

Attachment A

Expanded Project Description



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1. Project Location

The Project Applicant, Newhall Land, is proposing to develop Homestead South (Project), a planned community within the Newhall Ranch Specific Plan, approved by the County's Board of Supervisors in May 2003. The Project is located in the unincorporated Santa Clarita Valley area of Los Angeles County, west of Interstate 5 (I-5) and south of State Route 126 (SR-126). **Figure A-1**, Regional Location, on page A-2, illustrates the location of the Project Site within a regional context. **Figure A-2**, Project Vicinity Map, on page A-3, shows that the Project Site is located in unincorporated Los Angeles County and the Santa Clarita Valley Planning Area and is also primarily located within the approved Newhall Ranch Specific Plan boundaries within a more localized context. The Santa Clarita Valley Planning Area is generally surrounded by the Los Padres and Angeles National Forest areas to the north; Agua Dulce and the Angeles National Forest to the east; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys to the south; and the County of Ventura to the west.

2. Project Overview

Homestead South would implement the third tentative tract map¹ of the Newhall Ranch Specific Plan, which was approved by the Board of Supervisors on May 27, 2003. The Specific Plan site is located in the Santa Clarita Valley (an unincorporated portion of the County), west of I-5 and south of the I-5/SR-126 interchange. The Specific Plan site is approved for the development of 20,885 residential units,² 5.5 million square feet of mixed-use and commercial land uses, facilities, and infrastructure and associated amenities. As part of the Specific Plan, Homestead South would provide single- and multi-family residences, retail/commercial uses, school sites, public parks, private recreation facilities, open space and plant preserve areas, and other facilities and infrastructure necessary to

¹ The two preceding tentative tract maps are as follows: (1) Landmark Village (VTTM 053108); and (2) Mission Village (VTTM 061105).

² The 20,885 total residential dwelling units does not include 423 second units that would be developed on the single-family lots and authorized by a conditional use permit.

