LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

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DEPARTMENT OF REGIONAL PLANNING
DEPARTMENT STATEMENT

BOARD OF SUPERVISORS MEETING: SEPTEMBER 22, 2026

This item is an **appeal of the Los Angeles County (County) Regional Planning Commission (Commission) decision on a project collectively referred to as Homestead South, and is part of the larger FivePoint Valencia project**.

This item involves two non-applicant appeals of the Project and the Commission's determination that the Project qualifies for a statutory exemption from the California Environmental Quality Act (CEQA), filed by Supporters Alliance for Environmental Responsibility (SAFER) and Santa Clarita Organization for Planning and Environment (SCOPE).

Project Description

The Project proposes 3,617 dwelling units with a variety of housing types, community services, amenities, open space, and infrastructure on 1,752 acres. The Project includes the set-aside and long-term maintenance of 362 affordable dwelling units at various income levels. The Commission approved the Project on July 29, 2026, with three votes for approval, none opposed, and two Commissioners absent.

The Project includes several entitlements: the Conditional Use Permit will authorize one of four off-site water tanks within the R-1 (Single-Family Residential) Zone, onsite grading exceeding 100,000 cy, off-site grading on 76.2 acres, grading export exceeding 10,000 cy, and a haul route. The total proposed grading is approximately 71.833 million cy and includes 36.478 million cy of cut, 29.175 million cy of fill, 6.19 million cy of export to VTTM No. 53108 and a utility corridor, and 1.123 million cy of shrinkage.

An Oak Tree Permit is required for impacts to 291 total oak trees, authorizing the removal of 269 oak trees, including 100 heritage oaks, and the encroachment into the protected zone of 22 oaks, including four heritage oak trees. A Highway Realignment permit is required to authorize the extension, realignment, and expansion of Magic Mountain Parkway and Long Canyon Road, both Secondary Highways, on the County Master Plan of Highways. An Administrative Housing Permit is required to set aside, and provide for long-term maintenance of 362 affordable dwelling units (10 percent of the total number of dwelling units within Homestead South), including 199 units (55 percent of the affordable units) at the moderate income level (120 percent of the Area Median Income or AMI), 90 units (25 percent of the

affordable units) at the lower income level (80 percent AMI), and 73 units (20 percent of affordable units) at the very low income level (50 percent AMI). A Substantial Conformance Review is required for the review of monument signs and grading on slopes with an average grade of 25 percent or greater, pursuant to the grading and hillside management policies of the Newhall Ranch SP.

For the Project's environmental review, staff evaluated the Project against the development previously analyzed under the Newhall Ranch SP and other previous environmental documents. The County completed an initial review of the Project and determined that it qualifies for a Statutory Exemption pursuant to California Government Code Section 65457(a) and CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan). As outlined within the hearing materials distributed on July 16, 2026, within Exhibit F – Environmental Determination, the Project would not result in any new significant environmental impacts or a substantial increase in the severity of previously identified impacts, and no subsequent or supplemental Environmental Impact Report (EIR) is required. None of the circumstances requiring supplemental environmental review under California Public Resources Code Section 21166 have occurred. The Project implements and is consistent with the Newhall Ranch SP and therefore qualifies for the Statutory Exemption. The Project remains subject to the applicable mitigation measures and Project design features identified in the prior EIRs [Newhall Ranch SP EIR (SCH No. 95011015) and Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025)]. The applicable mitigation measures continue to apply and have been incorporated in the Project's conditions of approval.

Project Background

The Newhall Ranch SP was adopted by the County Board of Supervisors (Board) in 2003 and is incorporated into Chapter 22.406 of the County Code. The Newhall Ranch SP establishes development plans, regulations, design guidelines, and implementation programs designed to produce a project consistent with the goal, objectives, and policies of the County General Plan and 1990 Santa Clarita Valley Area Plan. The Newhall Ranch SP also establishes the zoning regulations and review procedures for subsequent development and subdivision projects with the Newhall Ranch SP.

