



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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Director

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TO: SEATAC

FROM: Kim Szalay, Principal Planner
Special Projects Section

**SUBJECT: HOMESTEAD SOUTH (NEWHALL RANCH PHASE III)
PROJECT NO. TR060678-(5)
VESTING TENTATIVE TRACT MAP NO. 060678
GENERAL PLAN AMENDMENT NO. 201400001
CONDITIONAL USE PERMIT CASE NO. 200500150
OAK TREE PERMIT CASE NO. 200500057
NEWHALL RANCH SPECIFIC PLAN SUBSTANTIAL CONFORMANCE
REVIEW NO. 201400004
ENVIRONMENTAL REVIEW NO. 200500150
AGENDA ITEM NO. 5**

BACKGROUND

On May 27, 2003, the Los Angeles County Board of Supervisors (Board) certified the Newhall Ranch Program Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act and the County's Environmental Document Reporting Procedures and Guidelines; and adopted the Newhall Ranch Specific Plan (Specific Plan), along with a statement of overriding considerations. At that time, the Board found that there were overriding public benefits associated with approval of the Specific Plan, including, among others, preservation of over 12 square miles of land within the Specific Plan, including the High Country Special Management Area ("SMA")/SEA 20 (4,184 acres), the Santa Clara River SMA/SEA 23 (977 acres), Open Space (1,010 acres), and the dedication of 1,517 acres of land in the remaining Salt Creek watershed in Ventura County, adjacent to the Specific Plan. Subsequently, the Board approved the necessary land use entitlements (e.g. subdivision map, conditional use permit and oak tree permit) to develop Phase I (Landmark Village) and Phase II (Mission Village) of the Specific Plan on February 21, 2012 and May 15, 2012, respectively. As part of these approvals, the Board also certified a project-level EIR for each phase and found that they are compatible with the biotic resources of the SMA and above-mentioned SEAs.

PROJECT INFORMATION

Homestead South is the third subdivision proposal (Phase III) within the Specific Plan and it proposes to develop a maximum of 3,617 dwelling units, 66,400 square feet of retail commercial uses, three school sites, a public park and various recreational areas, and approximately 980 acres of open space, including a 67.4-acre spineflower preserve. Homestead South also includes infrastructure improvements that are both internal and external to the subdivision map. The Board as part of Landmark Village and Mission Village approved many of the external map improvements associated with Homestead South. Consequently, the majority of the external map improvements have been reviewed by SEATAC as part of Phase I and Phase II. Although the external map improvements would only be implemented if the development of Homestead

South occurs prior to Phase I and Phase II nevertheless these will be included in the EIR for Homestead South to ensure a comprehensive review of the project's impacts.

PROJECT DISCUSSION

At the January 13, 2014 SEATAC meeting, SEATAC concluded that further explanation be provided regarding 1) the rationale for inclusion of species in the impact analysis of the proposed project, and 2) that a matrix of impacts and mitigation measures for the three phases distinguishing which measures apply to all phases and which apply to a specific phase or certain combination of phases be provided.

Regarding the rationale for inclusion of species, Section 4.3 (page 96) of the Biological Technical Report (BTR) clarifies the sources for selection of species.

Regarding provision of a matrix of impacts, mitigation measures, and mitigation implementation, Section 1.2 on pages 19 and 20 of the BTR provides an itemized breakdown in acreage of temporary and permanent off-site improvement impacts overlapping with other Newhall Land and Farming projects in the vicinity. Furthermore, Section 6 of the BTR provides a breakdown of mitigation measures by those already required by the approved Specific Plan and those additional measures that are required for this specific project. Appendix F of the BTR, **Comprehensive Mitigation Implementation Plan**, provides further detail on mitigation implementation, including requested matrices, and is currently available online.

County staff recognizes that the scope of analysis to be prepared for Homestead South can incorporate external map improvements that were approved as part of Phase I and Phase II without revision, as these improvements can occur independent of Homestead South. Since those improvements have been fully analyzed and approved, County staff has determined that the SEATAC report for Homestead South should focus on areas not analyzed as part of the approval of Phase I and Phase II. A synopsis has been prepared by Dudek (**March, 2014 Biological Resources Synopsis for the Homestead South Site**) to provide the necessary information to support staff's determination.

Updated materials provided for SEATAC review include the **April, 2014 SEATAC Biota Report Requirements Road Map** and the **March, 2014 Biological Technical Report** and associated figures.

SZD:KKS
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