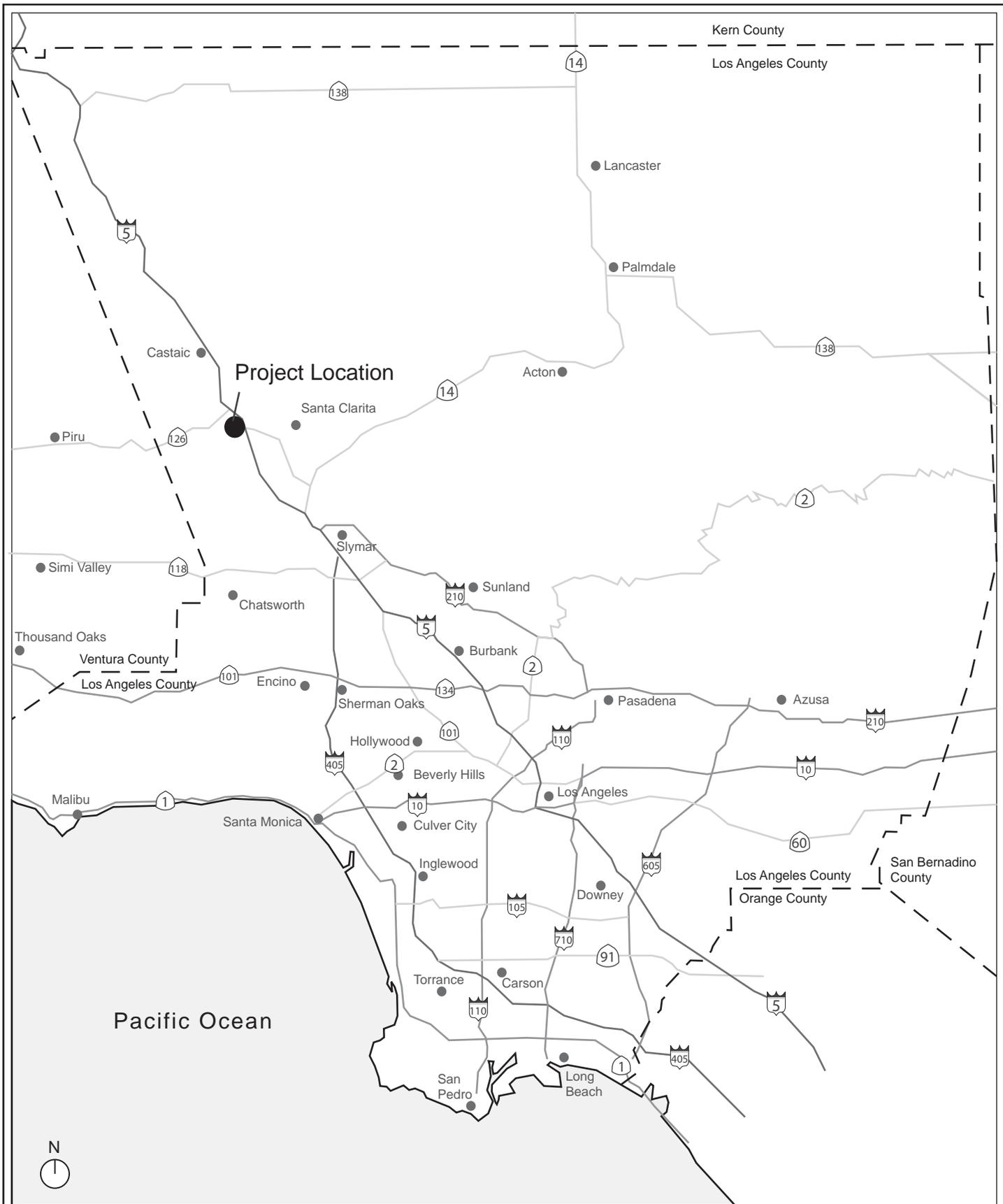


Figure A-1
Regional Location Map

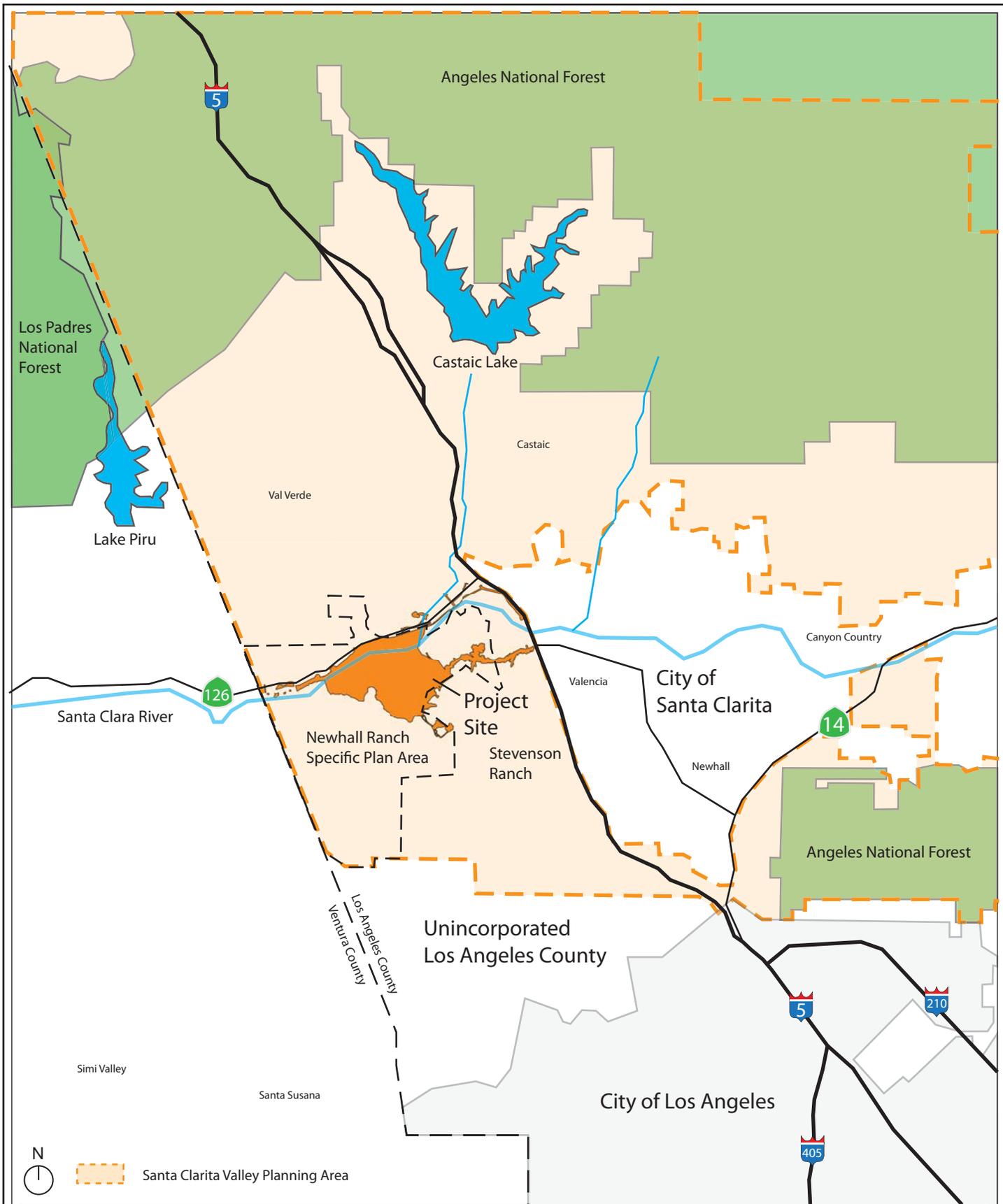


Figure A-2
Project Vicinity Map

facilitate project development. Moreover, the Homestead South project includes over 1,000 acres of open space, which represents over 50 percent of the tract map site acreage, and would implement sustainable planning principles (see discussion below).

