrada South Property is currently underutilized. The development of the Entrada South Project will result in utilizing the site with 1,574 residential units and 730,000 square feet of non-residential (commercial/office) space that will facilitate the generation of local jobs and economic activity. Therefore, the Entrada South Project supports infill development in suburban areas on underutilized land.

49. The Entrada South Project is consistent with General Plan, Land Use, Policy LU 5.2: "*Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*" The Entrada South Project will result in 730,000 square feet of onsite commercial/office development that will provide local residents with increased access to commercial and retail services as well as public facilities within and proximate to the Entrada South Project site. Therefore, the Entrada South Project supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

50. The Entrada South Project is consistent with the goals and policies of the SCVAP because the H5, CM, and OS-PR designations are intended for the residential, commercial, and open space uses that are included in the Entrada South Project. In addition, the Entrada South Project realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, the Entrada South Project will implement substantial open space in the forms of recreation (e.g., a public park) and preserves (e.g., a Spineflower Preserve and protected drainage channel).

51. The Entrada South Project is consistent overall with SCVAP, Land Use, Policy LU-1.1.3: "*Discourage urban sprawl into rural areas by limiting non-contiguous, 'leap-frog' development outside of areas designated for urban use.*" The Entrada South Property has long been planned for residential and commercial development under the SCVAP and is designated for residential and commercial uses. The Entrada South Project will be developed adjacent to existing communities, avoiding leapfrog development. The development proposed for the Entrada South Property is consistent with the SCVAP, which accounts for the long-term planned development of the area in an orderly manner.

52. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.4: "*Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*" The Entrada South Project preserves community character and maintains natural features by providing 140.4 acres of open space areas within the Entrada South Property, including its entire southern perimeter, would be maintained to preserve scenic character. The Entrada South Project reduces permanent impacts to habitat with Unnamed Canyon 2 compared to 2017 Project. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property. A permanent conservation instrument has been recorded to ensure the Spineflower Preserve will be permanently preserved and managed for the benefit of the San Fernando Valley Spineflower, consistent with the approved Spineflower Conservation Plan. By providing open space and the Spineflower Preserve, the Entrada South Project preserves community character by maintaining natural features that act as natural boundaries between developed areas.

53. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.1.5: "*Increase infill development and re-use of underutilized sites within and adjacent to*

developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use." The Entrada South Project includes 1,574 dwelling units and 730,000 square feet of commercial space on an undeveloped site that is adjacent to the Six Flags Magic Mountain Theme Park (a major tourist destination) and other surrounding residential and commercial uses. The Entrada South Project benefits from the existing infrastructure of Magic Mountain Parkway, Commerce Center Drive, and The Old Road. The Entrada South Project minimizes loss of open spaces by providing a new public park and preserving a natural drainage course and the Spineflower Preserve. Lastly, the Entrada South Project redesignates an underutilized site by implementing a ZC for mixed-use development.

54. The Entrada South Project is consistent with SCVAP, Land Use, Policy LU-1.3.6: "*Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.*" The Entrada South Project supports retention of natural drainage patterns and riparian areas by applying a clustering design consistent with the State-certified EIR. Within the Entrada South Property, the Entrada South Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Property as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Property would be enclosed in a buried storm drain. Instead, the Entrada South 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. Additionally, the Entrada South Project includes a 27.2-acre Spineflower Preserve located in the southeastern corner of the Entrada South Property.

55. The Entrada South Project is consistent with SCVAP, Conservation and Open Space Element, Policy CO-10.1.5: "*Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty.*" No prominent ridgelines are designated by the SCVAP within the Entrada South Property, and no prominent ridgelines will be impacted by the proposed development. The proposed development incorporates a cluster development approach that maintains a larger portion of the site as open space and maintains undeveloped slopes within the Spineflower Preserve, providing residents and guests with increased access to natural areas and preserving scenic beauty. Specifically, with the cluster development approach, the proposed development includes approximately 58 acres of natural open space along the site's southern and eastern sides as a Spineflower Preserve (which also preserves the locations of the greatest topography on site) and restores a natural drainage course through the center of the site (Unnamed Canyon 2). By providing open space and the Spineflower Preserve, the Entrada South Project provides residents and guests with access to natural areas and preserves scenic beauty.

