

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 15, 2026		
HEARING DATE:	July 29, 2026	AGENDA ITEM:	13
PROJECT NUMBER:	PRJ2024-003038		
PERMIT NUMBERS:	Vesting Tentative Tract Map 84508 (RPPL2024004505) Conditional Use Permit No. RPPL2024004564 Oak Tree Permit No. RPPL 2024004513 Highway Realignment No. RPPL2024004946 Administrative Housing Permit No. RPPL2024004509 Substantial Conformance Review No. RPPL2024004508		
SUPERVISORIAL DISTRICT:	5		
PROJECT LOCATION:	South of State Route 126 ("SR-126") and west of Interstate 5 ("I-5"), Santa Clarita Valley		
OWNER:	Newhall Land and Farming Company, a California Limited Partnership, a subsidiary of Five Point Holdings, LLC.		
APPLICANT:	Hunsaker Associates		
PUBLIC MEETINGS HELD:	2 of 5		
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Homestead South Project is not subject to the IHO because it is located within an area subject to an affordable housing requirement pursuant to a specific plan (see County Code Section 22.121.030.A.3).		
CASE PLANNER:	Alejandrina Baldwin, Principal Planner abaldwin@planning.lacounty.gov		

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-003038, consisting of Vesting Tentative Tract Map ("VTTM") No. 84508 (RPPL2024004505) ("VTTM84508"), Administrative Housing Permit ("AHP") No. RPPL2024004509, Substantial Conformance Review ("SCR") No. RPPL2024004508, Conditional Use Permit ("CUP") No. RPPL2024004564, Oak Tree Permit ("OTP") No. 2024004513, and Highway Realignment ("HWY") No. RPPL2024004946, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval). These permits are collectively referred to as the "Homestead South Project".

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 2 OF 19

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THE PROJECT STATUTORILY EXEMPT FROM CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457(A) AND STATE AND LOCAL CEQA GUIDELINES SECTION 15182.

ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NO. 84508, ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509, SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508, CONDITIONAL USE PERMIT NO. RPPL2024004564, OAK TREE PERMIT NO. RPPL2024004513, AND HIGHWAY REALIGNMENT NO. RPPL2024004946, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

- **VESTING TENTATIVE TRACT MAP (“VTTM”) No. 84508** to create a total of 835 lots with 3,617 dwelling units on 1,752 gross acres (“Project Site”) pursuant to Los Angeles County (“County”) Code Chapter 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps). This includes 566 single-family lots, 50 multi-family lots with 3,051 detached and attached residential condominiums, townhouses and apartment dwelling units; three public school lots for an elementary, middle, and high school; one fire station lot; 156 open space lots and one Spineflower Preserve lot; two public parks; three private recreation lots; 23 private street lots; one utility corridor lot; one future State Route 126 (“SR-126”) right-of-way lot; 27 public facility lots; and public streets. A “street frontage waiver” is also requested for 18 lots, including Lot Nos. 55, 434, 459, 798, 801, and 818 through 830, pursuant to County Code Section 21.24.040 (Modifications to access and frontage requirements).
- **CONDITIONAL USE PERMIT (“CUP”) No. RPPL2024004564** to authorize one of three off-site water tanks within the R-1 (Single-Family Residential) Zone pursuant to County Code 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5); onsite grading exceeding 100,000 cubic yards (“cy”); off-site grading on 76.2 acres; grading export exceeding 10,000 cy; and a haul route, pursuant to County Code Section 22.140.240 (Grading Projects). Grading total is approximately 71.833 million cy and includes 36.478 million cy of cut, 29.175

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 3 OF 19

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.

- **OAK TREE PERMIT (“OTP”) No. RPPL2024004513** for impacts to 291 total oak trees, authorizing the removal of 269 oak trees, including 100 heritage trees, and the encroachment into the protected zone of 22 oak trees, including four heritage trees, pursuant to County Code Sections 22.174.060 (Findings) and 22.174.090 (Effective Date of Decision).
- **HIGHWAY REALIGNMENT (“HWY”) No. RPPL2024004946** 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.
- **ADMINISTRATIVE HOUSING PERMIT (“AHP”) No. RPPL2024004509** for the set aside and 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 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) implemented pursuant to the Affordable Housing Program within Chapter 22.406 [Newhall Specific Plan (“SP”)] Section 3.10 (Affordable Housing Program) and County Code Section 22.166.040 (AHP).
- **SUBSTANTIAL CONFORMANCE REVIEW (“SCR”) No. RPPL2024004508** for the review of monument signs and grading on slopes with an average grade of 25 percent or greater (grading and hillside management policies) pursuant to County Code Chapter 22.406 (Newhall SP) Section 5.2.2 (Implementation Procedures – Substantial Conformance), including conformance with Section 4.2 (General Guidelines).