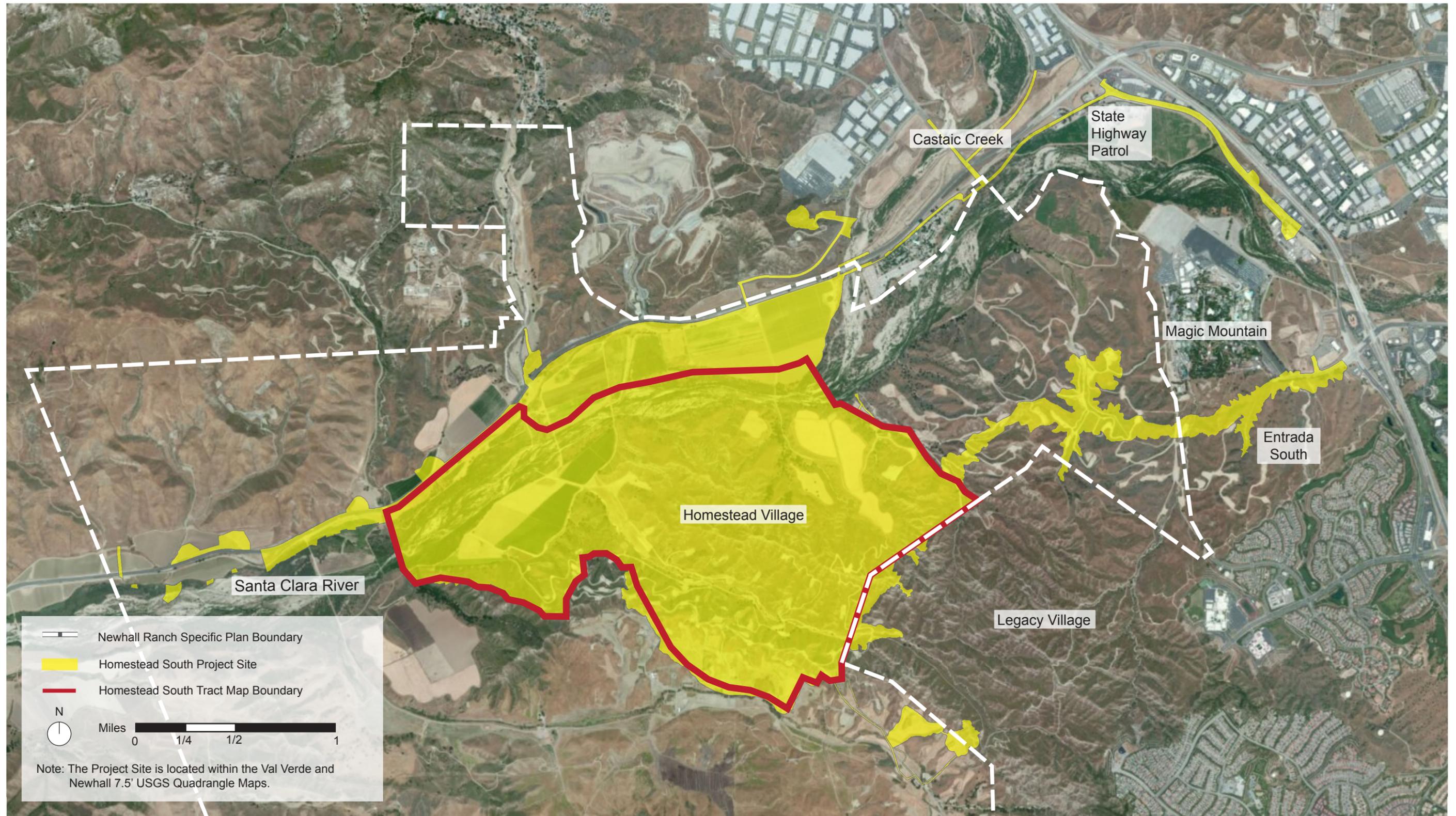
Specifically, the proposed Project would consist of residential and commercial/retail land uses within the Homestead South tract map site associated with Vesting Tentative Tract Map (VTTM) 060678. The design goal is to situate Homestead South's residential land uses to capture the site's varied elevations and resulting topography, avoid sensitive resources, and to design distinctive open space areas served by an integrated trails/paseos system.

Homestead South's commercial component consists of complimentary commercial/retail uses within the southeast portion of the tract map site. This design allows Homestead South village residents to also utilize close-by commercial centers planned in Potrero Valley and Mission Village, both of which are easily accessible by roadways and the community trails/paseos system.

Homestead South would also feature elementary, junior high, and high school sites, public parks, private recreation areas, open space, including preservation of Sawtooth Ridge, and a spineflower preserve within the Mesas West portion of the tract map site. As explained further below, Homestead South would also feature roads, trails/paseos, and other facilities, infrastructure, and amenities to facilitate development of the tract map site.

