



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
6.		Favor	Adam Rasmussen	
			Angela Gibson Shaw	
			Brian McCosker	
			Carlos A Singer	
			Corianna Miller	
			Craig Glastetter	
			Dave Norwine	
			James Theiring	
			Jasmine Ruys	
			Jeff Montejano	
			John Switalski	
			John A Baron	
			Kiara Brown	
			Mary Leslie	
			Matthew Hargrove	
			Michael Ward	
			Mike Roos	
			Mitchell Vieyra	
			Nella McOsker	
			Nicole Stinson	
			Pamela Villasenor	
			Robert C Lapsley	
			Robert N Stice	
			Ronald L Hill	
			Rudy Ortega Jr	
			Stephen Cheung	

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
6.		Favor	Vince Germann	
		Oppose	P Brown	I urge the Board to reject the appeal. We need as much new housing throughout LA County as possible. This project would bring over 3600 new units including over 360 affordable units. As the parent of two working young persons in their 20s, I share their concerns about housing having become out of reach for so many. Greater supply can help, both in every locality throughout the County and we must clear the way for projects, wherever they may be, whether "in my backyard" or not. Thank you.
		Item Total	28	
Grand Total			28	



June 23, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of the International Union of Operating Engineers Local 12 and the Southern California District Council of Laborers Local 585 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

SAM HILL & SONS, INC. GENERAL ENGINEERING CONTRACTOR
P.O. Box 5670 Ventura, CA 93005

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

Ronald L. Hill

Ronald L. Hill
President
Sam Hill & Sons, Inc.

Cc: L.A. County of Board of Supervisors



LOS ANGELES AREA
CHAMBER OF COMMERCE

July 15, 2026

County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Valencia by FivePoint Homestead South (Tract 84508) Support

Dear Los Angeles County Regional Planning Commission,

On behalf of the Los Angeles Area Chamber of Commerce ("The Chamber"), the largest business organization in the Los Angeles region, I am writing to express our strong support for the next phase of Valencia by FivePoint: Legacy Village.

Valencia by FivePoint is a community of regionwide economic significance, creating workforce opportunities and meaningful tax revenue that benefits the Los Angeles region. The Chamber believes these proposed neighborhoods will amplify those benefits, most notably by helping address the region's severe housing shortage.

Homestead South is planned to deliver approximately 3,600 new homes at a variety of price points, located near existing and future employment opportunities. These communities will allow more Angelenos to live closer to where they work, reducing commute times and improving quality of life. In addition, the community will have two public parks totaling over 10,000 acres along with recreational facilities.

The Chamber supports projects that address the housing crisis, strengthen local economies, and create vibrant communities where residents can live, work, and thrive. The Valencia by FivePoint community continues to exemplify these goals.

Valencia by FivePoint is also a national model for sustainable community development. The community is committed to net-zero greenhouse gas emissions and the preservation of approximately 10,000 acres of open space, while investing in mobility programs and other sustainability initiatives. The Chamber believes FivePoint's vision for advancing housing production, economic growth, and sustainability is commendable, and we urge the County to support these important projects.

Sincerely,

Carlos A. Singer
Chief Policy Officer

cc: Los Angeles County Board of Supervisors

June 26, 2026

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission:

I am writing on behalf of the California Business Roundtable to voice our strong support for Homestead South, the next phase of the Valencia by FivePoint master-planned community.

The California Business Roundtable is dedicated to advancing policies and investments that promote economic growth, job creation, and long-term prosperity throughout California. The projects before you reflect the type of thoughtful, forward-looking development our state needs to remain competitive.

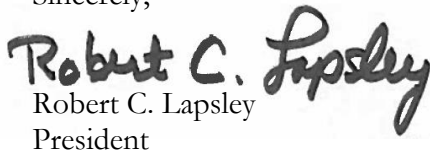
California's housing shortage continues to constrain economic opportunity, workforce mobility, and business growth. Employers across industries face increasing challenges recruiting and retaining workers in regions where housing costs remain out of reach for many families. Expanding housing supply is essential to addressing these challenges.

Homestead South will deliver 3,600 new homes while preserving more than 60% additional acres of open space and creating new parks, schools, recreational amenities, and community infrastructure.

Valencia by FivePoint demonstrates that housing creation, environmental stewardship, and economic development can advance together. The community's commitment to sustainability, including its net-zero greenhouse gas commitment, provides an important model for future growth throughout California.

For these reasons, the California Business Roundtable strongly supports the requested approvals and respectfully urges the Commission to advance these important projects.

Sincerely,


Robert C. Lapsley
President

Cc: Los Angeles County Board of Supervisors



06/15/26

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of IBEW Local 11 and Laborer's local 300 Union that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

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Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

Taft Electric Company

Dave Norwine

VP of Traffic Operations

Cc: L.A. County of Board of Supervisors



California Institute of the Arts
24700 McBean Parkway
Valencia, California 91355-2340
calarts.edu

Office of the President
Phone 661 253-7820
president@calarts.edu

June 23, 2026

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508), Project No.: PRJ2024-003038

Dear Los Angeles County Regional Planning Commission,

The California Institute of the Arts (CalArts), a Disney endowed, internationally recognized arts college welcomed its first class in 1970, and has been serving the Santa Clarita Valley and beyond ever since. We offer comprehensive degree programs in visual, performing, media and literary arts from our campus in Valencia, where students have access to local experts and extensive community resources.

FivePoint and its subsidiary, the Newhall Land & Farming Company (who helped facilitate the initial opening our campus), have been longstanding members of the community and bring expansive benefits to the region. The first phase of Valencia by FivePoint, now home to several thousand residents, has been a well-recognized success for the Santa Clarita Valley. The proposed next phase – Homestead South.

Importantly, the new community will deliver more much needed high-quality, price-attainable homes that can serve our faculty, staff, students, and alumni; dedicate open space and enhance our valley's trail system.

At CalArts, environmental stewardship is one of our guiding principles. It is a priority we share with FivePoint. At full buildout, Valencia by FivePoint community will be one of the largest in the nation to commit to achieving net zero greenhouse gas emissions, thanks to a variety of on-site and off-site investments. In addition, FivePoint has committed to permanently protect up to 10,000 acres of the vast open space we enjoy in the Santa Clarita region, and its energetic conservation work has protected a variety of native wildlife habitats and animal species.

A rising tide lifts all ships, and the health of CalArts depends on the health of our broader region. The next phase of Valencia by FivePoint will bring meaningful benefits to this community, as well as our school and our environment. We urge you to give this project your full support.

Sincerely,

A handwritten signature in black ink, appearing to read 'KJB', followed by a horizontal line extending to the right.

Kiara Brown, Chief of Staff

cc: Los Angeles County Board of Supervisors



26455 Rockwell Canyon Road, Santa Clarita, CA 91355 • (661) 259-7800 • www.canyons.edu

June 9, 2026

County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Homestead South (Tract Map 84508)

Dear Los Angeles County Planning Commission:

College of the Canyons has proudly served the Santa Clarita Valley for nearly 60 years. From our campuses in Valencia and Canyon Country, we provide high-quality education to more than 40,000 students annually. Today, we offer more than 300 associate degrees and certificates, and — beginning this year — our first bachelor's degree program.

FivePoint, and its predecessor the Newhall Land & Farming Company, have been invaluable partners since our founding. We acquired more than 150 acres in Valencia from the company — which generously returned 10% of the purchase price as a gift to the College.

That spirit of partnership has continued ever since. FivePoint generously donated 53 electric vehicle chargers for our Valencia parking structure — a gift that promotes cleaner transportation and helps reduce climate pollution right here at home. In addition, both the College and FivePoint serve together on the Santa Clarita Valley Economic Development Corporation Board of Directors, working to enhance the continued growth and development of the Santa Clarita Valley.

Economic projections show that Valencia by FivePoint will produce more than \$1 billion of annual tax revenue and support thousands of jobs when fully built out. As the Santa Clarita Valley's leading higher education provider, College of the Canyons stands ready to meet the demands of Valencia's growing workforce and deliver the training and programs that will ensure employees and companies remain competitive in their various industries.

With Valencia's expected growth, we look forward to continuing our partnership with FivePoint and expanding and enhancing our capabilities to meet the emerging needs of the community's new residents, neighborhoods, and businesses.

Thank you for the opportunity to share our perspective on this important project.

Sincerely,

Dr. Jasmine Ruys
Superintendent/President

SANTA CLARITA COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES

Edel Alonso • Fred K. Arnold • Carlos R. Guerrero • Sharlene R. Johnson • Darlene Trevino



July 23, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Los Angeles County Planning Commission,

For over 100 years, the Southland Regional Association of REALTORS® (SRAR) has been the "Voice for Real Estate" in the Santa Clarita and San Fernando Valleys. We represent nearly 9,000 members who are deeply committed to championing real property rights and expanding pathways to homeownership for all.

Southern California continues to face a severe and long-standing housing shortage. With the supply of homes failing to keep pace with demand, rent levels and home prices remain out of reach for too many in our region. It is more critical than ever that we increase our housing supply in order to bring down costs and expand housing opportunities.

Valencia by FivePoint is a smart, sustainable master-planned community and an important part of the solution. Homestead South will deliver more than 3,600 new homes to the Santa Clarita Valley. Notably, Valencia by FivePoint has demonstrated that new homes can remain within reach for first-time homebuyers, middle-class families, and older adults. To date, more than two-thirds of the homes sold in Valencia by FivePoint have been below the Los Angeles County median home price.

This project helps address one of the most significant barriers to economic growth in California: the lack of available housing for workers and families. Expanding housing opportunities near major employment centers strengthens workforce stability and supports continued business investment.

Combined with two new parks, recreational amenities, and substantial open-space preservation, these investments will enhance the long-term vitality of the region while providing attainable workforce housing.

Approving Homestead South will make a meaningful difference for families throughout the Santa Clarita Valley and benefit the greater Los Angeles region. The Southland Regional Association of REALTORS® is proud to support a project that expands homeownership opportunities and increases the supply of attainable housing. We respectfully urge your approval of Homestead South (Tract 84508) and your continued support for the Valencia by FivePoint community.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Stinson", with a long horizontal flourish extending to the right.