56. The Entrada South Property is not located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code.

57. Consistent with County Code Section 22.222.160 (Notification Radius), the community and neighboring property owners within a 1,000-foot radius of the Entrada South Project were properly notified of the public hearing by mail, newspaper, and property posting.

58. Pursuant to County Code Section 22.198.050 (Zone Changes), the Commission makes the following findings:

    a. **Modified conditions warrant a revision in the Zoning Map as it pertains to the area or district under consideration.** Modified conditions warrant a revision of the Zoning Map from R-1 to MXD-DP and R-1 to C-3-DP to implement the project's net-zero GHG commitment and transportation demand management ("TDM") program while advancing County policies to encourage walkability, reduce vehicle trips and emissions, and facilitate alternative modes of transit.

        i. The existing R-1 Zone was adopted for the site in 2012 and reflects the H5 land use designation shown on the attached Existing Zoning Map. The existing H5 land use designation for the portion of Entrada South, south of Magic Mountain Parkway, was adopted in 2012 through the SCVAP. The H5 land use designation permits residential development up to five units per acre along with supportive commercial and institutional uses serving the local area (subject to a ZC to an appropriate designation, as necessary).

        ii. The existing R-1 Zone limits residential and commercial use types and development flexibility, such as clustering. In contrast, the MXD and C-3 zoning designations support implementation of the TDM program and net-zero GHG commitment by allowing a more diverse, denser mix of uses that will encourage walkability, alternative mobility options and use integration while maintaining consistency with the H5 designation. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map, as discussed below.

        iii. In 2017, CDFW approved the State-certified EIR for the RMDP/SCP. The State-certified EIR analyzed the potential environmental impacts associated with the development facilitated by the RMDP/SCP, including for the buildout of the Entrada South Property. The State-certified EIR included 13 mitigation measures related to GHG impacts that reduce the Entrada South Project's GHG emissions to net zero, including an extensive TDM program. The core objective of the TDM program is to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized

and non-motorized transport and related strategies. The TDM program includes a number of strategies that would enable the residents, employees, and visitors of these planning areas to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation alternatives to single rider vehicles, such as:

- Pedestrian network linking areas of the project site;
- Traffic calming measures to encourage people to walk or bike;
- Increased transit availability through route expansion or increasing transit frequency;
- Encouraging telecommuting and alternative work schedules;
- Employer-administered Commute Trip Reduction program;
- School bus program;
- Transit fare subsidies;
- Carshare program;
- NEV and Electric Bicycle (e-bike) infrastructure;
- Integration of Mobility Hubs;
- Website and apps for transportation information; and
- Bikeshare system.

iv. To implement the TDM program and advance Newhall's net-zero GHG commitment, Newhall has designed the Entrada South Project to enhance clustering, mixed uses, supportive commercial opportunities in proximity to residential users, and walkability. The modifications associated with the TDM program and net-zero GHG commitment warrant a revision in the Zoning Map.

v. The MXD and C-3 zones are appropriate for the H5 land use designation given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages (such as Homestead South) contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The Entrada South Property is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being planned as part of the Mission Village development (Mission Village is currently under construction).

vi. The MXD and C-3 zones allow the Entrada South Property to provide a diverse mix of housing and integrated commercial uses in proximity to transit stations, while facilitating the TDM program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits warrant a revision in the Zoning Map from R-1 to MXD for the planning areas described above.

b. **A need for the proposed zone classification exists within such area or district.** The proposed zone classification is needed to advance County policies and implement the Entrada South Project's net-zero GHG commitment and TDM program. The existing R-1 zone does not allow an integrated mix of housing types and commercial uses. The ZC to MXD and C-3 will permit the development of mixed-uses including single-family residences, townhomes, apartment homes, multi-family residential, office and commercial uses. The MXD and C-3 support a more integrated development plan consistent with the TDM program, the Entrada South Project's net-zero GHG commitment and County policies to encourage mixed-uses and pedestrian-oriented neighborhoods.

