

## Notice of Preparation and Scoping Meeting Notification

**Project:** HOMESTEAD SOUTH: Tentative Tract Map No. 060678, General Plan Amendment No. 200400001, Conditional Use Permit No. 200500150, Oak Tree Permit No. 200500057, Newhall Ranch Specific Plan Substantial Conformance Review No. 201400004, Environmental Review No. 200500150

**Applicant:** The Newhall Land and Farming Company

Notice is hereby given pursuant to Title 14, section 15082(a) of the California Code of Regulations and California Public Resources Code Section 21083.9. The Los Angeles County Regional Planning Department has conducted an Initial Study for the subject Project and has determined that an Environmental Impact Report (EIR) is necessary. Los Angeles County will be the Lead Agency for the Project and will be responsible for the EIR preparation. In order for the concerns of responsible and trustee agencies, adjacent jurisdictions, other public agencies, groups and individuals to be incorporated into the Draft EIR, we need to know their views, concerns and recommendations regarding the scope and content of the environmental information relevant to the proposed Project. Responsible and trustee agencies must consider the EIR prepared by Los Angeles County when considering a subsequent permit or approval for the Project.

The proposed Project is an application for: 1) Vesting Tentative Tract Map No. 060678 to create 1,008 lots located on 1,745.7 acres; 2) General Plan Amendment to amend the County's Plan of Highways to reclassify the designation of Long Canyon Road; 3) Conditional Use Permit to authorize development within the Newhall Ranch Specific Plan's River Corridor Special Management Area/Significant Ecological Area 23 boundary (River Corridor SMA/SEA 23), on-site grading in excess of 100,000 cubic yards and development of Project-related infrastructure (including water tanks and utilities, both on-site and off-site), and development of 250 second dwelling units; 4) Oak Tree Permit to authorize the removal of 380 oak trees and the encroachment upon 82 oak trees within the Project site; and 5) Newhall Ranch Specific Plan Substantial Conformance Review No. 201400004 to authorize hillside grading, changing the land use designation of a Specific Plan-designated Commercial parcel to Residential; and modifying residential lot widths. These modifications are pursuant to Section 5.2 of the Newhall Ranch Specific Plan, by which the Planning Director determines whether proposed development or uses substantially comply with the standards, regulations, and guidelines of the Newhall Ranch Specific Plan.

**Project Location:** The Project site is located south of State Route 126 (SR-126) and approximately two miles west of the Interstate 5 (I-5) in the unincorporated Santa Clarita Valley area of Los Angeles County. The Project site is near the intersection of SR 126 and Chiquito Canyon Road, southwest of the confluence of the Santa Clara River and Castaic Creek.

Most of the Project site is vacant land characterized by a rolling topography; agricultural uses, which would cease as these areas are developed under the proposed 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 which will be removed upon Project implementation.

Surrounding uses consist primarily of approved or planned development within the approved Newhall Ranch Specific Plan area or its vicinity. The eastern site boundary of the Homestead South tract map site abuts the approved Mission Village development (VTTM 061105), which is a village within the approved Newhall Ranch Specific Plan; to the south is the planned Legacy Village development (VTTM 061996), located just outside of the approved Specific Plan area; to the west is the planned Potrero Valley development (VTTM 061911), a village within the approved Specific Plan; and to the north is the approved Landmark Village development (VTTM 053108), a village within the approved Specific Plan. Further to the east of the

Homestead South tract map site are the planned Entrada North and Entrada South developments; Six Flags Magic Mountain Amusement Park; an existing water reclamation plant (Valencia WRP); a California Highway Patrol station; and business parks, 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.

**Project Description:** Homestead South would implement the third tentative tract map<sup>1</sup> of the Newhall Ranch Specific Plan, which was approved by the Board of Supervisors on May 27, 2003. The Specific Plan site is approved for the development of 20,885 residential units,<sup>2</sup> 5.54 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 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.

The Homestead South tract map (VTTM 060678) 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 located in the northeastern portion of the tract map site. 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. Homestead South includes several proposed improvements which are located outside the Homestead South tract map site and are required to provide adequate circulation, service, and utilities to the Homestead South tract map site (External Map Improvements).

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 Homestead South 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.

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.

## NOTICE OF PREPARATION

This Notice of Preparation (NOP) for the EIR is being distributed requesting written comments regarding the scope and content of environmental analyses to be included in the EIR. Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR. Copies of the NOP are available for public review from **March 28, 2014 to April 28, 2014** on the Department of Regional Planning website <http://planning.lacounty.gov/case/view/tr060678/> as well as at the following libraries:

---

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

<sup>2</sup> 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.

Valencia Library  
23743 W. Valencia Blvd.  
Santa Clarita, CA 91355

Castaic Library  
27971 Sloan Canyon Road  
Castaic, CA 91384

Stevenson Ranch Express Library  
26233 W. Faulkner Dr.  
Stevenson Ranch, CA 91381

Newhall Library  
22704 W. 9th St.  
Santa Clarita, CA 91321

Canyon Country Jo Anne Darcy  
Library  
18601 Soledad Canyon Rd.  
Santa Clarita, CA 91351

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **April 28, 2014** and can be sent to: Mr. Kim Szalay, County of Los Angeles Department of Regional Planning, Special Projects Section, 320 West Temple Street, Room 1362, Los Angeles, CA 90012-3225; Telephone: (213) 974-4876; Fax (213) 626-0434; e-mail: [specialprojects@planning.lacounty.gov](mailto:specialprojects@planning.lacounty.gov) . Written comments on the NOP will be accepted by the County through **April 28, 2014**.

### **SCOPING MEETING**

A scoping meeting will be held to solicit suggestions from the public as to the content of the EIR that is being prepared. This meeting will be held at **Rancho Pico Junior High School, located at 26250 W. Valencia Boulevard, Stevenson Ranch, California 91381, on April 17, 2014 from 6:00 p.m. to 9:00 p.m. or when testimony is completed, whichever comes first.** Attendees will be able to provide both written and oral input regarding the scope of environmental analyses and alternatives to be incorporated into the EIR.