Nicole Stinson, 2026 President
Southland Regional Association of REALTORS®

A handwritten signature in black ink, appearing to read "Valerie Biletsky", with a long horizontal flourish extending to the right.

Valerie Biletsky, CEO
Southland Regional Association of REALTORS®

cc: Supervisor Kathryn Barger, 5th District
Supervisor Lindsey Horvath, 3rd District



**Greater Los Angeles African
American Chamber of Commerce**

June 7, 2026

501(C) 6

Board Members

Gene Hale, *Chairman*
DuVon Davis, *Vice-Chairman*
Angela Gibson, *President*
Lisa Stevens, *Vice President*
Ronald A. Lowe, *Secretary*
Lily Otieno, *Treasurer*

County of Los Angeles Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

Directors

Pamela Alexander
Celeste Alleyne Carr
Camille Applin- Jones
Tene C. Bonds
Clifton Johnson
Yvette Gilliam-McCullough
McKenzie Neely-Wright
Delphine Pruitt
Diana Simmons
Breana Weaver

RE: SUPPORT Homestead South (Tract 84508)

Dear L.A. Regional Planning Commission Members,

The Greater Los Angeles African American Chamber of Commerce (GLAAACC) was established in 1991 to advocate for African-American owned businesses an increase their participation in the L.A. regional economy. Our mission includes fostering job creation, promoting entrepreneurship, and expanding access to economic opportunity for all.

We strongly support the next phase of the Valencia by FivePoint community – Homestead South. The proposed projects will add more than 3,600 new homes as well as two public parks, and 1,000 acres of open space.

FivePoint fuels the business climate of the Santa Clarita Valley. The projects will create significant numbers of new construction and service-sector jobs, new contract opportunities for diverse businesses, and critical housing for our regional workforce. The positive impact for our members, and all Angelenos, will be significant and long-lasting.

FivePoint has received the prestigious designation of Builder of the Year from GLAAACC twice, in 2024 and 2022, demonstrating their commitment to our mission and enhancing our local economy. We encourage you to support this proposal without delay.

Sincerely,

A handwritten signature in black ink that reads "Angela Gibson-Shaw". The signature is written in a cursive, flowing style.

Angela Gibson Shaw
President, GLAAACC



July 01, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Homestead South (Tract 84508) — SUPPORT

Dear Members of the Regional Planning Commission,

The Valley Industry and Commerce Association (VICA) supports the Homestead South, project proposed by FivePoint. This development is critical to addressing Los Angeles County's housing and economic development needs.

The projects will deliver over 3,600 additional homes across a range of styles and price points and preserve more than 1,000 additional acres of open space through high country dedication. They will also deliver new parks and community service amenities.

This project also illustrates sustainable planning, with net-zero energy and zero-net greenhouse gas goals that align with state and regional environmental priorities. FivePoint has continued the legacy of responsible development established by the Newhall Land & Farming Company, and this next phase builds on that commitment.

For these reasons, VICA urges your support of Homestead South.

Sincerely,

James Theiring
VICA Chairman
Mission Community Hospital

Stuart Waldman
VICA President

**Fernandeño Tataviam Band of Mission Indians
Native Sovereign Nation**



Rudy J. Ortega, Jr.

September 15, 2026

Members of the Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Re: SUPPORT Homestead South PROJECT NO. PRJ2024-003038-(5), VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)

Dear Members of the Los Angeles County Regional Planning Commission,

As the Tribal Government of the northern Los Angeles County, including the Santa Clarita Valley, the Fernandeño Tataviam Band of Mission Indians (“FTBMI”) appreciates the opportunity to write in strong support of the Homestead South project, the next phase of the Valencia by FivePoint community. Since the mid-1990s, the FTBMI has worked closely with FivePoint and its predecessor, the Newhall Land and Farming Company, along with Los Angeles County and other regulatory agencies to analyze, monitor, and mitigate impacts to Tribal Cultural Resources (“TCRs”). As descendants of the villages in the Santa Clarita Valley, we are proud of our commitment to protect TCRs on our ancestral lands as Newhall has worked to provide housing and jobs to the community as well as our own Tribal Citizens.

In 2007, the FTBMI entered into an agreement with Newhall that requires Newhall to implement substantial measures to protect significant TCRs on its development sites. This agreement established a precedent setting framework to ensure that cultural resources are protected while allowing for responsible development. It has successfully balanced economic progress and housing production with cultural preservation for nearly 20 years. The agreement also requires Newhall to retain FTBMI Tribal Monitors during soil-disturbing activities and to seek FTBMI review of mitigation for impacts to cultural resources. Under the agreement, the FTBMI has acted as Tribal consultant for Newhall’s developments, including this Project, and provided special expertise regarding Native American heritage and interests. The FTBMI has been the primary liaison between Newhall and the Native American community of the Santa Clarita Valley.

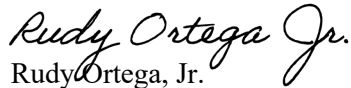
Based on our participation in the archaeological surveys, soil investigations, and County’s implementation of the AB 52 Tribal Consultation process, we support the Project and its measures to protect TCRs. In our role as Tribal Cultural Resources Monitors for the Project, we will work to ensure that any potential cultural resources are identified and treated respectfully.

In addition, as part of the long-term development plan for Valencia, FivePoint is permanently protecting about 10,000 acres of open space, equal to two-thirds of their total land. FivePoint has also invested millions of dollars in habitat restoration, including wetlands and streams along the Santa Clara River that are now home to native animals and plants. The company was also instrumental in bringing back the rare San Fernando Valley Spineflower through experimental seeding and habitat enhancement efforts, and

continues to protect the species with dedicated conservation areas in Valencia by FivePoint neighborhoods, including those before you today. Approving Homestead South will allow FivePoint to extend its environmental stewardship for the benefit of all who reside on our homelands in Los Angeles County.

The FTBMI is proud to continue our collaboration with FivePoint, ensuring that development in our ancestral homelands honors our heritage while creating opportunities for the broader community. We urge the Commission to move this Project forward with confidence that Tribal Cultural Resources will be protected and treated with dignity, and look forward to continued partnership with Valencia by FivePoint to ensure this Project is developed consistently with the preservation of our rich cultural legacy.

Sincerely,

A handwritten signature in black ink that reads "Rudy Ortega Jr." in a cursive script.

Rudy Ortega, Jr.
Tribal President

Cc: Los Angeles County Board of Supervisors

June 22, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Operating Engineers Local 12, and Laborers Locals 585 and 300 that have worked on the community development to date at **Valencia by FivePoint's Mission Village** project. We are pleased to support the next phase of the Valencia by FivePoint community, **Homestead South Project**.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

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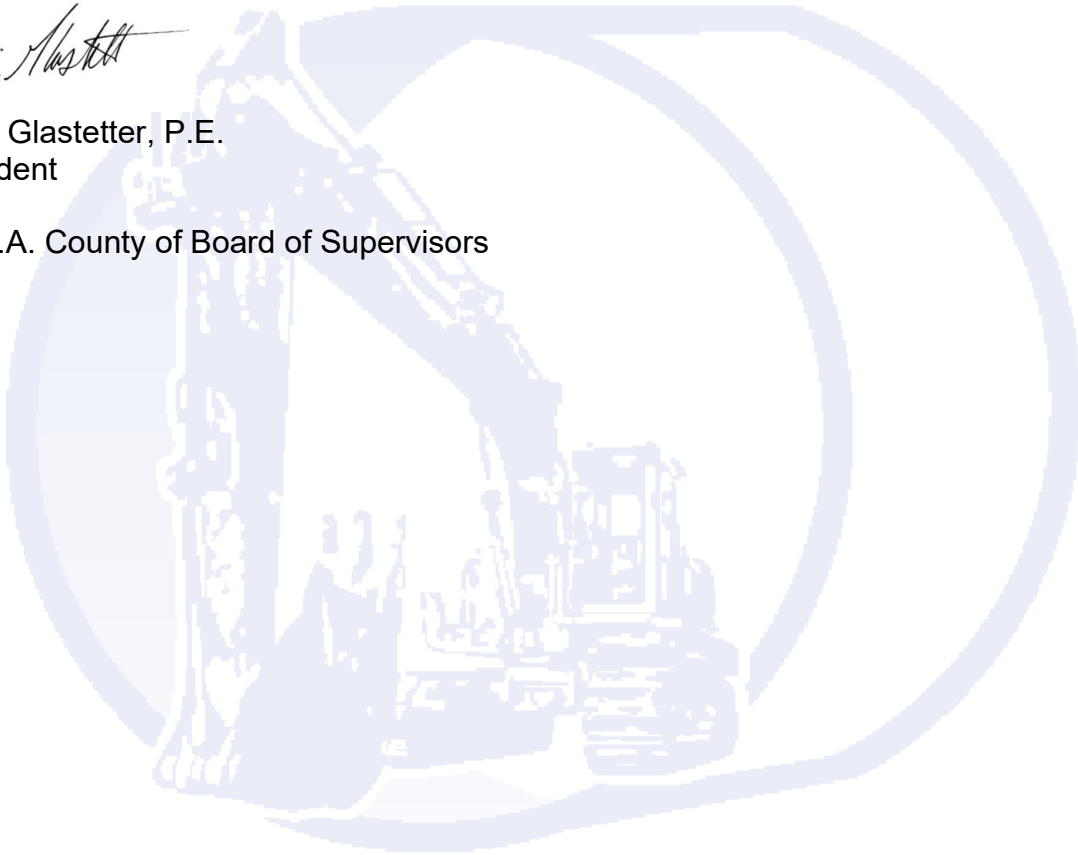
In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,



Craig Glastetter, P.E.
President

Cc: L.A. County of Board of Supervisors





June 29, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT -- Homestead South (Tract 84508), Project No.: PRJ2024-003038

Dear Los Angeles County Regional Planning Commission,

The California Chamber of Commerce (CalChamber) is a non-profit business association with over 14,000 members, both individual and corporate, representing 25% of the state's private sector and virtually every economic interest in the state of California. Seventy-five percent of its members have 100 or fewer employees. CalChamber has proudly supported and fostered the growth and competitiveness of California's dynamic economy for more than a century. We respectfully submit this letter in support of L.A. County's approval of the next phase of Valencia by FivePoint in the Santa Clarita Valley – Homestead South.