i. As noted above, the MXD and C-3 zones are more appropriate for the H5 land use designation particularly given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The site is especially well suited for the MXD and C-3 zones, due to their proximity to The Old Road and I-5 and mobility hubs. Specifically, Entrada South is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub being developed as part of the Mission Village development.

ii. A change of zone would facilitate the orderly development of additional housing as well as commercial and recreational uses to serve future residents. The proposed MXD and C-3 zoning provide the opportunity to mix a wide variety of residential uses and commercial uses in close proximity to bus and multi-modal options. The proposed development would cluster development to preserve 140.4 acres of open space areas and slopes within the planning areas zoned MXD while also having a mix of land uses to increase walkability and implement the TDM Program.

iii. Under the MXD zoning, proposed home types would include single-family detached condominiums, townhomes, apartment-style units, and multi-family units to provide a wider variety of housing options. Inclusion of a range of home types and prices furthers Los Angeles County housing policies which encourage the development of socially and economically diverse communities. Policy LU-3.1.2 of the SCVAP encourages the provision of "a mix of housing types within neighborhoods that accommodates households with varied

income levels." Additionally, the inclusion of various housing types near transit furthers the County's urban form and mobility policies which encourage the development of pedestrian-oriented communities. Policy LU-5.2.1 encourages "higher-density residential uses in areas served by public transit and a full range of support services." Policy LU-5.2.2 further states "provide for location of neighborhood commercial uses in proximity to the neighborhoods they serve, to encourage cycling and walking to local stores."

c. **The particular property under consideration is a proper location for said zone classification within such area or district.** The particular property within the Entrada South Property is a proper location for the MXD zoning classification. As noted above, the MXD zone is appropriate for the H5 land use designation and this particular location given the integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations. The particular property being proposed for the MXD zone within the Entrada South Property is approximately 1.14 miles west of the McBean Regional Transit Center and adjacent to a central mobility hub planned as part of the Mission Village development. The MXD zone allows the site to provide an integrated mix of housing types and commercial uses in close proximity to two transit stations, within a net zero GHG community, while facilitating the TDM program and preserving natural open space and slopes and enhancing walkability. These public and environmental benefits make this portion of the Entrada South Property a proper location for the MXD zone.

d. **The zone classification at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.** The zone classification of MXD in this portion of the Entrada South Property will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities. These public and environmental benefits make the rezoning in the interest of public health, safety and general welfare.

i. In addition, the requested ZC is in conformity with good zoning practice as it would allow for a mixed-use development which integrates a variety of residential, recreational, and commercial opportunities. The MXD zone is appropriate particularly given the

integrated nature of the Entrada South Project with the Mission Village community (under construction), the other Valencia villages contemplated by the TDM program, and the proximity of the Entrada South Property to transit stations (McBean Regional Transit Center and the adjacent planned mobility hub in Mission Village development (currently under construction). Allowing for a wider range of housing densities with commercial-serving uses is possible with MXD zoning.

ii. For these reasons, the requested ZC for a portion of the Entrada South Property will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

e. **The ZC is consistent with the General Plan.** As explained above, the proposed ZC from R-1 to MXD is consistent with the H5 land use designation. The SCVAP encourages density-controlled development (clustering) on lands with significant environmental and/or topographical features or resources in order to preserve open space for the protection of these natural features or resources or to provide recreational amenities. A total of 1,574 dwelling units are proposed, which consistent with allowable density within the H-5 designation of up to 5 dwelling units per acre and encourages clustering. The proposed MXD zone comprises 315.6 acres. As noted above, the MXD would modify zoning designations to accommodate future development that is more pedestrian-oriented and can accommodate the needs of more types of households than can the current R-1 zoning. The MXD zone facilitates implementation of the project's net-zero GHG commitment and TDM program to increase walkability and encourage alternative transit modes. Clustering of uses under the MXD zoning helps maintain open areas and provide trails. The proposed development will provide a variety of housing types and will also include commercial development to serve the community and provide employment opportunities.

