

Notice of Determination

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth Street

Sacramento, CA 95814

☒ County Clerk

County of: Los Angeles, Environmental Filings

Address: 12400 E. Imperial Hwy., #1201

Norwalk, CA 90650

From:

Public Agency: LA County Regional Planning

Address: 320 W. Temple St., 13th Floor

Los Angeles, CA 90012

Contact: Jodie Sackett

Phone: 213-974-6433

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

2025 259308



FILED

Nov 18 2025

Don C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ISAURA CORREA

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2000011025

Project Title: Entrada South and Valencia Commerce Center (VCC) Project

Project Applicant: The Newhall Land and Farming Company

Project Location (include county): Los Angeles County; see Attachment A for specifics

Project Description:

The Entrada South and VCC Project involves the development of 1,574 residential units and 730,000 square feet of non-residential (commercial/office) uses on the Entrada South Planning Area and the development of 3.4 million square feet of non-residential (industrial/business/office park) uses on the VCC Planning Area, as described in more detail in Attachment A.

This is to advise that the County of Los Angeles has approved the above described project on 11/18/25 and has made the following determinations regarding the above described project:

1. The Project ☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation monitoring and reporting program ☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations ☒ was ☐ was not] adopted for this project.
6. Findings ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

County of Los Angeles, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012

Signature (Public Agency):

Title:

Date:

Date Received for filing at OPR:

THIS NOTICE WAS POSTED

ON November 18 2025

UNTIL December 18 2025

REGISTRAR - RECORDER/COUNTY CLERK

Notice of Determination

Attachment A



Project Title: Entrada South and Valencia Commerce Center (VCC) Project

Project Location—Cross Streets:

Entrada South: West of I-5 and The Old Road, north and south of Magic Mountain Parkway (within Los Angeles County, as shown in map below)

VCC: West of I-5 and The Old Road, north of SR-126, and east of Commerce Center Drive (within Los Angeles County, as shown in map below)

Project Description:

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

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

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

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 by the enhancement and restoration of portions of the Unnamed Canyon 2 drainage channel. 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 compared to the 2017 Project. These environmentally beneficial refinements of the Modified Project would result in increased open space, restored drainage areas, and habitat for species 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, Housing Permit, and Development Agreement
- **Valencia Commerce Center:** Vesting Tentative Parcel Map, Oak Tree Permit, Parking Permit, and Development Agreement



PROJECT VICINITY MAP

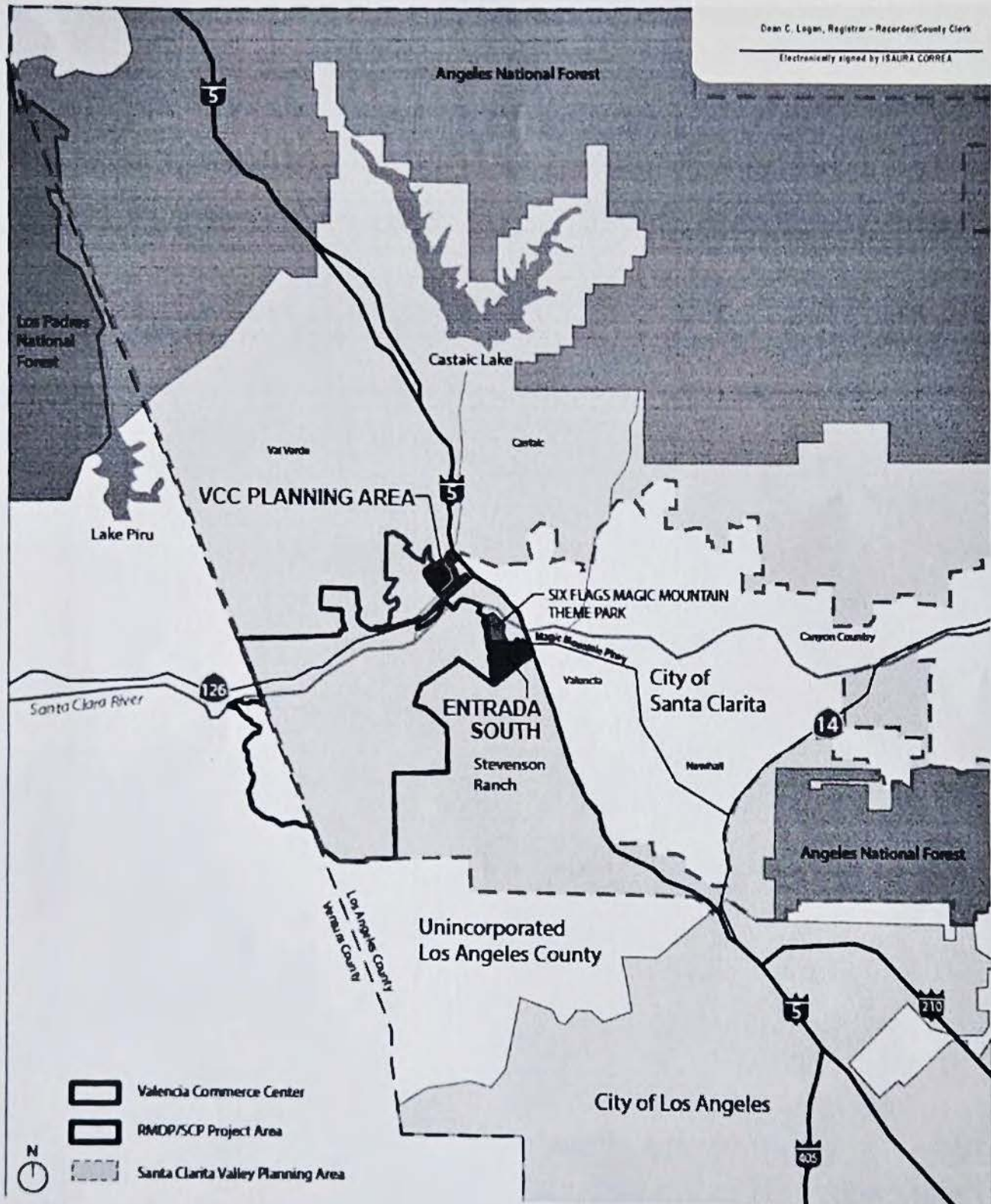
2025 259308



FILED
Nov 18 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by ISaura CORREA





State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 11/18/2025 — 202511181240019

STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LA COUNTY REGIONAL PLANNING	LEAD AGENCY EMAIL	DATE 11/18/2025
COUNTY/STATE AGENCY OF FILING LA	DOCUMENT NUMBER 2025259308	
PROJECT TITLE ENTRADA SOUTH AND VALENCIA COMMERCE CENTER (VCC) PROJECT		
PROJECT APPLICANT NAME JODIE SACKETT	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 320 W TEMPLE ST. 13TH FLOOR	CITY LOS ANGELES	STATE CA
		ZIP CODE 90012
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ 4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ 0.00
 <input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ 75.00
<input type="checkbox"/> Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,198.50

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

ITC

Cashier: I. CORREA



Tuesday, November 18, 2025 12:57 PM

Item(s)

Fee	Qty	Total
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NOD - County Posting Fee 1		\$75.00
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NOD - Environmental Impact 1		\$4,123.50
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Total		\$4,198.50
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Total Documents:	1	
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Customer payment(s):		
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Check		\$4,198.50
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Check List:		
#20009202		\$4,198.50