The Homestead South Project will connect to and utilize previously approved infrastructure associated with the Mission Village and Landmark Village projects, including:

1. The Long Canyon Road Bridge and connection to SR-126, including roadway-related grading, water quality facilities, and utilities, previously entitled with Landmark Village;
2. Transport and disposal of approximately 6.19 million cy of dirt from the Homestead South Project Site to the Landmark Village and the utility corridor (and related haul routes) (transport, disposal, and related activities previously entitled with Landmark Village);
3. Bank stabilization for the Santa Clara River along the area known as the "Onion Fields" adjacent to the south side of the Santa Clara River. The final location and design of the

previously entitled Landmark Village bank stabilization will be updated to reduce impacts to the Santa Clara River floodplain, and the anticipated updated location is reflected on the Homestead South VTTM;

4. Construction of a utility corridor from the existing Santa Clarita Valley Sanitation District Valencia Wastewater Treatment Plant to the proposed Newhall Ranch Wastewater Treatment Plant, including grading, oak tree removal, sewer, water, drainage, energy, and related infrastructure previously entitled with the approval of the Mission Village and Landmark Village projects; and
5. A Southern California Edison 16-kilovolt (kV) electrical substation, that was previously entitled with Mission Village.

These improvements demonstrate how Homestead South is not an isolated project. Instead, it is one of the interconnected villages implementing the larger Newhall Ranch SP.

On July 29, 2026, a duly noticed public hearing was held before the Commission. The Commission heard presentations from LA County Planning staff and the Applicant's representative and testimony from 32 people in support and one person in opposition of the Project. After receiving public testimony and considering the Project and supporting materials, the Commission closed the public hearing, found the Project statutorily exempt from CEQA pursuant to Government Code Section 65457(a) and state and local CEQA Guidelines Section 15182, and approved the Project subject to findings and conditions of approval.

Appeals of Commission's Decision

On August 7, 2026, the County received two appeals challenging the Commission's approval of the Project and its determination that the Project qualifies for a statutory exemption from CEQA.

SAFER's appeal states that the County's use of Government Code Section 65457(a), does not apply because the Project contains nonresidential components, including schools, parks, recreational facilities, and a fire station. SAFER also states that the County did not adequately demonstrate that none of the circumstances identified in Public Resources Code Section 21166 requiring additional environmental review exist with regard to the Project.

SCOPE's appeal similarly states that additional environmental review is required and argues that the Project is not in substantial conformance with the Newhall Ranch SP. SCOPE also raises concerns regarding changed circumstances and new information since certification of the prior EIRs, including wildfire and evacuation, the Chiquita Canyon landfill, solid waste, climate change and greenhouse gas emissions, utilities, and newly listed species.

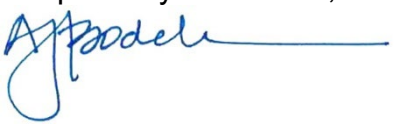
Staff responded to the issues raised in both appeals. As discussed in the Board Letter, staff determined that the Project implements and is consistent with the Newhall Ranch SP and qualifies for a statutory exemption pursuant to Government Code Section 64457(a) and State and local CEQA Guidelines Section 15182. Staff further determined that the issues raised by

the appellants do not establish the occurrence of an event under Public Resources Code Section 21166 requiring subsequent or supplemental environmental review. The Project remains within the development framework previously analyzed for the Newhall Ranch SP, and applicable mitigation measures from the prior EIRs continue to apply.

Conclusion

In conclusion, staff recommends that the Board deny the appeals and affirm the Commission's approval of the Project as Homestead South implements the planned development outlined in the Newhall Ranch SP while providing 3,167 new dwelling units that will contribute to addressing the State's housing needs, including 566 single-family dwelling units and 3,051 multi-family dwelling units consisting of detached and attached residential condominiums, townhouses, and apartments. Of the 3,167 proposed dwelling units, 362 will be set aside as affordable dwelling units. The Project will also provide three public school sites, a new fire station lot, two public parks, three private parks, three private recreation lots, and approximately 1,068.2 acres of open space, including trails and bike paths. The Project will extend, realign, and expand two Secondary Highways as designated on the County Master Plan of Highways - Magic Mountain Parkway and Long Canyon Road - providing connections to Interstate 5 and State Route 126, which will connect Homestead South with the Newhall Ranch SP villages currently under construction and surrounding approved developments. The Project will also provide emergency access to the Project and facilitate internal circulation between residential areas and supporting uses, including public school sites, public parks, and the fire station lot.

Respectfully Submitted,



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Director of Regional Planning

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Attachments:

1. All Project and CEQA materials (LINK)