f. **If the ZC will permit any uses prohibited by the existing zoning, that such ZC will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide an adequate water supply.** The existing R-1 zone does not allow for mixed-use development, apartment houses, retail uses, or office uses (business or professional). The ZC to MXD will permit the development of mixed-uses including multi-family residential, office and commercial uses, which supports a more integrated development plan consistent with the TDM program, the project's net-zero GHG commitment and County policies to encourage mixed-uses, walkability and alternative modes of transit. Based on the Water Supply Assessment prepared for the proposed development, the Santa Clarita Valley has sufficient water supplies to meet the projected water demand associated with the Entrada South Project and existing and planned future uses within the Santa Clarita Valley water service area. The proposed ZC from R-1 to MXD would not result in a need for a

greater water supply for adequate fire protection, and the existing and proposed sources of water will provide an adequate water supply.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS:

A. The above recitals are true and correct and are incorporated herein by reference.

B. The Commission has reviewed and considered the Final SEIR.

C. Newhall has met its burden of proof, and has substantiated to the satisfaction of the Commission that the facts set forth below in Sections D through G are true, as supported by the recitals above, the Burden of Proof Statements included in the attachment to the Commission's Staff Analysis, and the administrative record for the Entrada South Project.

D. ZC No. 00-210 complies with the requirements set forth in Government Code Sections 65800 et seq., implements the applicable policies of the General Plan and SCVAP, and is internally consistent, as supported by the recitals above, the burden of proof statements included as an attachment to the Staff Analysis, and the administrative record for this project.

E. The Entrada South Project site is entirely within an area in the SCVAP that has long been planned for residential and commercial development. The ZC allows for implementation of the Entrada South Project, which provides for a mixed-use development that includes 1,574 residential units and 730,000 square feet of commercial space.

F. The ZC is needed within the area encompassed by the Entrada South Project. The Entrada South Property is vacant, undeveloped, underutilized, and in close proximity to other residential and commercial developments and transportation infrastructure, including the I-5 freeway. The Entrada South Property is well suited to accommodate concentrated regional population and economic growth.

G. The ZC will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice, because increasing housing density on vacant, underutilized sites and building areas in close proximity to major transportation infrastructure provides many benefits to the community. The Entrada South Project creates a healthy, energy efficient, complete community with a wide range of housing, retail, commercial, and open space uses.

H. The ZC is consistent with the County General Plan and SCVAP, and is necessary to implement the goals and policies of the General Plan and SCVAP. Public convenience, general welfare, and good zoning practice justifies approving the ZC.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles ("Board "):

1. Hold a public hearing to consider Project No. 00-210-(5), which includes ZC No. 00-210;

2. Review, consider and certify the Final SEIR and adopt the associated MMRP, Fo Fact, and SOC in compliance with CEQA and the State and County guidelines related thereto;

3. Find that ZC No. 00-210 is consistent with the General Plan;

4. Find that ZC No. 00-210 is consistent with the SCVAP;

5. Find that modified conditions warrant a revision to the Zoning Map as it pertains to the Entrada South Property;

6. Find that a need for the proposed zone classification exists within the Entrada South Property;

7. Find that the Entrada South Property is a proper location for the ZC;

8. Find that ZC No. 00-210 will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice; and

9. Find that if ZC No. 00-210 will permit any uses prohibited by the existing zoning, that such ZC will not result in a need for a greater water supply for adequate fire protection or that the existing and proposed sources of water will provide and adequate water supply.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on October 1, 2025.

