

**NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

FOR THE

“ENTRADA SOUTH AND VALENCIA COMMERCE CENTER PROJECT”

**PROJECT NO. 00-210-(5)
VESTING TENTATIVE TRACT MAP NO. 53295
ZONE CHANGE NO. 00-210
CONDITIONAL USE PERMIT NO. 00-210
PARKING PERMIT NO. 200700013
OAK TREE PERMIT NO. 200700018
HOUSING PERMIT NO. RPPL202400343**

**PROJECT NO. 87-150-(5)
VESTING TENTATIVE PARCEL MAP NO. 18108
PARKING PERMIT NO. RPPL2022007239
OAK TREE PERMIT NO. 2007000222**

DEVELOPMENT AGREEMENT¹

STATE CLEARINGHOUSE NO. 2000011025

The Los Angeles County Department of Regional Planning, acting in the capacity of “Lead Agency” under the County Environmental Guidelines, Chapter III, Section 304, has filed a “Notice of Completion and Availability” of a Draft Supplemental Environmental Impact Report (Draft SEIR) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000, *et seq.*; and the “Guidelines for Implementation of the California Environmental Quality Act” (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000, *et seq.*, (including Section 15160).

PUBLIC REVIEW PERIOD

The formal public review period for the Draft SEIR will be from December 20, 2024, to February 18, 2025 (60 days). All comments received by the closing of the public review period will be considered in the Final SEIR.

SITE LOCATION

The Project Site is located within the northwest portion of Los Angeles County (County), west of I-5 and the City of Santa Clarita, as show on the Project Vicinity Map. The Project Site is located in an unincorporated area of the County, within the Santa Clarita Valley

¹ Development Agreement case number is pending.

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Planning Area. The Project Site is within the planning boundary of the State-approved Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), which was the subject of a State-certified Environmental Impact Report (EIR) (SCH No. 2000011025; hereafter referred to as the State-certified EIR). The Project Site includes the “Entrada South Planning Area” and the “VCC Planning Area.”

The Entrada South Planning Area consists of approximately 382.3 acres located west of I-5 and The Old Road and predominantly south of Six Flags Magic Mountain theme park. The VCC Planning Area consists of approximately 328.5 acres of an undeveloped portion of the partially completed VCC non-residential center (industrial/business/office park) located west of I-5 and north of State Route 126 (SR-126).

PROPOSED PROJECT

The Entrada South and VCC Project implements the development within the Entrada South and VCC Planning Areas facilitated by the approved RMDP/SCP and analyzed in the State-certified EIR. The California Department of Fish and Wildlife (CDFW) certified the State-certified EIR in June 2017, at which time it also approved the RMDP/SCP and related State permits. The County was a responsible agency for the RMDP/SCP and participated in the State-certified EIR process through the receipt and review of the Draft and Final EIRs as well as the Draft and Final Additional Environmental Analysis and the submittal of comments, which were addressed by CDFW. The Entrada South and VCC Project is consistent with the Santa Clarita Valley Area Plan’s projected buildout and land use designations, as evaluated in the Area Plan EIR and approved by the County.

For purposes of the Draft SEIR, the “2017 Project” refers to the resource management activities and development facilitated analyzed by the State-certified for the Entrada South and VCC Planning Areas. The Entrada South and VCC Project as currently proposed reflects minor changes and refinements related to the development of the Entrada South and VCC Planning Areas, as compared to the 2017 Project. As such, the Entrada South and VCC Project is referred to in the Draft SEIR as the “Modified Project.”

Summary of 2017 Project and Modified Project Development			
Land Use	2017 Project	Modified Project	Difference
Entrada South Planning Area			
Residential	1,725 units	1,574 units	- 151 units
Non-Residential	450,000 SF	730,000 SF	+ 280,000 SF
VCC Planning Area			
Residential	0 units	0 units	0 units
Non-Residential	3,400,000 SF	3,400,000 SF	0 SF

SF = square feet

Proposed development within the Entrada South Planning Area represents a reduction of 151 residential units and an increase of 280,000 square feet of commercial floor area as compared to the 2017 Project, as shown in the table, above. No changes are proposed for the VCC Planning Area compared to the 2017 Project.