Valencia by FivePoint is already home to approximately 4,000 residents and has established itself as a powerful economic engine in the Santa Clarita Valley. To date, the community has generated thousands of construction and permanent jobs, significant economic output, and substantial annual tax revenues for both Los Angeles County and the State of California. The proposed next phase — Homestead South will only expand upon this positive impact, delivering additional jobs, commercial activity, and tax revenue to fund our essential services.

Los Angeles County is facing a severe and well-documented housing shortage that is worsening the statewide housing crisis, undermining business recruitment, and diminishing quality of life for residents across the region. The proposed neighborhood directly addresses this urgent need. Homestead South will deliver more than 3,600 new homes across a range of styles and price points — including options within financial reach for first-time homebuyers and working families. Notably, more than two-thirds of homes sold to date in Valencia by FivePoint were sold below the L.A. County median home price.

The proposed community will also contribute to Valencia's overall balance. Last year, LA County unanimously approved 4 million square feet of commercial space. The current proposals will enable housing to accommodate this commercial space, maintaining the

community's healthy jobs-housing balance and contributing to the excellent quality of life that Valencia provides.

CalChamber strongly urges the County to support this next phase of Valencia by FivePoint and help deliver its lasting benefits to the residents, businesses, and communities of Los Angeles County and the State of California.

Sincerely,

A handwritten signature in black ink, appearing to read 'Corianna Miller', with a stylized, cursive script.

Corianna Miller
Policy Advocate

Cc: L.A. County Board of Supervisors

CM:nrd



July 8, 2026

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Los Angeles Regional County Planning Commission,

On behalf of the Los Angeles Business Council (LABC), a business research and advocacy organization representing more than 550 members across all industry sector focused on innovative public policy that strengthens our economy while improving quality of life for all, I write in support of the Valencia by FivePoint community in the Santa Clarita Valley.

From the beginning, LABC has been an avid supporter of the Valencia by FivePoint community. This forward-looking, master-planned community is “proof of concept” that, by harnessing well-designed solutions, we can tackle our urgent housing crisis while also protecting the environment and driving economic growth for Los Angeles County.

We extend our enthusiastic support to the next phase of Valencia by FivePoint: Homestead South. This neighborhood will create approximately 3,600 new homes, helping to address Los Angeles County’s well-documented housing shortage while advancing a healthier jobs-housing balance in the region and including 10% deed-restricted affordable for low, very low, and mid-low households. In addition, this community will provide two public parks and 1,000 acres of open space creating a community that promotes recreation, environmental stewardship, and a high quality of life for residents and visitors alike.

Valencia by FivePoint is also a model for climate-forward development. Developed in partnership with the California Air Resources Board, Climate Resolve, and GRID Alternatives, Valencia’s net-zero greenhouse gas commitment is not simply aspirational; it is part of a verified approach to reducing emissions through clean energy, thoughtful land use, mobility options, and conservation. The community’s Valencia GO Transportation Management Organization, neighborhood EV and e-bike incentives, ZEV car share, e-bike share, and mobility hub at Verve Park are exactly the kinds of programs needed to give residents practical, lower-emission transportation choices and reduce vehicle miles traveled.



Just as importantly, Homestead South also advances responsible community design through robust fire safety and resilience measures, including undergrounded utilities, Chapter 7A building standards, fire sprinklers in all homes, fire-resistant and drought-tolerant landscaping, enhanced ingress and egress, and long-term maintenance funding. Valencia is also supported by new and planned fire station investments, which will strengthen emergency response capacity for the broader community.

Valencia by FivePoint remains a model for sustainable development in Southern California, with a commitment to net-zero greenhouse gas emissions, comprehensive mobility programs, and the permanent preservation of approximately 10,000 acres of open space. This is a winning vision for sustainable growth in our region, and we are proud to offer our full support for Homestead South.

Sincerely,

A handwritten signature in black ink that reads "Mary Leslie". The signature is written in a cursive, flowing style.

Mary Leslie
President
Los Angeles Business Council



June 24, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

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Miller Equipment Company, Inc.

Cont. Lic. A83168;

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,
Miller Equipment Company, Inc.



John A. Baron, Vice President

Cc: L.A. County of Board of Supervisors

(661)945-2525 • FAX (661) 945-1183
Post Office Box 2956 • Lancaster, CA 93539-2956

15 July, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: **SUPPORT Homestead South (Tract 84508)**

Dear Regional Planning Commissioners,

The Rebuild SoCal Partnership consists of 2,750 contractors that represent more than 60,000 union workers in all twelve Southern California counties. We are dedicated to working with elected officials and educating the public in Southern California on the continued need for essential infrastructure funding, including airports, bridges, ports, rail, roads, and water projects. Building a clean energy future and supporting smart, sustainable growth are among our organization's top priorities, and that is why we are pleased to support Homestead South, the next chapter of Valencia by FivePoint.

Homestead South represents the next phase of the long-planned Valencia community, and its approval will generate significant prevailing-wage work hours for our members. More broadly, it is a critical part of the solution to Los Angeles County's severe housing shortage — delivering more than 3,600 new homes and helping to house the workforce that powers our regional economy.

Aligning with our organization's objectives, Valencia by FivePoint advances California's climate leadership. The project includes extensive open space preservation, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, and off-site sustainability improvements in underserved communities. Long-term, Valencia by FivePoint will be one of the largest master-planned communities to achieve net-zero greenhouse gas emissions.

Furthermore, Rebuild SoCal welcomes the important transportation infrastructure enhancements that Valencia by FivePoint will deliver. FivePoint has committed substantial financial support to help improve the Old Road, a major regional artery. FivePoint is also investing in traffic mitigation and transportation improvements locally and regionally, including road widening, new signals, and other upgrades at key intersections and along major interchanges.

For these reasons, the Rebuild SoCal Partnership strongly encourages the Regional Planning Commission to approve the Homestead South project.

Sincerely,



Jon Switalski, Executive Director

LiUNA! SOUTHERN CALIFORNIA
DISTRICT COUNCIL
OF LABORERS
Feel the Power



SCCA
SOUTHERN CALIFORNIA
CONTRACTORS
ASSOCIATION

UNITED
CONTRACTORS

Southern California District Council of Laborers (SCDCL) | The Operating Engineers (IUOE Local 12)

The Building Industry Association of Southern California (BIASC) | Associated General Contractors of California – AGC California

The Associated General Contractors of America – AGC San Diego Chapter | Southern California Contractors Association (SCCA) | United Contractors (UCON)



6.25.26

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and is signatory to the Operating Engineers, Laborers International, and Teamsters Unions. Ward Corporation has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

Michael Ward

Michael Ward

Vice President

Ward Corporation

Cc: L.A. County of Board of Supervisors

C. A. RASMUSSEN, INC.

GENERAL ENGINEERING CONTRACTORS

LICENSE NO. 254681A

7/13/26

Los Angeles County Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Local Union 12, 300, 600 and 209 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

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In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AR', is positioned above the printed name.

Adam Rasmussen

President

C. A. RASMUSSEN, Inc

Cc: L.A. County of Board of Supervisors



CALIFORNIA BUSINESS PROPERTIES ASSOCIATION

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WILL HIXSON
Sr. Director of Government Relations
SKYLER WONNACOTT

CBPA California Business Properties Association (CBPA) is the recognized voice of all aspects of the commercial – office, retail, and industrial – real estate industry in California, representing the largest commercial real estate consortium with over 10,000 members.

July 21, 2026

County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: *SUPPORT for Homestead South (Tract 84508)*

Dear Los Angeles County Planning Commissioners:

California Business Properties Association strongly supports FivePoint's proposed Homestead South development and respectfully urges its approval. The project will continue the development of Valencia by FivePoint and provide needed housing and public amenities in the Santa Clarita Valley.

CBPA has represented California's commercial real estate industry for more than 50 years. We represent more than 10,000 members across the office, retail, and industrial sectors and support responsible development throughout the state.

Homestead South will provide more than 3,600 new homes, including price-attainable workforce housing, helping address the shortage of housing available to workers and families. Locating new housing near major employment centers also gives more residents the opportunity to live closer to where they work.

The project also includes two new parks, recreational amenities, and substantial open-space preservation.

Valencia by FivePoint has already provided housing, jobs, and economic activity in Los Angeles County. Homestead South will continue that progress and help meet the needs of the growing Santa Clarita Valley.

CBPA respectfully urges the Commission to approve Homestead South.

Respectfully,

Matthew Hargrove
President & CEO

cc: Los Angeles County Board of Supervisors



July 6, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission:

For over 100 years, CCA has advanced policies and partnerships that strengthen Los Angeles as a place to live, work, invest, and visit. We lead by convening diverse perspectives and aligning them around practical, forward-looking solutions. We are pleased to express our strong support for the next chapter in the Valencia by FivePoint community: Homestead South.

Los Angeles County continues to face a profound housing shortage that affects residents, employers, and communities across the region. Encouraging an increase in housing at a range of price points remains one of the most important steps policymakers can take to improve affordability and support economic mobility.

The proposed neighborhood will add more than 3,600 homes while delivering significant community benefits, including new parks, recreational amenities, and extensive open-space preservation.

We are particularly encouraged by FivePoint's continued commitment to sustainability. Valencia by FivePoint demonstrates that large-scale housing production can be paired with environmental stewardship, energy efficiency, mobility investments, and long-term open-space conservation.

Homestead South represents an important opportunity to expand housing supply while strengthening the region's economy and quality of life. For these reasons, CCA respectfully urges the Commission to approve this project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Nella McOsker". The signature is fluid and cursive, with a large, stylized "N" and "M".