The Homestead South tract map proposes development of 3,617 residences (699 single-family and 2,918 multi-family); 66,400 square feet of retail commercial uses; a 9.4-acre elementary school site; a 19.3-acre junior high school site; a 54.6-acre high school site; 12.1 acres of public parks; 11.0 acres of private recreation areas; and 993.6 acres of open space, which includes the 67.4-acre Grapevine Mesa spineflower preserve. Facilities and infrastructure proposed as part of the Project include a network of roads, trails, drainage improvements, flood protection (including buried bank stabilization within and adjacent to the Santa Clara River), potable and recycled water systems (including water tanks), and sanitary sewer and dry utility systems. As explained below, Homestead South includes several proposed off-tract map site improvements required to provide adequate circulation, service, and utilities to the tract map site (External Map Improvements). **Figure A-3**, Project Boundary, on page A-5 illustrates the location of the Project Site and the Homestead South tract map site.

The Project Site includes the Homestead South tract map site and External Map Improvements comprising a total of 2,534.5 acres. Of this total, 1,745.7 acres are located within the boundary of the tract map site and entirely within the Newhall Ranch Specific Plan area. The remaining 788.8 acres are situated outside the tract map site and partially



outside the Specific Plan area, and would accommodate construction of the External Map Improvements.

Figure A-4, Homestead South Land Use Plan, on page A-7, depicts the land use plan for the Homestead South Project Site. **Table A-1**, Homestead South Development Program, on page A-8, provides a tabular summary of the development proposed as part of the Homestead South tract map.

In addition to the development described above, the proposed Project includes External Map improvements to facilitate development. As previously noted, the External Map Improvements can be grouped into the following categories: (1) roadway improvements, including extension of Magic Mountain Parkway and Long Canyon Road Bridge; (2) hydrology-related improvements, including improvements in or near the Santa Clara River corridor (e.g., buried bank stabilization) and various drainage improvements; (3) utility corridor between the existing Valencia Wastewater Reclamation Plant (WRP) and the approved Newhall Ranch WRP; (4) water supply facilities; (5) wastewater-related facilities; and (6) Southern California Edison substation and related facilities.

Many of the External Map improvements were approved by the County of Los Angeles as part of the Newhall Ranch Landmark Village and Mission Village projects (Previously Approved Improvements). Those facilities and infrastructure improvements that would support the Homestead South project and that were previously approved by the County would only be implemented as part of the Homestead South proposed Project if the development of Homestead South would occur prior to development of the Landmark Village and Mission Village projects.

The following is a description of the Project Improvements, including approval status:

- **Roadway Improvements**

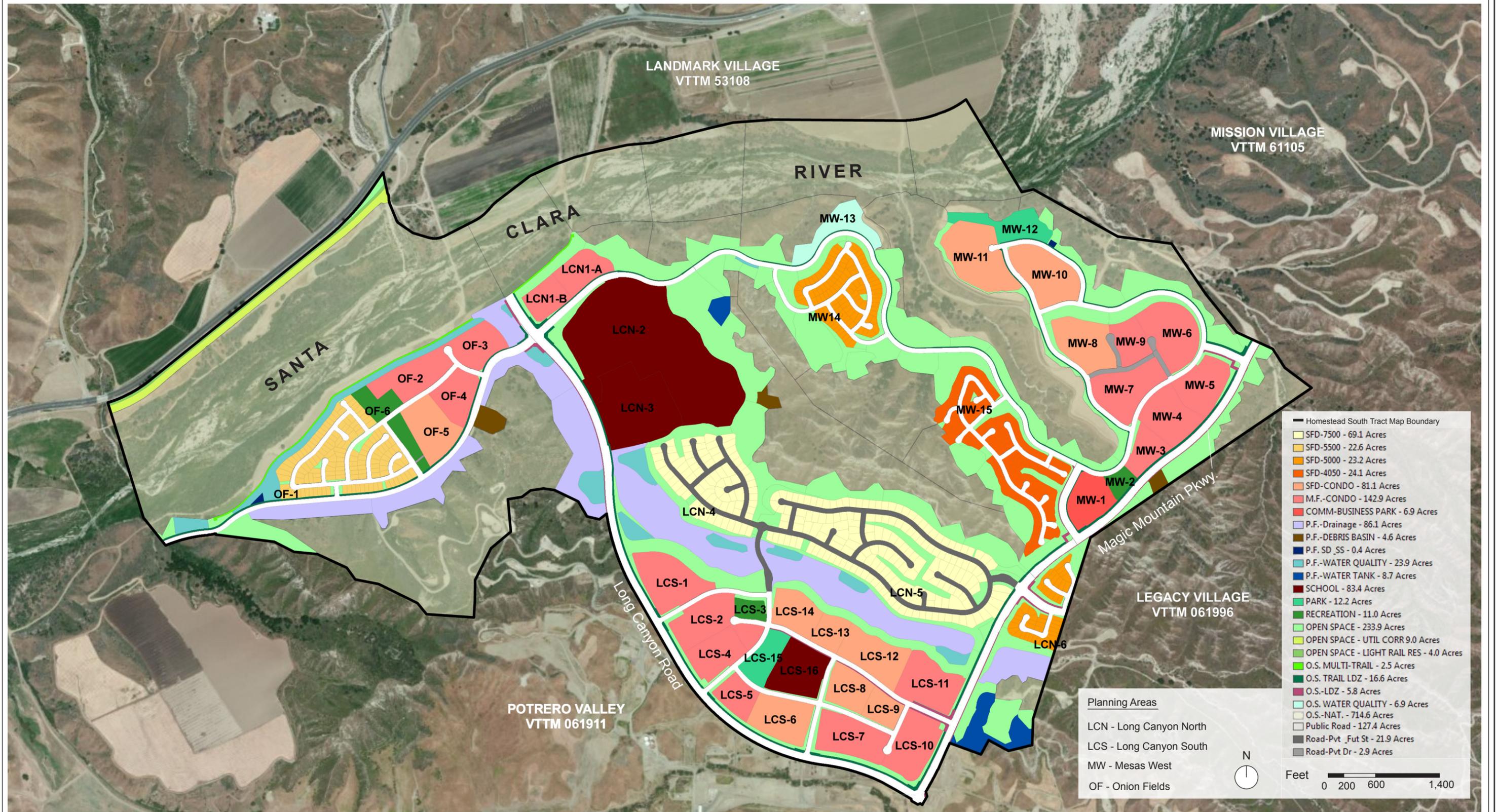
- Magic Mountain Parkway

- External Map Improvements Not Previously Approved

- Grading for the extension of Magic Mountain Parkway between the western boundary of the Mission Village project and Long Canyon Road.

- External Map Improvements Previously Approved

- Extension of Magic Mountain Parkway from the easterly boundary of the Homestead South tract map to just west of The Old Road.



**Table A-1
Homestead South Development Program**

Land Use	Amount of Development	Area (Acres)
Residential		
Single-Family (units)	699	139.0
Multi-Family (units)	2,918	223.9
Total Residential (units)	3,617	362.9
Commercial (square feet)	64,000	6.9
Open Space	N/A	980.6
Parks and Private Recreation	N/A	23.1
Public Facility	N/A	114.9
Water Tank	N/A	8.7
Schools	N/A	83.3
Utility Corridor	N/A	9.0
Light Rail Reservation	N/A	4.0
Streets		
Public Streets	N/A	127.4
Private Streets	N/A	24.9
Total Streets	N/A	152.3
Total	3,617 units 66,400 square feet	1,745.7

Long Canyon Road and Bridge

- External Map Improvements Not Previously Approved
 - Grading along the west side of Long Canyon Road between Magic Mountain Parkway and the Long Canyon Bridge.
- Internal and External Map Improvements Previously Approved
 - Extension of the portion of Long Canyon Road located within the Homestead South tract map to connect to SR-126 and to Chiquito Canyon Road, including construction of a bridge over the Santa Clara River.

Chiquito Canyon Road

- External Map Improvement Previously Approved
 - Grading associated with the new intersection of Long Canyon Road and Chiquito Canyon Road north of SR-126.

- External Map Improvement Not Previously Approved
 - Road realignment associated with the new intersection of Long Canyon Road and Chiquito Canyon Road north of SR-126.

VTTM 060678 “JJ” Street

- External Map Improvements Not Previously Approved
 - Grading along the south side of “JJ” Street near the western edge of the Homestead South tract map.

- **Hydrology-Related Improvements**

Santa Clara River-Related Activities

- Internal and External Map Improvements Previously Approved
 - Long Canyon Bridge and its associated construction zone which extends on the east and west sides of the bridge. These improvements occur within the boundary of the Homestead South tract map.
 - Expansion of two existing seasonal river crossings to permit two-way construction traffic related to haul activities between the Project Site and the Landmark Village site. These improvements occur within the boundary of the Homestead South tract map.
 - Bank stabilization and drainage outlets along the Utility Corridor and Landmark Village at locations both within and outside of the boundary of the Homestead South tract map.
 - Six discharge outlets located on the south side of the Newhall Ranch WRP site. These outlets are located outside the boundary of the Homestead South tract map.
 - Bank stabilization and grading along the Utility Corridor between the Santa Clara River and the Old Road, north of the existing Valencia WRP.
 - Bank stabilization on the south side of the River, generally between Long Canyon and Potrero Canyon.

Other Hydrology-Related Improvements

- External Map Improvements Not Previously Approved
 - Extension of a storm drain from the eastern boundary of the Homestead South tract map to connect to the Lion Canyon drainage. (Lion Canyon drainage improvements were approved as part of the Mission Village

project.) The storm drain would extend and outlet directly to the Santa Clara River if the Lion Canyon drainage improvements were not installed with the Mission Village project.

- Long Canyon drainage improvements located on the Legacy Village (VTTM 061196) project site.
- Drainage improvements related to the extension of Magic Mountain Parkway, including temporary debris basins, storm drain culverts, and the debris basins/storm drain outlets.
- Internal and External Map Improvements Previously Approved
 - Four debris basins located on the north side of SR-126 near the western boundary of the Homestead South tract map and north of the Newhall Ranch WRP as well as storm drain extensions and outlets to the Santa Clara River. These improvements are located both within and outside the boundary of the Homestead South tract map.
- **Utility Corridor**
 - Internal and External Map Improvements Previously Approved
 - Construction of a Utility Corridor from the existing Valencia WRP to the approved Newhall Ranch WRP. Improvements for the Utility Corridor would include grading; oak tree removal; sewer lift station within Landmark Village (for interim wastewater treatment at the Valencia WRP); four debris basins/storm drain outlets along SR-126; domestic water, reclaimed water, agricultural water, sewer, natural gas, electricity, cable television, and telephone/telecommunications lines; as well as bank stabilization (as listed above), to protect the utilities along the Santa Clara River. These improvements are located both within and outside of the boundary of the Homestead South tract map.
- **Water Supply Facilities**
 - External Map Improvements Not Previously Approved
 - Pipe connections to existing water wells located north of SR-126 and east of Commerce Center Drive.
 - Zone 3 reclaimed and potable water tanks (2 tanks) located south of the boundary of the Homestead South tract map within the Legacy Village project site (VTTM 061196)
 - External Map Improvements Previously Approved
 - Zone 1A Water Tank Site located north of SR-126.

- **Wastewater-Related Facilities**

- Newhall Ranch WRP

- External Map Improvements Previously Approved
 - Extension of an Edison power pole line to deliver electricity to power the Newhall Ranch WRP.

- Valencia WRP

- External Map Improvements Previously Approved
 - Demineralization facility located north of the existing Valencia WRP, along the east side of The Old Road near the I-5 freeway ramps; and a brine injection site located in the Valencia Commerce Center, on the east side of Commerce Center Drive between SR-126 and Franklin Parkway.

- Other Wastewater-Related Improvements

- External Map Improvements Previously Approved
 - Sewer lift station (for temporary pump back to the Valencia WRP) near the intersection of Long Canyon Road and SR-126.
 - Pipe connections to the existing Los Angeles County Sanitation District lift station located on the east side of the Old Road, north of Henry Mayo Drive.

- **Edison Substation and Related Improvements**

- External Map Improvements Previously Approved
 - Construction of a southern California Edison 66-kilovolt (kV) electrical substation south of the Project Site. Related facilities include placement of a power pole line on an existing ranch road to connect the substation to the Project Site, upgrading an existing ranch road to serve as a maintenance road between the Project Site and the substation, a disposal site for the grading materials generated in order to develop the substation site, and a road connecting the substation to the disposal site.

- **Grading Export Site**

- External Map Improvements Previously Approved
 - Grading associated with the export of approximately 5,800,000 cubic yards of grading to the Landmark Village tract map site. The EIR for

Landmark Village analyzed the import of such dirt from the Homestead South tract map site.

Most of the Project Site is currently vacant land characterized by a rolling topography with numerous oak trees in scattered locations; agricultural uses, which would be terminated to allow for Project implementation; active and inactive oil wells and natural gas facilities; and water wells. A portion of the Project Site is located within a designated floodplain related to the Santa Clara River and its tributaries. Existing buildings located on the Project Site are limited to sheds, barns, and other agriculture-related structures. These structures will be removed upon implementation of the Project.

The uses surrounding the Homestead South tract map site consist primarily of approved or planned development within the approved Specific Plan area or its vicinity. The eastern tract map site boundary abuts the approved Mission Village development (VTTM 061105), which is a village within the Newhall Ranch Specific Plan; to the south is the planned Legacy Village development (VTTM 061996), located just outside of the Specific Plan area; to the west is the planned Potrero Valley development (VTTM 061911), a village within the Specific Plan; and to the north is the approved Landmark Village development (VTTM 053108), a village within the Specific Plan. Further to the east of the Homestead South tract map site are the planned Entrada South and Entrada North developments, located outside of the Specific Plan area; Six Flags Magic Mountain Amusement Park; an existing water reclamation plant (Valencia WRP); a California Highway Patrol station; and business park, offices, hotels, restaurants, and service stations located adjacent to I-5. The City of Santa Clarita is located further east of the Project Site, just beyond I-5.

3. Project Background

a. Newhall Ranch Specific Plan

Homestead South, as stated above, is located within the Newhall Ranch Specific Plan area. The Newhall Ranch Specific Plan was adopted by the Los Angeles County Board of Supervisors on May 27, 2003. The Specific Plan guides the long-term development of the 11,999-acre Newhall Ranch community, comprising a broad range of residential, mixed-use, and non-residential land uses and associated amenities, including 20,885 residential units³ and 5.54 million square feet of mixed-use and commercial uses. The Specific Plan contains the approved land use plan, development regulations, design guidelines, an implementation program that would create a mixed-use community

³ *The 20,885 total residential dwelling units does not include 423 second units that would be developed on the single-family lots and authorized by a conditional use permit.*

consistent with the goals, policies, and objectives of the County of Los Angeles General Plan and Santa Clarita Valley Areawide Plan. The Specific Plan is regulatory in nature and serves as the development plan and zoning for Newhall Ranch.⁴ Wherever the Specific Plan is silent as to subdivision and zoning regulations, the County Subdivision and Zoning Ordinance applies. Subsequent development plans and tentative subdivision maps must be consistent with the adopted General Plan, Areawide Plan, and Specific Plan.

As approved by the Los Angeles County Board of Supervisors, the Newhall Ranch Specific Plan allows up to 21,308 dwelling units (including 423 second units); 629 acres of mixed-use development; 67 acres of commercial uses; 249 acres of business park uses; 37 acres of visitor-serving uses; 1,014 acres of open space (including 181 acres of community parks and 833 acres in other open spaces); 5,157 acres in Special Management Areas; 55 acres in 10 neighborhood parks; a 15-acre lake; a public trail system; an 18-hole golf course; two fire stations; a public library; an electrical substation; reservation of five elementary school sites, one junior high school site, and one high school site; a 6.8-million-gallon-per-day (mgd) water reclamation plant; and other associated community facilities. Buildout of Newhall Ranch is projected to occur over approximately 25 to 30 years, depending upon economic and market conditions. The Specific Plan also establishes the regulations and standards for the protection of Open Areas adjacent to development and the two large River Corridor and High Country Special Management Areas, totaling approximately 6,170 acres.

The environmental impacts associated with development of the Newhall Ranch Specific Plan were analyzed at a program level in the EIR for the Newhall Ranch Specific Plan and Water Reclamation Plant (SCH No. 95011015). A project EIR that tiers from the certified Specific Plan EIR will be prepared to evaluate the potential significant environmental impacts resulting from the Homestead South proposed Project.

b. Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP)

In December 2010 and October 2012, the California Department of Fish and Wildlife, formerly known as the Department of Fish and Game (CDFW), and the U.S. Army Corps of Engineers (Corps), respectively, approved the Newhall Ranch RMDP/SCP project

⁴ *The Specific Plan was prepared pursuant to the provisions of the California Planning and Zoning Law (Government Code §§65450–65457). This law authorizes local jurisdictions, like the County of Los Angeles, to adopt a Specific Plan by resolution. On May 27, 2003, the County's Board of Supervisors adopted a Resolution approving General Plan Amendments, Sub-Plan Amendments and the Newhall Ranch Specific Plan. The Board also adopted an implementing ordinance amending the County Code to facilitate Specific Plan development.*

and related federal and state permits. The RMDP component of the RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the Santa Clara River and tributary drainages within the 11,999-acre Newhall Ranch Specific Plan area. The SCP component is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *fernandina*; spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan, the Valencia Commerce Center planning area, and the Entrada South planning area and, thereby, provides conservation planning and preserve design for all of the Applicant's land holdings in Los Angeles County that contain known spineflower populations.

The state permits/authorizations issued by CDFW include: (i) Multi-Species Incidental Take Permit (No. 2081-2008-013-05), which authorizes the incidental take of the Western yellow-billed cuckoo, Southwestern willow flycatcher, and Least Bell's vireo; (ii) San Fernando Valley spineflower Incidental Take Permit (No. 2081-2008-012-05), which authorizes the incidental take of the San Fernando Valley spineflower; and (iii) Master Streambed Alteration Agreement (Notification No. 1600-2004-0016-R5), which authorizes the construction, operation, maintenance and repair of bridges, roads, flood control structures and other infrastructure improvements in or near the Santa Clara River and tributary drainages.

At the federal level, the Corps issued a Clean Water Act section 404 permit (No. 2003-01264-AOA). This permit authorizes the discharge of fill into waters of the United States in connection with grading, construction, and maintenance of infrastructure, including roads, utilities and flood control structures for Newhall Ranch.

Relatedly, in September 2012, the Los Angeles Regional Water Quality Control Board approved a Clean Water Act Section 401 Water Quality Certification and Waste Discharge Requirements (WDRs) for Newhall Ranch (Order No. R4-2012-0139).

These state and federal permits provide additional analysis of impacts on Newhall Ranch, and also imposed further mitigation to protect sensitive natural resources on Newhall Ranch.

Homestead South was included in the Newhall Ranch RMDP/SCP project, which was the subject of a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR; SCH No. 2000011025) prepared under the direction of CDFW and the Corps.

Elements of the Newhall Ranch RMDP/SCP project that would be implemented within the Homestead South site include bank stabilization along the Santa Clara River,

stream restoration within Long Canyon, and a spineflower preserve. In addition, the Final EIS/EIR for the RMDP/SCP project analyzed the following drainages, which are located on or within proximity to the Homestead South tract map: (1) Lion Canyon; (2) Humble Canyon; (3) Unnamed Canyon B; (4) Unnamed Canyon C; and (5) Ayers Canyons. The planned residential and commercial/retail development within the Homestead South tract map site is facilitated, in part, by the Newhall Ranch RMDP/SCP project approvals and associated federal and state permits. As proposed, Homestead South is consistent with the approved Newhall Ranch RMDP/SCP project.⁵

c. Implementation of Sustainable Planning Principles

Project components that make a community sustainable include a proper mix of land uses, provision of jobs, design for future transit uses, provision of open space and recreation, connectivity (trails), preservation of natural areas, reduction of impermeable surfaces, water conservation and re-use, energy conservation including the use of alternative energies (solar, wind, cogeneration, etc.), and the incorporation of green building techniques.

Homestead South would include a broad range of housing types, including affordable housing, along with commercial, office, and public facilities. To minimize and shorten vehicle trips, most homes would be located within walking distances to the Homestead South community's neighborhood commercial area, school sites, neighborhood parks, and trail system. Bike and pedestrian trails within Newhall Ranch and Homestead South are included as part of the overall circulation system and would connect to trails within the Valencia Commerce Center, thereby providing Project residents employed at the Center with an opportunity to reduce the need for vehicle trips. Residents within Homestead South would also be able to utilize paseos/trails and/or the Santa Clara River Regional Trail to walk to commercial centers, private recreational facilities, schools, and parks. This traditional neighborhood design minimizes vehicle trips.

Also, Homestead South would be part of the Santa Clarita Transit system and is planned to facilitate increased use of public transit. Homestead South would include bus stops throughout the community and set aside right-of-way for future light rail service along the south side of SR-126. The provision of transit and the accommodation of light rail encourages residents to rely less on vehicular travel. To curtail urban runoff and maximize groundwater recharge, Homestead South would utilize open/soft bottom channels, smaller street sections, where possible, increased native landscape areas, and non-structural water quality treatment improvements. In addition, Homestead South would utilize native,

⁵ See *Newhall Ranch RMDP/SCP plans and the Final EIS/EIR for the RMDP/SCP project*.

drought-tolerant plants in the community's landscaping; recycled water for irrigation; and evapotranspiration controllers (i.e., weather-sensitive sprinklers) to reduce potable water demand and runoff. As such, Homestead South incorporates the components of a sustainable community.

4. Construction

The Project Site includes varying topography ranging from gently sloping to steep topography. To implement the development as permitted by the Newhall Ranch Specific Plan, grading is necessary. The Project proposes 35.7 million cubic yards (cy) of cut and 29.9 million cy of fill within the overall Project area. Export in the amount of 5.8 million cy is proposed to be taken from the Project Site to Landmark Village as part of the previously approved Landmark Village project. The earthwork numbers include off-site grading necessary for construction of Long Canyon Road and Magic Mountain Parkway, as well as the off-site construction of two water tanks and their access roads. Of the total 2,534.5-acre Project Site, grading would take place across 1,121.1 acres within the boundary of the Homestead South tract map (64 percent of the Homestead South tract map site), and an additional 788.8 acres outside the Homestead South tract map in connection with implementation of the External Map Improvements.

The grading program includes Project-related grading for the development areas, along with fine grading for development pads. Project-related grading would consist of rough grading operations that would provide for major roads and infrastructure, establish drainage patterns, and create building pads for the various land uses within the Project Site. Remedial grading and custom grading also may also be required depending upon future site specific soils and geotechnical investigations. Graded slopes would be landscaped and irrigated pursuant to County grading and erosion control requirements.

Project-related grading also may occur in several phases, including partial grading within the tract map site. The limits of each grading phase may be established to achieve a balanced earthwork for that grading phase and may extend beyond the limits of a particular final unit map boundary to achieve a phased grading balance.

Project buildout currently is estimated to occur over several years, with full buildout anticipated to occur by 2024. Since market conditions and consumer needs historically change over time, a certain amount of flexibility is necessary in the specific type of residential units that ultimately would be built in order to assure the best mix of residential housing to meet changing market demands. Similarly, with regard to commercial uses, it is difficult to forecast with a high degree of certainty over the extended duration of Project buildout the specific type of commercial uses and tenant space requirements that would be in demand at Project buildout.

For these reasons, it is necessary to maintain a certain degree of planning flexibility within the multi-family and commercial planning areas of the proposed Project. This flexibility includes, for instance, the ability to build condominiums rather than apartments, and vice versa; build detached housing units rather than attached units; alter dwelling unit type and location within a designated planning area; change the location of driveways, driveway entries and driveway alignments; change lot configurations; and, change commercial building type and location within a planning area. Importantly, however, the total dwelling unit count and commercial square footage shown within the Homestead South tract map site would *not* be exceeded; that is, Project buildout would *not* exceed 3,617 dwelling units and 66,400 square feet of commercial floor area. This type of flexibility is also consistent with the adopted Newhall Ranch Specific Plan. The implementation section of the Specific Plan (Section 5.0) contains “substantial conformance” provisions to allow for the planning flexibility referred to above.