Specifically, within the Entrada South Planning Area, the land use mix associated with the Modified Project involves an increase in non residential square footage (from 450,000 square feet to 730,000 square feet) and a reduction in residential development (from 1,725 units to 1,574 units or from approximately 3,235,100 square feet to 2,951,913 square feet). These modifications would result in approximately the same overall floor area ratio (FAR) as that assumed in the State-certified EIR.

The modifications in the Entrada South Planning Area would not substantially change the scope of the Entrada South land use plan evaluated in the State-certified EIR. In addition, the modifications to the Entrada South Planning Area would be consistent with the density of residential units allowed under the Area Plan's H5 land use designation for Entrada South. The analysis in the Draft SEIR addresses the environmental implications of reducing the number of residences and increasing the amount of non-residential development as proposed under the Modified Project.

The Modified Project also includes enhanced environmental protections within each Planning Area. Within the Entrada South Planning Area, the Modified Project would increase environmental protections to jurisdictional waters and related biological resources within the Entrada South Planning Area as compared to the 2017 Project. Specifically, the 2017 Project design assumed the majority of Unnamed Canyon 2 within the Entrada South Planning Area would be enclosed in a buried storm drain. Instead, the Modified Project includes the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel wherein much of the channel would remain an open channel from the southern site boundary to Magic Mountain Parkway, except for a culvert street crossing. Thus, the modified channel design would reduce permanent impacts to biological resources and jurisdictional waters and provide additional open space within the developed portions of the Entrada South Planning Area. This environmentally beneficial modification would result in increased open space, restored drainage areas, and increased habitat for species as compared to the impacts evaluated in the State-certified EIR.

In the VCC Planning Area, the Modified Project would provide increased environmental protections to wetlands and related biological resources by reducing permanent impacts to Hasley Creek and Castaic Creek. Although these areas may be temporarily impacted during construction, as analyzed in the State-certified EIR, they would be restored and revegetated after construction based on the Modified Project design, thereby reducing permanent impacts to certain vegetation communities and jurisdictional stream habitat. This environmentally beneficial modification would result in increased open space, restored drainage areas, and habitat for species.

More specifically, changes to the Hasley Creek improvements include a new alignment to follow the existing streambed more closely, allowing for a wider channel, and eliminating the series of drop structures that were included in the 2017 Project. In addition,

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more of the Castaic Creek floodplain would be retained by pulling the bank protection alignments back from the creek bed. The Modified Project design changes would maintain substantially more existing streambed, preserve more jurisdictional area, and provide stable systems for conveyance and flood protection through the on-site reaches of both Castaic Creek and Hasley Creek compared to the 2017 Project.

In order to implement the Modified Project, the following land use and zoning entitlements have been submitted:

- **Entrada South:** Vesting Tentative Tract Map, Zone Change, Conditional Use Permit, Parking Permit, Oak Tree Permit, and Housing Permit
- **Valencia Commerce Center:** Vesting Tentative Parcel Map, Oak Tree Permit, and Parking Permit

SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The State-certified EIR concluded that impacts associated with the 2017 Project would result in significant and unavoidable project level impacts related to air quality and land use, and cumulative impacts to air quality, noise, and wildfire. The Draft SEIR evaluates the potential for environmental impacts based on changes or new information for the Modified Project compared to the 2017 Project. The Draft SEIR concludes that the Modified Project would not result in any new significant and unavoidable impacts or substantially increase the severity of any of the significant and unavoidable impacts compared to the 2017 Project.

REGIONAL PLANNING COMMISSION PUBLIC HEARING

A public hearing on the proposed project and the Supplemental EIR will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined.

REVIEWING LOCATION

A digital copy of the Draft SEIR is available for public review at the Los Angeles County Department of Regional Planning web addresses listed below and the following locations:

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

The public is also encouraged to visit the Department of Regional Planning's website to review the Draft SEIR at: <https://bit.ly/41vvaG0>

The State-certified EIR for the RMDP/SCP is available at:

<https://planning.lacounty.gov/long-range-planning/newhall-ranch-specific-plan/>.

Please direct all written comments to the following address:

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Attn: Subdivisions (Jodie Sackett)
Los Angeles County
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Tel: (213) 974-6433, Fax: (213) 626-0434, Email: subdivisions@planning.lacounty.gov

All written responses need to be received or postmarked on or before **Tuesday, February 18, 2025**, and will be included in the Final SEIR which will be posted at the Department website location listed above.

PROJECT VICINITY MAP