Nella McOsker
President & CEO
Central City Association of Los Angeles

CC: L.A. County Board of Supervisors



SOUTHERN CALIFORNIA LEADERSHIP COUNCIL

633 West 5th Street, Suite 3300
Los Angeles, CA 90071
P: 213.622.4300
F: 213.622.7100

Co-Chairs:

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Supervisor Curt Hagman
Fran Inman

July 22, 2026

Vice-Chairs:

Steven Powell
Supervisor Donald Wagner

Hon. Elvin W. Moon, Chair
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

SCLC Board:

Governor Pete Wilson
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John Ackerman
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Ashwin Adarkar
William Ahmanson
Kome Ajise
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Greg McWilliams
Eugene "Mitch" Mitchell
Steven Neal
Adan Ortega Jr.
George Pla
Steve PonTell
Michael Ruane
Martha Santana-Chin
Dr. Peter Slavin
Supervisor Karen Spiegel
Frederick Terrell
Trey Thornton
Raul Vargas
Mike Vomund
Mayor Pro Tem Alan Wapner
Stephanie Wiggins
Steve Williams

RE: SUPPORT Homestead South (Tract 84508)

Dear Chair Moon and Members of the Regional Planning Commission:

The Southern California Leadership Council (SCLC) respectfully submits this letter in support of FivePoint's proposal for the Homestead South community that will soon be before the Regional Planning Commission.

SCLC is a non-partisan, non-profit public policy organization that provides leadership on major public policies and issues that are critical to the economic vitality, job growth, and quality of life in Southern California. Our Board brings together the experience and expertise of three former California Governors (Pete Wilson, Gray Davis, and Arnold Schwarzenegger), a core group of elected leaders from Southern California's largest local government jurisdictions, including the Los Angeles County Board of Supervisors, and nearly four dozen senior leaders from some of the region's largest companies and major public agencies.

As an organization that addresses the important economic and quality of life issues facing Southern California, SCLC considers the current housing affordability crisis as one of the most critical issues challenging our region. Housing affordability has been one of our primary focus areas for many years due to its negative impacts on Southern California's economy, employment, competitiveness, and its residents. Because our view is regional in scope, we rarely comment on individual development projects. However, we have determined that Homestead South, as part of the continued evolution of Valencia by FivePoint, is a project of regional significance, and we are therefore submitting this letter to voice our support.

Executive Staff:

Mike Roos
President

Richard Lambros
Managing Director

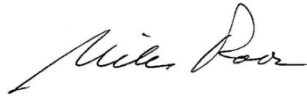
Valencia by FivePoint has already done much to address our concerns about the housing crisis. The community has generated significant economic activity, created thousands of jobs, and demonstrated that housing production, economic

growth, and environmental stewardship can advance together. Importantly, FivePoint has pursued these goals while maintaining a commitment to net-zero greenhouse gas emissions and preserving approximately 10,000 acres of permanently protected open space.

The project currently before the County will build upon that success. Homestead South will create approximately 3,600 new homes, helping address one of Southern California's most pressing challenges at a time when housing production remains far below regional need.

We view Valencia by FivePoint and the proposed Homestead South neighborhood as a model for the sustainable community development and housing production our region urgently needs. For these reasons, we respectfully urge your support for this project.

Sincerely,



Mike Roos
President



Richard Lambros
Managing Director

cc: Los Angeles County Board of Supervisors



Landscape Development, Inc.

July 14, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of LiUNA! Local Union 300 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.



Landscape Development, Inc.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

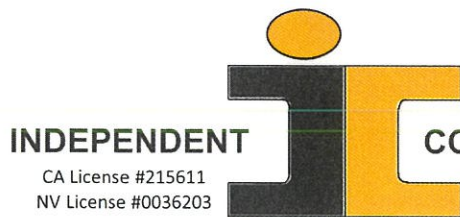
A handwritten signature in blue ink, appearing to read "Vince Germann".

Vince Germann
Senior Vice President



13691 W. Vaughn St.
San Fernando, CA 91340
C. 858.945.2606
Vince.Germann@brightview.com
www.brightview.com

Cc: L.A. County of Board of Supervisors



INDEPENDENT

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CONSTRUCTION CO.

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GRADING — PAVING



June 16, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of International Union of Operating Engineers Local 12 and Southern California District Council of Laborers that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

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features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to read "B.C. McCosker", followed by a long horizontal flourish.

Brian McCosker
President

Cc: L.A. County of Board of Supervisors

July 10, 2026

Los Angeles Regional Planning Commission
320 W. Temple St.
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Commissioners:

On behalf of the Los Angeles County Business Federation (BizFed), a grassroots alliance of 240 business organizations representing 420,000 employers with 5 million employees throughout Southern California, we write to share our strong support for the Valencia by FivePoint community and its proposed next phases: Homestead South.

BizFed is dedicated to fostering the long-term economic health and prosperity of Los Angeles County. Our mission is to advocate for policies and projects that strengthen our regional economy. The next phase of Valencia by FivePoint will continue the community's successful track record of creating housing, jobs, and economic opportunity for Southern Californians.

As you are aware, Los Angeles County is facing a severe and worsening housing crisis that harms our competitiveness and stifles our economy. This community will help address this challenge by creating approximately 3,600 new homes at a variety of price points, helping Los Angeles County better meet its housing needs while supporting a healthier balance between jobs and housing.

Homestead South will also include two public parks, affordable housing, and more than 1,000 acres of open space.

Valencia by FivePoint is committed to sustainable development, including net-zero greenhouse gas emissions, extensive mobility programs, and the permanent preservation of approximately 10,000 acres of open space. These investments, combined with the community's economic and housing benefits, have earned our support, and we hope they will earn yours as well.

If you have any questions, please don't hesitate to contact our BizFed Director of Advocacy, Chris Wilson at (562) 201-6034 or chris.wilson@bizfed.org.

Sincerely,


Mitchell Vieyra

BizFed Executive Vice President


Trini Jimenez

2026 Board Chair
Watson Land Company


David Fleming

BizFed Founding Chair

BizFed Association Members

Action Apartment Association
Advanced Medical Technology Association
Alhambra Chamber
American Beverage Association
Antelope Valley Chamber formerly Lancaster Chamber of Commerce
Apartment Association of Greater Los Angeles
Apartment Association of Orange County
Apartment Association, CA Southern Cities, Inc .
Apartment Association of California
Arcadia Association of Realtors
AREAA North Los Angeles SFV SCV
Armenian American Business Association
Armenian Trade & Labor Association
Arts District Los Angeles
ASCM Inland Empire Chapter
Associated Builders & Contractors SoCal (ABC SoCal)
Associated General Contractors
Association of Independent Commercial Producers
AV Edge California
Azusa Chamber
Bell Chamber
Beverly Hills Chamber
BioCom
Black Business Association
Black Professional Network
Boyle Heights Chamber of Commerce
Bridge Compton Org
Building Industry Association - LA/Ventura Counties
Building Industry Association of Southern California
Building Industry Association- Baldyview
Building Owners & Managers Association of Greater Los Angeles
Burbank Association of Realtors
Burbank Chamber of Commerce
Business and Industry Council for Emergency Planning and Preparedness
Business Resource Group
CalAsian Chamber
CalChamber
California African American Chamber of Commerce
California Apartment Association- Los Angeles
California Asphalt Pavement Association
California Bankers Association
California Black Chamber of Commerce
California Business Properties
California Business Roundtable
California Cleaners Association
California Contract Cities Association
California Council for Environmental & Economic Balance (CCEEB)
California Fuels & Convenience Alliance- Formerly California Independent Oil Marketers Association (CIOMA)
California Gaming Association
California Grocers Association
California Hispanic Chamber
California Hotel & Lodging Association
California Independent Petroleum Association
California Infrastructure Delivery Coalition
California Life Sciences Association
California Manufacturers & Technology Association
California Metals Coalition
California Natural Gas Producers Association
California Restaurant Association
California Retailers Association
California Self Storage Association
California Small Business Alliance
California Travel Association (CalTravel)
California Trucking Association
Californians For Smarter Sustainability
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
Central City Association
Century City Chamber of Commerce
Chatsworth Porter Ranch Chamber of Commerce
Citrus Valley Association of Realtors
Civil Justice Association of California CJAC
Claremont Chamber of Commerce
Commerce Business Council formerly Commercial Industrial Council/Chamber of Commerce
Compton Chamber of Commerce
Compton Community Development Corporation
Compton Entertainment Chamber of Commerce
Construction Industry Air Quality Coalition
Construction Industry Coalition on Water Quality
Council of Infill Builders
Crenshaw Chamber of Commerce
Culver City Chamber of Commerce
Downey Chamber of Commerce

Downtown Alliance
Downtown Long Beach Alliance
DTLA Chamber of Commerce
El Monte/South El Monte Chamber
El Salvador Corridor Association
El Segundo Chamber of Commerce
Employers Group
Energy Independence Now EIN
Engineering Contractor's Association
EXP The Opportunity Engine
FastLink DTLA
Filipino American Chamber of Commerce
Friends of Hollywood Central Park
FuturePorts
Gardena Valley Chamber
Gateway to LA
Glendale Association of Realtors
Glendale Chamber
Glendora Chamber
Greater Antelope Valley AOR
Greater Bakersfield Chamber of Commerce
Greater Coachella Valley Chamber of Commerce
Greater Downey Association of REALTORS
Greater Lakewood Chamber of Commerce
Greater Leimert Park Crenshaw Corridor BID
Greater Los Angeles African American Chamber
Greater Los Angeles Association of Realtors
Greater Los Angeles New Car Dealers Association
Greater San Fernando Valley Chamber
Harbor Association of Industry and Commerce
Harbor Trucking Association
Historic Core BID of Downtown Los Angeles
Hollywood Chamber
Hospital Association of Southern California
Hotel Association of Los Angeles
ICBWA- International Cannabis Women Business Association
Independent Cities Association
Independent Hospitality Coalition
Industrial Environmental Association
Industry Business Council
Inglewood Board of Realtors
Inland Empire Economic Partnership
Irwindale Chamber of Commerce
Kombucha Brewers International
La Cañada Flintridge Chamber
LA County Medical Association
LA Fashion District BID
LA South Chamber of Commerce
Larchmont Boulevard Association
Latin Business Association
Latino Food Industry Association
Latino Golfers Association
Latino Restaurant Association
LAX Coastal Area Chamber
Licensed Adult Residential Care Association- LARCA
Long Beach Area Chamber
Long Beach Economic Partnership
Long Beach Major Arts Consortium
Los Angeles Area Chamber
Los Angeles Economic Development Center
Los Angeles Gateway Chamber of Commerce
Los Angeles Latino Chamber
Los Angeles LGBTQ Chamber of Commerce
Los Angeles Parking Association
Los Angeles Regional Food Bank
MADIA Tech Launch
Malibu Chamber of Commerce
Manhattan Beach Chamber of Commerce
Manhattan Beach Downtown Business & Professional Association
Marina Del Rey Lessees Association
Marketplace Industry Association
Monrovia Chamber
Motion Picture Association of America, Inc.
MoveLA
MultiCultural Business Alliance
NAIOP Southern California Chapter
NAREIT
National Association of Minority Contractors
National Association of Theatre Owners
CA/Nevada
National Association of Women Business Owners
National Association of Women Business Owners - LA
National Association of Women Business Owners- California
National Federation of Independent Business Owners California
National Hookah
National Latina Business Women's Association
Norwegian American Chamber of Commerce
Ofiso Community Foundation

Orange County Business Council
Orange County Hispanic Chamber of Commerce
Pacific Merchant Shipping Association
Panorama City Chamber of Commerce
Paramount Chamber of Commerce
Pasadena Chamber
Pasadena Foothills Association of Realtors
PGA
Pharmaceutical Care Management Association
PhRMA
Pico Rivera Chamber of Commerce
Pomona Chamber
Rancho Southeast REALTORS
ReadyNation California
Recording Industry Association of America
Regional CAL Black Chamber, SVF
Regional Hispanic Chambers
San Gabriel Valley Economic Partnership
San Pedro Peninsula Chamber of Commerce
Santa Clarita Valley Chamber
Santa Clarita Valley Economic Development Corp.
Santa Monica Chamber of Commerce
Secure Water Alliance
Sherman Oaks Chamber
Signal Hill Chamber
South Bay Association of Chambers
South Bay Association of Realtors
South Gate Chamber of Commerce
Southern California Contractors Association
Southern California Golf Association
Southern California Grantmakers
Southern California KFC Franchise
Southern California Leadership Council
Southern California Minority Suppliers Development Council Inc.
Southern California Water Coalition
Southland Regional Association of Realtors
Specialty Equipment Market Association
Structural Engineers Association of Southern California
Sunland/Tujunga Chamber
Sunset Strip Business Improvement District
Swiss American Chamber of Commerce
Thai American Chamber of Commerce
The Bridge Network
The LA Coalition for the Economy & Jobs
The Los Angeles Taxpayers Association
The Two Hundred for Homeownership
Torrance Area Chamber
Tri-Counties Association of Realtors
United Chambers – San Fernando Valley & Region
United Contractors
United States-Mexico Chamber
Unmanned Autonomous Vehicle Systems Association
Urban Business Council
US Green Building Council
US Resiliency Council
Valley Economic Alliance, The
Valley Industry & Commerce Association
Venice Chamber of Commerce
Vermont Slauson Economic Development Corporation
Veterans in Business
Vietnamese American Chamber
Village of Sherman Oaks BID
Warner Center Association
West Covina Chamber
West Hollywood Chamber
West Hollywood Design District
West Los Angeles Chamber
West San Gabriel Valley Association of Realtors
West Valley/Warner Center Chamber
Westchester BID
Western Electrical Contractors Association
Western Manufactured Housing Association
Western Propane Gas Association
Western States Petroleum Association
Westside Council of Chambers
Westwood Community Council
Whittier Chamber of Commerce
Wilmington Chamber
World Trade Center
Yes in My Backyard
7-Eleven Franchise Owners Association of Southern California

June 11, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Local Union 12, Operating Engineers and Local 300 Laborers Union that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

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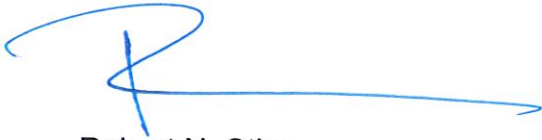
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In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to be 'R. Stice', with a long horizontal flourish extending to the right.

Robert N. Stice

President

Stice Company, Inc.

Lic #515997 Exp 4/30/28

Cc: L.A. County of Board of Supervisors



Board of Directors

Samantha Ortega,
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(Guachichile)

R. Tolteka Cuauhtin,
Vice Chair
(Nahua Xicanx)

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Mary Acuna
(Fernandeño Tataviam)

Matthew Vasquez
(Fernandeño Tataviam)

Administration

Pamela Villaseñor,
Executive Director
(Fernandeño Tataviam)

Tribally Founded



September 15, 2026

Members of the Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

**Re: SUPPORT Homestead South PROJECT NO. PRJ2024-003038-(5),
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)**

Dear Los Angeles County Regional Planning Commission,

Thank you for the opportunity for Pukúu Cultural Community Services (Pukúu) to comment on the next chapter of Valencia by FivePoint, Homestead South. Pukúu was founded by the Fernandeño Tataviam Band of Mission Indians in 1971. Our mission is to bridge and expand opportunities for FTBMI Citizens and Native Americans across Los Angeles County. Through Tribal innovation, we provide direct support to individuals and families via emergency services, youth and child development, cultural enrichment, harm reduction, and more.

FivePoint has been a deeply engaged and trusted partner, consistently demonstrating a commitment to our community. This partnership is especially meaningful given Pukúu's stewardship of the Haramokngna American Indian Cultural Center, the only Native American visitors center in the Angeles National Forest. As long-time caretakers of this vital site, we value partners who honor Indigenous heritage through sustained action.

FivePoint has been a responsible steward of Santa Clarita Valley land for decades, investing in substantial and significant conservation and preservation work, including the permanent protection of about 10,000 acres of open space, equal to two-thirds of their total land.

FivePoint's contributions go beyond land preservation and native plant restoration. In 2016, they partnered with Pukúu to establish the Cultural Defender Caitlin Gulley Memorial Scholarship, supporting students pursuing higher education in cultural and environmental preservation. This is not symbolic; it's a lasting, tangible investment in future leaders.

In recognition of FivePoint's dedication, Pukúu proudly honored the company with our Leadership in Cultural Preservation Award, reserved for those who go above and beyond in protecting Native heritage.

FivePoint's efforts have been intentional, sustained, and carried out in direct collaboration with our Native community, reflecting shared values and deep respect for our cultural legacy. For the reasons listed above, Pukúu respectfully encourages the Commission to support Valencia by FivePoint and the significant cultural and environmental conservation efforts it represents.

Respectfully,

A handwritten signature in black ink, appearing to read 'P. Villaseñor', with a large, stylized initial 'P' and a horizontal line extending to the right.

Pamela Villaseñor
Executive Director



LOS ANGELES COUNTY
ECONOMIC DEVELOPMENT CORPORATION

Collaboratively Advancing Growth and Prosperity for All

June 17, 2026

County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Support for Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission:

On behalf of the Los Angeles County Economic Development Corporation (LAEDC), I am pleased to express our support for Homestead South, the next phase of the Valencia by FivePoint community currently under consideration by Los Angeles County.

LAEDC is a nonprofit organization dedicated to advancing inclusive economic growth, strengthening key industries, supporting workforce development, and fostering a competitive business environment throughout Los Angeles County. We recognize that addressing the region's housing shortage is essential to sustaining economic opportunity, attracting talent, and maintaining the long-term competitiveness of our communities.

Valencia by FivePoint has demonstrated a thoughtful approach to community planning by integrating housing, economic development, sustainability, and open space preservation. The proposed Homestead South neighborhood builds upon this foundation and represents a significant investment in the future of the Santa Clarita Valley and Los Angeles County.

The project proposes more than 3,600 new homes, including 360 affordable housing units, helping to address the region's ongoing housing supply challenges. In addition, the community includes over 1,000 acres of open space, two public parks, a new fire station, and sites for future schools that will support the needs of current and future residents.

As Los Angeles County continues to face housing affordability and workforce challenges, projects such as Homestead South play an important role in creating opportunities for residents to live closer to employment centers while strengthening the region's jobs-housing balance. The project's commitment to sustainability, mobility investments, and community amenities further supports the County's broader goals for responsible growth and environmental stewardship.

We believe Homestead South represents a meaningful opportunity to expand housing options, enhance quality of life, and support long-term economic vitality within Los Angeles County.

Thank you for your consideration of this important project.

Sincerely,

Stephen Cheung

President & CEO

Los Angeles County Economic Development Corporation (LAEDC)
213.236.4845 | Stephen.Cheung@laedc.org

633 West 5th Street, Suite 3300, Los Angeles, California 90071
www.laedc.org • info@laedc.org • (213) 622-4300

From: [Linda Maravilla](#)
To: [Zometa, Katrina](#)
Cc: [Submit](#); [Martinez, Sylvia](#); [Talamantes, Cristina](#); [Tae, Susan](#); [Finkel, Kevin](#)
Subject: BOS 9/22/26 - Project No. PRJ2024-003038 (Appeal) Comments
Date: Tuesday, September 8, 2026 9:34:59 AM
Attachments: [image001.png](#)
[RE 3600 unit Homestead project no EIR.msg](#)
[PRG2024-003038 3600 Unit Homestead.msg](#)
[Objection - Homestead Project near Santa Clarita 26-203.msg](#)

Good morning Katrina, please find attached some new comments for the attached project. Thanks

LINDA MARAVILLA (she/her/hers)

MANAGEMENT SECRETARY, Current Planning Division

Direct: (213) 893-7026

Email: Imaravilla@planning.lacounty.gov

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From: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Sent: Tuesday, September 8, 2026 9:30 AM
To: Linda Maravilla <Imaravilla@planning.lacounty.gov>
Cc: Joshua Huntington <jhuntington@planning.lacounty.gov>; publichearing@bos.lacounty.gov
Subject: BOS 9/22/26 - Project No. PRJ2024-003038 (Appeal) Comments

Hi Linda,
Can you please forward the attached comment emails received on the appeal case.

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

Please note that our office is closed on Fridays.

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



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From: [Lynne](#)
To: [Baldwin, Alejandrina](#)
Subject: RE: 3600 unit Homestead project, no EIR
Date: Wednesday, September 2, 2026 6:13:41 PM
Attachments: [RE 3600 unit Homestead project no EIR.msg](#)

CAUTION: External Email. Proceed Responsibly.

I will call her tomorrow and ask how she got this email. You can see no one is on it except me and you. Perhaps someone has hacked this email. There should be a way to find out.

Please note: message attached

From: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
To: Lynne <lynnepl1@juno.com>, "abigaildesesa@sbcglobal.net" <abigaildesesa@sbcglobal.net>
Cc: "publichearing@bos.lacounty.gov" <publichearing@bos.lacounty.gov>
Subject: RE: 3600 unit Homestead project, no EIR
Date: Wed, 2 Sep 2026 22:53:12 +0000

From: [Alejandrina Baldwin](#)
To: [Lynne](#); abigaildesesa@sbcglobal.net
Cc: [PublicHearing](#)
Subject: RE: 3600 unit Homestead project, no EIR
Date: Wednesday, September 2, 2026 3:53:19 PM
Attachments: [image001.png](#)

Thank you for your comments, we will forward them to the Board of Supervisors to be included with the record of **Project No. PRJ2024-003038**, which is scheduled for the Board of Supervisors Public Hearing on **September 22, 2026, at 9:30am**.

See here for more information: <https://bos.lacounty.gov/board-meeting-agendas/public-hearings/public-hearing-projects/>

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

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From: Lynne <lynnepl1@juno.com>
Sent: Monday, August 31, 2026 8:30 PM
To: abigaildesesa@sbcglobal.net
Cc: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Subject: Re: 3600 unit Homestead project, no EIR

CAUTION: External Email. Proceed Responsibly.

That's crazy - It will AFFECT your town. You could still write a personal letter and make

those suggestions. I will also suggest them when we meet with the Sup. I hope you and others in Val Verde write and suggest those conditions. Letters go to "slajandrina" <ABaldwin@planning.lacounty.gov>.

----- Original Message -----

From: Abigail DeSesa <abigaildesesa@sbcglobal.net>

To: Lynne <lynnepl1@juno.com>

Subject: Re: 3600 unit Homestead project, no EIR

Date: Tue, 1 Sep 2026 03:23:20 +0000 (UTC)

OMG! I can't believe Five Points is buying silence. I would LOVE it if someone would go public about it. That is unbelievable! For \$2,400 a year you get crap air? WOW !

The town council doesn't get to comment on any other projects because they are not in our town. In a few years we will get one more that I know of and it is at Chiquita Canyon Road intersection with Highway 126. That one is in our town so it will come before us. The one you are appealing isn't in our town at all so we get no say.

The county and state are green lighting everything. Build Build Build Build is what they want. More tax dollars, more developer fees, more cramming people on top of each other and crowding the over crowded streets already. We are worried about enough water for who is already here so let's add thousands and thousands more. You are amazing for not giving up. I am getting so jaded. Sick of being sick has done it to me.

Thank you for ALL you do!

Abigail DeSesa
Region II Representative
Vice President / Land Use Chair

Castaic Area Town Council

Secretary/Treasurer/Adoption Chair (fostering temporarily closed)

California Turtle & Tortoise Club, Santa Clarita Valley (CTTC-SCV)

The content of this email is confidential and intended for the recipient(s) specified in the message only. It is strictly forbidden to share any part of this message with any third party, without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Monday, August 31, 2026 at 08:11:30 PM PDT, Lynne <lynnepl1@juno.com> wrote:

Those are good conditions. Maybe you would want to suggest them to Bob and the TC for this project. Apparently FivePoint avoided the Council completely on this - never brought it to them. Seems like you would want to complain about that too. Also, they are not even doing an EIR on this - 269 oaks destroyed including 100 heritage.

I was talking to someone in Mission Village and he said that FivePoint was paying the Mission residents \$200 a month to not complain about the landfill. Did you know that?

I attached the project sign that FivePoint posted about this at the end of McBean PKY where no one would see it. This is huge and no one even knows about it.

Lynne

----- Original Message -----

From: Abigail DeSesa <abigaildesesa@sbcglobal.net>

To: Lynne <lynnepl1@juno.com>

Subject: Re: 3600 unit Homestead project, no EIR

Date: Tue, 1 Sep 2026 01:42:10 +0000 (UTC)

Hi Lynne,

Just a little FYI. The Castaic Area Town Council just approved the Five Points Entrada North Project (the portion in the Castaic area) with Conditions.

NOT the exact wording but the overall meaning. I don't have the letter from Bob, but I ended up making the conditions.

1. At minimum a boutique grocery store size commercial space for a future grocery store.
2. Delay occupancy until the SCAQMD Abatement Order ends which means the landfill is no longer a danger to the community. (This may never happen at the rate they are going. The abatement order is not based on odors only. All the operation failures too which will keep them under the order for many years to come.)
3. Delay occupancy until the lawsuit filed by the landfill against the County Supervisors and the Waterboard is resolved and it is known if the landfill will be forever closed or reopening. The new residents have a right to know.

Five Points was soooo angry at these conditions but couldn't say a thing. We know the County is not going to do any of it but it is officially on the record forever. We want Five Points to get in the fight against the landfill, especially against Waste Connections who owns them.

I don't know if this information is helpful or not, but I hope you are able to give them HELL !

Respectfully,

Abigail DeSesa

Region II Representative
Vice President / Land Use Chair

Castaic Area Town Council

Secretary/Treasurer/Adoption Chair (fostering temporarily closed)

California Turtle & Tortoise Club, Santa Clarita Valley (CTTC-SCV)

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On Monday, August 31, 2026 at 04:16:36 PM PDT, Lynne <lynnepl1@juno.com> wrote:

Dear all - SCOPE appealed this project to the Board of Supervisors. The hearing is Sept. 22. I have attached a scan of the notice.

All the documents are here if you want to find out more about it.

<https://lacrdrp.legistar.com/LegislationDetail.aspx?ID=8086381&GUID=590B6CF1-3A82-4C4F-BC08-592A3AD01618&Options=ID|Text|&Search=84508>

Lynne Plambeck

----- Original Message -----

From: VVCA Directors <vvcivic@gmail.com>

To: Abigail DeSesa <abigaildesesa@sbcglobal.net>

Cc: "lynnepl1@juno.com" <lynnepl1@juno.com>, "artstevesteve6@msn.com"

<artstevesteve6@msn.com>, "valverdeairmonitoringprogram@gmail.com"

<valverdeairmonitoringprogram@gmail.com>, "fmconsulting@icloud.com" <fmconsulting@icloud.com>,

"arthurclopez@gmail.com" <arthurclopez@gmail.com>

Subject: Re: urgent need val verde Reps on Chiquita Landfill at Clean air event

Date: Wed, 2 Oct 2024 08:10:08 -0700

Looks like it did get updated. I've attached it as a pdf. Let me know if this works.

Thanks!

Erica



VVCA BOARD OF DIRECTORS

vvcivic@gmail.com | www.vvcivic.com | www.facebook.com/vvcivic

On Wed, Oct 2, 2024 at 8:05 AM VVCA Directors <vvcivic@gmail.com> wrote:

Thank you for that clarification Abigail. I wasn't aware of that conflict.

Regarding a flyer. Yes we have one. I think it needs to be updated but I'll send it to you as soon as it is!!

Thanks so much,

Erica



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On Wed, Oct 2, 2024 at 8:01 AM Abigail DeSesa <abigaildesesa@sbcglobal.net> wrote:

Hello,

As a general reminder, VVAMP is prohibited from making any statements whatsoever that the landfill is the source of anything they have tested for and found. It is a direct violation of their bylaws. Having anything at a table or booth that refers to the Chiquita Canyon Landfill could put VVAMP at risk.

Again, just a general reminder regarding the conflict. Thank you Lynne for your never-ending support.

Abigail DeSesa
Region II Representative
Castaic Area Town Council

Treasurer & Membership / Adoptions
California Turtle & Tortoise Club, Santa Clarita Valley (CTTC-SCV)

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On Wednesday, October 2, 2024 at 07:49:07 AM PDT, lynnepl1@juno.com <lynnepl1@juno.com> wrote:

Do you have any up to date flyers? I am sorry no one can do a table, but if you have a flyer I can print, maybe we can have one on our table. I have old flyers from before the approval only. They don't tell people the right thing to do anymore or have updated info about the landfill fire. I am looking for our old information boards from the press conference. If I can find them all we would need is a flyer. Also, was hoping to get signers to ask the County to declare a state of emergency. Sorry you can't attend.
Lynne

----- Original Message -----

From: VVCA Directors <vvccivc@gmail.com>
To: "lynnepl1@juno.com" <lynnepl1@juno.com>, Steve Lee <artstevesteeve6@msn.com>, Val Verde Air Monitoring Program <valverdeairmonitoringprogram@gmail.com>
Cc: abigaildesesa@sbcglobal.net, fmconsulting@icloud.com, arthurclopez@gmail.com
Subject: Re: urgent need val verde Reps on Chiquita Landfill at Clean air event
Date: Tue, 1 Oct 2024 23:13:26 -0700

Hey Lynne,

We talked about it tonight as a board and we are all maxxed out for having a table and talking but some are hoping to come and support!

It really seems like a better fit for the Val Verde Air Monitoring Program folks.

Steve Lee, would anyone from VVAMP be able to attend and speak on the landfill impact on our air at the upcoming Clean Air Event Scope is putting on?

Info: Saturday 10/5 at [25600 Pico Canyon Rd, Stevenson Ranch, CA 91381](https://www.google.com/maps/place/25600+Pico+Canyon+Rd,+Stevenson+Ranch,+CA+91381/@34.0111111,-117.75,15t/data=!3m1!1e3!3m1!1s25600+Pico+Canyon+Rd,+Stevenson+Ranch,+CA+91381/@34.0111111,-117.75,15t)

Sorry we couldn't do more, it was just too little time and we are fielding a LOT of stuff right now.

I hope you have an awesome event!!

Erica

On Thu, Sep 26, 2024 at 12:33 PM lynnepl1@juno.com <lynnepl1@juno.com> wrote:

yes, chairs too. Thanks for asking. I stupidly have been saying only tables when we will need chairs too. Hope you will talk about air quality/health, but also how to reduce their waste and how important waste reduction is to solving air quality from reducing diesel emissions from garbage trucks to methane production.

I think I have some of the information boards around somewhere from the press conference we had in front of City hall. I will see if I can find them in case you want to use them.