Elida Luna

Elida Luna, Commission Secretary
County of Los Angeles
Regional Planning Commission

CHANGE OF PRECISE PLAN

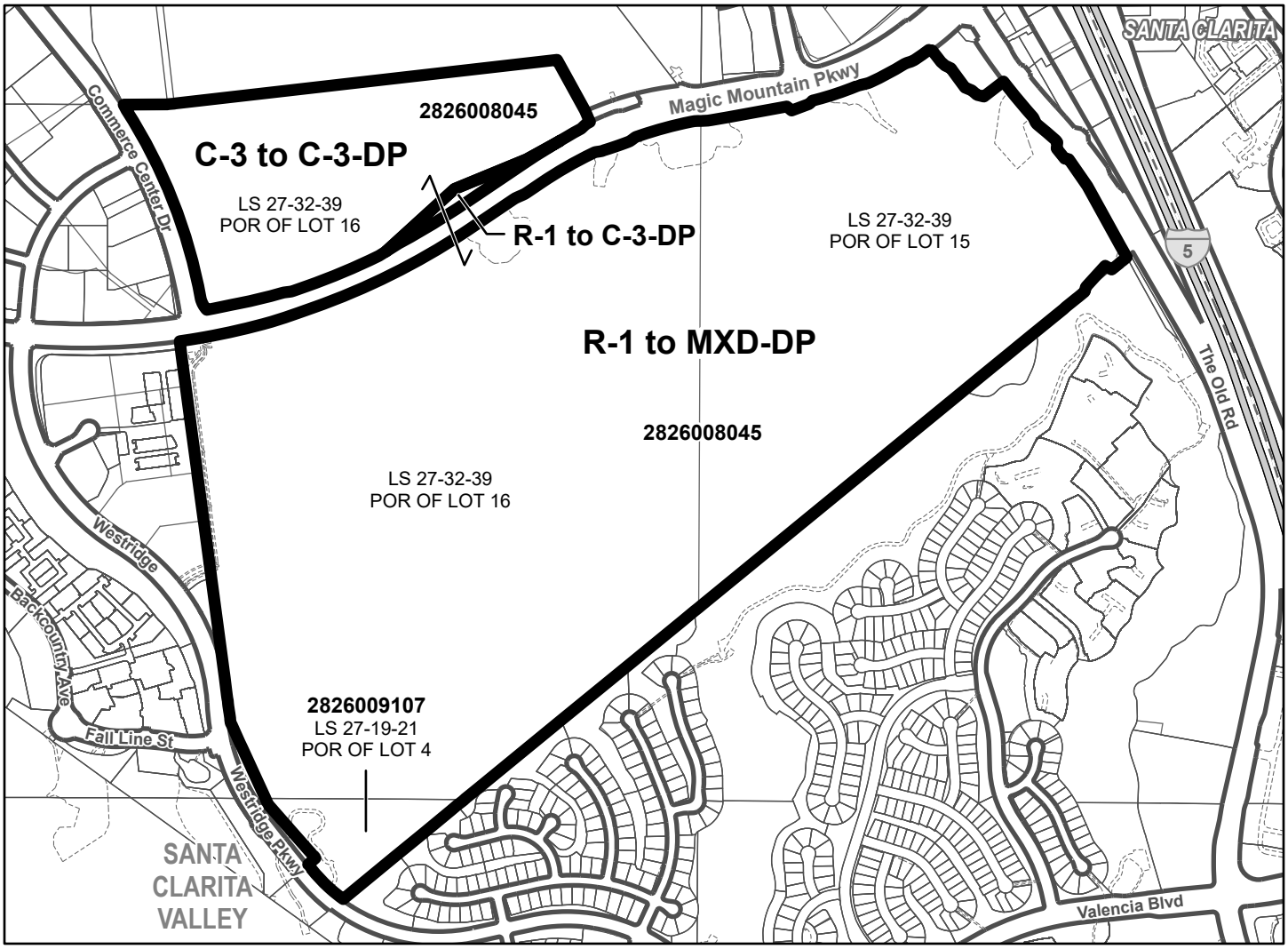
ZONED DISTRICT: NEWHALL

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RZC-ZC00-210-27592

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



Freeway
Right-of-Way
Lot
Easement
ZCO Area
Assessor Parcel
City / Unincorporated Boundary

The Assessor Identification Number (AIN) is to be used for reference only, in addition to any recorded tract or parcel boundaries labeled in the map. The GIS layer shall represent the "digital description" of the zone change area and could represent whole or portions of a parcel per the Assessor GIS database as of the date recorded in the Zone Change Ordinance above.

N

0 600 1,200

Feet

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING