



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

December 18, 2013

TO: SEATAC

FROM: Samuel Dea, Section Head  
Special Projects Section

**SUBJECT: HOMESTEAD SOUTH (NEWHALL RANCH PHASE III)  
VESTING TENTATIVE TRACT MAP NO. 60678)  
CONDITIONAL USE PERMIT CASE NO. 200500150-(5)  
OAK TREE PERMIT CASE NO. 200500057-(5)  
AGENDA ITEM NO. 5 (Discussion)**

**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.

**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**

County staff and Newhall Representatives will present the relationship between the previous phases of the Newhall Ranch Specific Plan and the Phase III in order to familiarize SEATAC with the project history and discuss the scope of analysis for the SEATAC report. This

discussion will focus firstly on reviewing which portions of the SEATAC analysis for Phase III have been completed by previous phases (i.e. Newhall Ranch Specific Plan, Landmark Village and Mission Village). During the review of Phase III, SEATAC will be required to incorporate without revision those relevant project analyses which have already been certified in previous approvals and focus on areas not previously analyzed as part the approval of the Specific Plan and Phase I and Phase II. Secondly, the discussion will cover which aspects of Phase III may require the preparation of new biological analysis. A synopsis has been prepared by the applicant's consulting biological firm, Dudek (**2013 Biological Resources Synopsis for the Homestead South Site**) to provide the necessary detailed information about the history of the project. In addition County staff has prepared the following attachment with a timeline of major project milestones, and relevant documents.

SZD:szd:eh  
1/8/2014

ATTACHMENT: Newhall Ranch Specific Plan Milestones and Documents