Also, the Big Oak where this event will be held, just got named a County Landmark by the Board of Supervisors.

<https://signalscv.com/2024/09/old-glory-officially-named-a-historic-landmark/>

Lynne

----- Original Message -----

From: VVCA Directors <vvcivic@gmail.com>

To: "lynnepl1@juno.com" <lynnepl1@juno.com>

Cc: ericalarsendockray@gmail.com, jdockray@gmail.com, steven@judabuilders.com, artstevesteve6@msn.com, abigaildesesa@sbcglobal.net, fmconsulting@icloud.com, arthurclopez@gmail.com

Subject: Re: urgent need val verde Reps on Chiquita Landfill at Clean air event

Date: Thu, 26 Sep 2024 11:34:12 -0700

Thanks Lynne!

Steve or Abigail, this seems right up VVAMP's alley. Would anyone from the group be able to participate?

I will also ping the VVCA board too. I bet we can have someone come. Do we need to bring our own chairs too?

Thanks!

Erica

On Thu, Sep 26, 2024 at 9:38 AM lynnepl1@juno.com <lynnepl1@juno.com> wrote:

Oh sorry - I must have forgotten to attached the flyer - its attached this time.
Under the big Pico Oak
10-1PM Sat Oct 5th.
Bring your own table, but I have table cloths

----- Original Message -----

From: VVCA Directors <vvcivic@gmail.com>

To: "lynnepl1@juno.com" <lynnepl1@juno.com>

Cc: ericalarsendockray@gmail.com, jdockray@gmail.com, steven@judabuilders.com, artstevesteve6@msn.com, abigaildesesa@sbcglobal.net, fmconsulting@icloud.com, arthurclopez@gmail.com

Subject: Re: urgent need val verde Reps on Chiquita Landfill at Clean air event

Date: Thu, 26 Sep 2024 07:15:59 -0700

Hey Lynne,

Can you please give us the information on when and where the event is? That will help us sort out if we can participate.

Thanks,

Erica

On Wed, Sep 25, 2024 at 8:10 PM lynnepl1@juno.com <lynnepl1@juno.com> wrote:

Dear all - SCOPE is having a Clean Air Event under the Big Oak in Pico Canyon, just

declared a County Landmark (<https://www.dailynews.com/2024/09/24/a-400-year-old-oak-tree-in-santa-clarita-valley-gets-la-county-historic-landmark-status/>) We need you! We are having tables from various organizations, but landfill pollution and Chiquita in particular, would not be covered without you. Can someone attend and provide an information table? This is a "Bring your own table" very low budget event, but I have table clothes for everyone if they need them. And someone (?) can be a speaker. It is really important that someone speak about landfills and methane and trash - how it affects air pollution and reducing trash would help. I want to add someone from Chiquita to the speakers list and post them on our website. The event is coming up soon. Can anyone help with this?
Flyer attached
Lynne

--



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From: [Jennifer Mateus](#)
To: [Baldwin, Alejandrina](#)
Subject: PRG2024-003038 3600 Unit Homestead
Date: Thursday, September 3, 2026 11:27:19 AM

CAUTION: External Email. Proceed Responsibly.

Good morning,

I am writing to oppose this project. I am a 34 year resident of Castaic and I am shocked that this plan would be allowed considering the traffic issues we have now. When there an accident or a fire we are literally prisoners in our homes on Hillcrest Parkway because of all the traffic.

I am also shocked given all the problems with Chiquita Canyon that this would be allowed. Santa Clarita is slowly turning into the Valley which is why we all moved here in the first place.

There must be a reason people in California and moving out and this plan is one of them.

Thank you,

Jennifer Mateus

From: [Carolyn Moore](#)
To: [Baldwin, Alejandrina](#)
Cc: [Carolyn Moore](#)
Subject: Objection - Homestead Project near Santa Clarita 26-203
Date: Saturday, September 5, 2026 8:18:23 AM

CAUTION: External Email. Proceed Responsibly.

Dear Sir or Madam,

Please ensure that this email is distributed to the decision makers for this project.

I would like to bring to your attention that the Chiquita Canyon Landfill underground fire will continue to be a problem for many years. Putting 3600 new homes adjacent to that ongoing problem is unconscionable. Why would LA County want to subject those new home owners to a toxic environment?

The County's greed for more tax payer dollars is blinding them to a health issue. I noticed LA City's Mayor Bass refusing to give a building permit to a business that recently burned and has caused such a stink.

Best regards,

Carolyn Moore
27829 Sand Canyon Road
Canyon Country, Ca 91387

From: [Linda Maravilla](#)
To: [Zometa, Katrina](#)
Cc: [Submit](#); [Tae, Susan](#); [Finkel, Kevin](#); [Talamantes, Cristina](#); [Martinez, Sylvia](#); [Lee, Nichole](#)
Subject: RE: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No. PRJ2024-003038 - Public Comment
Date: Wednesday, September 16, 2026 7:13:52 AM
Attachments: [image001.png](#)

Good morning Katrina, please find attached some new comments for the attached project. E-mail from SCOPE is listed below. Thanks

LINDA MARAVILLA (she/her/hers)

MANAGEMENT SECRETARY, Current Planning Division

Direct: (213) 893-7026

Email: Imaravilla@planning.lacounty.gov

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From: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Sent: Wednesday, September 16, 2026 7:08 AM
To: Linda Maravilla <Imaravilla@planning.lacounty.gov>
Cc: Joshua Huntington <jhuntington@planning.lacounty.gov>; publichearing@bos.lacounty.gov
Subject: FW: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No. PRJ2024-003038

Hi Linda,
Can you please submit the email below as public comment for the BOS 9/22/26 public hearing, PRJ2024-003038.

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

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320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

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From: SCOPE <exec-scope@earthlink.net>
Sent: Tuesday, September 15, 2026 6:17 PM
To: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Cc: Kevin Finkel <kfinkel@planning.lacounty.gov>; Linda Maravilla <lmavilla@planning.lacounty.gov>; Joshua Huntington <jhuntington@planning.lacounty.gov>
Subject: Re: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No. PRJ2024-003038

CAUTION: External Email. Proceed Responsibly.

We have nothing to report under the Levine Act. I will file the report you requested

Please provide us with a copy of the Levine Act form submitted to you by all other parties to this appeal, including but not limited Newhall Land and Farming, FivePoint and all consultants and engineers including but not limited to Dudek, PlaceWorks, Hunsaker and Associates LA Inc, Clark & Green Associates, ENGEO and any other consultant or engineering firm named in material documentation provided to the Planning Commission hearing on 7-29-26 or that provided or will provide information for the Board Of Supervisors hearing on Sept. 22 2026.

Please enter this request and the response into the administrative record for this project.

Thank you for your time.

Lynne Plambeck

Santa Clarita Organization for Planning and the Environment

-----Original Message-----

From: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>

Sent: Sep 15, 2026 5:15 PM
To: exec-scope@earthlink.net <exec-scope@earthlink.net>
Cc: Kevin Finkel <kfinkel@planning.lacounty.gov>, Linda Maravilla
<imaravilla@planning.lacounty.gov>, Joshua Huntington
<jhuntington@planning.lacounty.gov>
Subject: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No.
PRJ2024-003038

Hi Ms. Lynne Plambeck,
Please fill out and send back to me the attached Levine Act Supplemental Declaration
Form at your earliest convenience.

Thank you,

ALEJANDRINA BALDWIN(she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

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From: [Linda Maravilla](#)
To: [Zometa, Katrina](#)
Cc: [Submit](#); [Tae, Susan](#); [Finkel, Kevin](#); [Talamantes, Cristina](#); [Martinez, Sylvia](#); [Lee, Nichole](#)
Subject: In Support of Appeal re: Project No. PRJ2024-003038-(5) - Public Comment
Date: Wednesday, September 16, 2026 7:18:48 AM
Attachments: [image001.png](#)
[Support Letter for the Appeal of 3600 New Five Points Homes.docx.pdf](#)

Hello Executive Office, one more public comment is attached. Thanks

LINDA MARAVILLA (she/her/hers)

MANAGEMENT SECRETARY, Current Planning Division

Direct: (213) 893-7026

Email: Imaravilla@planning.lacounty.gov

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From: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Sent: Wednesday, September 16, 2026 7:14 AM
To: Linda Maravilla <Imaravilla@planning.lacounty.gov>
Cc: Joshua Huntington <jhuntington@planning.lacounty.gov>; publichearing@bos.lacounty.gov
Subject: FW: In Support of Appeal re: Project No. PRJ2024-003038-(5)

Hi Linda,
Here is an additional comment that needs to be added..

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

Please note that our office is closed on Fridays.

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



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From: Abigail DeSesa <abigaildesesa@sbcglobal.net>
Sent: Friday, September 11, 2026 1:09 PM
To: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Cc: Abigail DeSesa <abigaildesesa@sbcglobal.net>
Subject: In Support of Appeal re: Project No. PRJ2024-003038-(5)

CAUTION: External Email. Proceed Responsibly.

Hello,

Please find my attached letter in support of the appeal to the LA County Board of Supervisors currently scheduled for September 22, 2026, for the following project.

Project No. PRJ2024-003038-(5) Hunsaker Associates South of State Route 126 and west of Interstate 5, Santa Clarita Valley Santa Clarita Valley Planning Area a. Vesting Tentative Tract Map No. 84508 (RPPL2024004505) To create 835 lots, including 3,617 dwelling units (566 single family lots and 50 multi family lots), and lots for public schools, a fire station, open space, public parks, private recreation facilities, and ancillary uses, on 1,725 acres within the Newhall Ranch Specific Plan. b. Conditional Use Permit No. RPPL2024004564 To authorize one off site water tank and onsite grading exceeding 100,000 cubic yards ("cy"), off site and export grading exceeding 10,000 cy, and a haul route. c. Oak Tree Permit No. RPPL2024004513 To authorize the removal of 269 oak trees (including 100 heritage trees) and the encroachment into the protected zone of 22 oak trees (including four heritage trees). d. Highway Realignment Permit No. RPPL20240...

Respectfully,

Abigail DeSesa

The content of this email is confidential and intended for the recipient(s) specified in the message only. It is strictly forbidden to share any part of this message with any third party, without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

ABIGAIL DE SESA

September 9, 2026

Delivered Via Email: ABaldwin@planning.lacounty.gov

Attention: Alejandrina Baldwin, Los Angeles County Planner

SUBJECT:

Project No. PRJ2024-003038-(5) Hunsaker Associates South of State Route 126 and west of Interstate 5, Santa Clarita Valley Santa Clarita Valley Planning Area a. Vesting Tentative Tract Map No. 84508 (RPPL2024004505) To create 835 lots, including 3,617 dwelling units (566 single family lots and 50 multi family lots), and lots for public schools, a fire station, open space, public parks, private recreation facilities, and ancillary uses, on 1,725 acres within the Newhall Ranch Specific Plan. b. Conditional Use Permit No. RPPL2024004564 To authorize one off site water tank and onsite grading exceeding 100,000 cubic yards ("cy"), off site and export grading exceeding 10,000 cy, and a haul route. c. Oak Tree Permit No. RPPL2024004513 To authorize the removal of 269 oak trees (including 100 heritage trees) and the encroachment into the protected zone of 22 oak trees (including four heritage trees). d. Highway Realignment Permit No. RPPL20240...

Appeal Position: Support

To Whom It May Concern:

I am writing as a private citizen of the adjacent community of Val Verde Canyon in the town of Castaic in the unincorporated area of Los Angeles County in opposition to this project as presented. I do not believe the crisis at the adjacent Chiquita Canyon Landfill has been properly considered. I additionally have concerns about the massive increase in traffic that will be added to Highway 126, the large population increase, and the lack of a hospital for such a large master planned community.

* Delay building any homes or businesses until Highway 126 is widened from the I5 freeway to the County line to be prepared for the massive influx of traffic that will be forced onto that two lane (each direction) highway.

* Delay Occupancy until South Coast Air Quality Management District's Abatement Order ends signaling that Chiquita Canyon Landfill is no longer in crisis. This landfill has been making many nearby communities very sick with symptoms from the noxious odors and dangerous gases that are being released from the elevated temperature reaction occurring there for years. It has the potential to continue for decades and it is irresponsible to knowingly place more unsuspecting residents directly within its reach via air. Clean air is not a luxury and this should not be dismissed. It is a public health crisis.

* Delay Occupancy until the lawsuit against LA County Board of Supervisors and the Waterboard is resolved allowing potential new residents to know if Chiquita Canyon Landfill, a Waste Connections Company will be reopening for business again. Current status is "inactive" with an active CUP and more available air space to fill with new municipal solid waste. This

again is a responsibility that the County must acknowledge before falsely presenting to new potential residents that the landfill is permanently closed when it in fact is not.

* Address the lack of a much-needed hospital for a master planned community of over 21,500 new homes in a valley with only one hospital that is already overburdened with the current population. The greater Santa Clarita Valley is becoming a hospital desert.

* In addition, due to the above concerns, I feel it is necessary to do a current Environmental Impact Report for this development. The area has undergone major changes over the decades since this project was first presented. Past reports and data do not remotely reflect the current status of this area any more.

I respectfully request, that for the reasons listed above, that this project not be approved as presented at this time. I am in support of the appeal.

Abigail DeSesa

27 Year Resident of Val Verde Canyon, in the town of Castaic, in Los Angeles County

From: [Linda Maravilla](#)
To: [Zometa, Katrina](#)
Cc: [Submit](#); [Tae, Susan](#); [Finkel, Kevin](#); [Talamantes, Cristina](#); [Martinez, Sylvia](#); [Lee, Nichole](#)
Subject: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No. PRJ2024-003038
Date: Wednesday, September 16, 2026 1:18:57 PM
Attachments: [BOS Levine Act Supplemental Declaration Form.pdf](#)

Hello EO,

Please find attached the email below from SCOPE for the record regarding the Public Hearing scheduled for September 22, 2026, for PRJ2024-003038.

Thank you.

LINDA MARAVILLA (she/her/hers)
MANAGEMENT SECRETARY, Current Planning Division
Direct: (213) 893-7026
Email: Imaravilla@planning.lacounty.gov

-----Original Message-----

From: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Sent: Wednesday, September 16, 2026 12:49 PM
To: Linda Maravilla <Imaravilla@planning.lacounty.gov>
Cc: Joshua Huntington <jhuntington@planning.lacounty.gov>; publichearing@bos.lacounty.gov
Subject: FW: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No. PRJ2024-003038

Hi Linda,
Please submit this email to the record for the public hearing on 9/22/26 for PRJ2024-003038.

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)
PRINCIPAL PLANNER, Subdivisions
Office: (213) 974-6433 • Direct: (213) 647-2464
Email: abaldwin@planning.lacounty.gov
Please note that our office is closed on Fridays.
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012 planning.lacounty.gov

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-----Original Message-----

From: SCOPE <exec-scope@earthlink.net>
Sent: Wednesday, September 16, 2026 12:27 PM
To: Joshua Huntington <jhuntington@planning.lacounty.gov>; Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Cc: Torres-Socarras, Ariel <ATSocarras@bos.lacounty.gov>; Kevin Finkel <kfinkel@planning.lacounty.gov>; Linda Maravilla <Imaravilla@planning.lacounty.gov>
Subject: RE: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No. PRJ2024-003038

CAUTION: External Email. Proceed Responsibly.

SCOPE has never been asked to file this form and as you well know, we are not required to file it because neither our organization nor any of our Board members meet any of the requirements of filing the form. Please reply as to why you think we need to file this form. Please provide the forms of Newhall and all its consultants as requested in the previous email.

Who Must File

- * Parties: Any individual or organization applying for a license, permit, or entitlement, or entering into a contract or competitive bid/RFP with a local agency or city. SCOPE did not apply for any of these entitlements

- * Participants: Any person who is not a formal party but actively supports or opposes a specific decision in a proceeding (such as a land use entitlement) and has a financial interest in the outcome. Neither SCOPE nor any of our Board members have any financial interest in the outcome

- * Agents: Any representative acting on behalf of a party or participant—including attorneys, architects, engineers, or paid employees. SCOPE is an all volunteer organization. We have no attorneys, architects, engineers or paid employees

- * SCOPE has not made any contributions to any County electeds or employees. We do not have to file this form. I am submitting the form anyway indicating this fact, but consider this harassment on the part of the County. If this form were really required, it should have been requested at the time the appeal was filed. It was not. Therefore it appears that the County itself has violated the Levine Act, if you really thought the form was required.

Please enter this email into the administrative record.

Lynne Plambeck

Santa Clarita Organization for Planning and the Environment (SCOPE)

-----Original Message-----

From: Joshua Huntington <jhuntington@planning.lacounty.gov>

Sent: Sep 15, 2026 6:01 PM

To: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>, exec-scope@earthlink.net <exec-scope@earthlink.net>

Cc: Kevin Finkel <kfinkel@planning.lacounty.gov>, Linda Maravilla <lmavilla@planning.lacounty.gov>

Subject: RE: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No. PRJ2024-003038

Good Evening,

Could you please submit the Levine Act Form by noon tomorrow? Or let me know if you have any questions or concerns. If so, I'd be happy to give you a call in the morning.

Thank you,

Josh

JOSHUA HUNTINGTON, AICP (he/him/his)
SUPERVISING PLANNER, Subdivisions
Office: (213) 974-6433 • Cell: (213) 509-5415

Email: jhuntington@planning.lacounty.gov (<mailto:jhuntington@planning.lacounty.gov>)

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From: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>

Sent: Tuesday, September 15, 2026 5:15 PM

To: exec-scope@earthlink.net

Cc: Kevin Finkel <kfinkel@planning.lacounty.gov>; Linda Maravilla <lmavilla@planning.lacounty.gov>; Joshua Huntington <jhuntington@planning.lacounty.gov>

Subject: Appeal filed (Non-Applicant) Lynn Plambeck (SCOPE): for Project No. PRJ2024-003038

Importance: High

Hi Ms. Lynne Plambeck,

Please fill out and send back to me the attached Levine Act Supplemental Declaration Form at your earliest convenience.

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov (<mailto:abaldwin@planning.lacounty.gov>)

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Los Angeles County Department of Regional Planning

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LEVINE ACT

SUPPLEMENTAL DECLARATION

FORM

INFORMATION:

This form is required by the County of Los Angeles ("County") for applicants to provide information about all parties, participants, and their agents, for all licenses, permits, and other entitlements for use issued by the County. A “party” is any person, company or entity who has applied for any license, permit, or other entitlement. All parties and their agents, representatives, or contractors must provide the required information.

This form requires you to report the names of individuals or entities that may have potentially contributed to County officers, as defined in the Levine Act, by:

- All applicants.
- All companies submitting applications on behalf of themselves or others.
- All agents, lobbyists, or representatives paid to represent an applicant.
- Any "Financially Interested Participant" who actively supports or opposes an application.

Additionally, if any of the individuals or entities listed above have made a contribution to a County officer, this form also requires you to provide the details of that contribution, including the contributor, the name of the officer who received the contribution, the amount contributed, and the date of contribution.

Please fill out the fields below. If necessary, attach additional pages.

Individual/Company Name

List any parent, subsidiary, related entities, and any other entities that are directed or controlled by the Individual/Company.

List all individuals who have the authority to make decisions for the Individual/Company about making contributions to a County Officer, regardless of whether you or the Individual/Company have actually made a contribution? Please include the Name and Title of the Individual below.

List all subcontractors performing work related to the application.

Name of Individual/Entity	If an Individual, Name of Their Employer

List names of all individuals or entities (i.e., agents, law firms, consultants) who communicated with the County on behalf of the Individual/Company.

Name of Individual/Entity	If an Individual, Name of Their Employer

In the past 12 months, did the individual/company applicant, any of the parent, subsidiary, or related entities, or any of the agents named above disclose making a contribution to a County officer that, when added together, is more than \$500 in total contributions to that officer?

☐ Yes ☐ No

Name of Contributor	Name of Recipient	Amount Contributed	Date of Contribution

REQUIRED SIGNATURE(S)

I, the project proponent, attest that the information provided on this form is complete and correct to the best of my knowledge.

SIGNATURE

PRINT NAME

DATE