B. Project

VTTM No. 84508 and Exhibit “A”/Exhibit Map, dated March 25, 2026 (Exhibit A – Tentative and Exhibit Maps) (“Tentative and Exhibit Maps”), depict the Homestead South Project Site of 1,752 gross acres developed into a total of 835 lots and 3,617 dwelling units. The number and area of the proposed lots are shown in **Table 1: Lot Table (Land Uses, Units & Acreage)** below.

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
 VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
 CONDITIONAL USE PERMIT NO. RPPL2024004564
 OAK TREE PERMIT NO. RPPL2024004513
 HIGHWAY REALIGNMENT NO. RPPL202400494
 ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
 SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
 PAGE 4 OF 19

Table 1: Lot Table (Land Uses, Units, Gross Acreage)

Land Use	Lots(s)	Units	Approx. Acres
Single Family	566	566	116.4
Multi-Family	50	3,051	218.1
Open Space	156		970.1
Spineflower Preserve	1		67.4
Utility Corridor	1		9.0
Future SR-126 Right-of-way	1		1.2
Public Facility	27		106.2
Public Parks	2		10.9
Private Recreation	3		5.6
Fire Station	1		1.3
Schools	3		84.1
Private Streets	23		25.7
Public Streets			132.0
Off-Site Grading/Water Tanks			76.2
Total:	834	3,617	1,824.2

The Homestead South Project includes a total of 616 residential lots composed of 566 single-family lots and 50 multi-family lots. The multi-family lots will include a total of 3,051 dwelling units within 1,013 buildings. These will be designed as attached and detached residential condominiums, townhouses and apartment dwelling units; and will either be for sale or rent to be determined prior to final map. **Table 2: Minimum Setbacks and Heights for Each Planning Area** below depicts the minimum setbacks and maximum heights for each Planning Area identified on the Tentative and Exhibit Maps. The maximum heights range from 35 to 55 feet, and the setbacks range from zero to 30 feet.

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 5 OF 19

Table 2: Minimum Setbacks and Heights for Each Newhall SP Categories

SP Planning Area	Minimum Front Yard (feet) (ft)	Minimum Side Yard (ft)	Minimum Rear Yard (ft)	Maximum Height (ft)
Estate	30 ft	15 ft	30 ft	35 ft
Low Residential	18 ft	5 ft	20 ft	35 ft
Low – Medium Residential	18 ft	5 ft (detached) 0 ft (attached)	10 ft	35 ft
Medium Residential	18ft (detached) 10 ft (attached)	5 ft (detached) 0 ft (attached)	10 ft	45 ft
High Residential	10 ft	0 ft	10 ft	55 ft

A total of 362 dwelling units would be designated as affordable for-rent units located within the proposed apartment buildings and townhouses, dispersed within the following three Planning Areas identified in the Tentative and Exhibit Maps: 154 units in Planning Area LCN-1A, 130 units in Planning Area LCN-1B, and the remaining 69 units in Planning Area MW-1B.

Site Access and Internal Circulation

Access into the Homestead South Project Site, from the north is by Long Canyon Road, through a new 119-foot-wide bridge, that goes over Significant Ecological Area (“SEA”) 20 and connects the Homestead South Project to SR-126. Long Canyon Road is a proposed Secondary Highway, on the County Master Plan of Highways that will range from 133 to 155 feet in width, and expanded to include six lanes in each direction with a raised median, turn pockets, landscaping, meandering sidewalk, a Class I bike/neighborhood electric vehicles (“NEV”) infrastructure, and a design speed of 60 miles per hour. Access from the west is from the adjacent Mission Village community, through the extension of Magic Mountain Parkway to Long Canyon Road, a proposed Secondary Highway, will be 127 feet wide, and include a raised median, turn pockets, landscaping, a meandering sidewalk, a Class I bike/NEV pathway, and a design speed of 55 miles per hour. Internal circulation includes 36 new streets, including both private and future streets and public streets designed as cul-de-sacs, local streets, collector residential streets, modified collector streets, modified residential collector streets, and secondary highways. Interior streets

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 6 OF 19

include private driveways and fire lanes. Waivers of street frontage are requested for Lot Nos. 55, 434, 459, 798, 801, and 818 through 830.

Open Space, Trails, and Pedestrian Connectivity

The Homestead South Project includes approximately 1,068.2 acres of open space (about 61 percent of the Project Site), and includes lots designated as public parks, recreation, trails, and landscaped areas. Pedestrian infrastructure throughout the Homestead South Project includes five-foot-wide sidewalks with mid-block connections between streets and near cul-de-sacs to connect to public schools, parks and recreational facilities as well as trails. A trail system connects residents to neighborhood schools, along the Santa Clara River and nearby recently approved and future residential communities. Trails range from five feet to 12 feet wide and include pedestrian, multi-use, and Class 1 bike/NEV uses.

Parking

The Homestead South Project includes a total of 8,039 parking spaces, including 6,831 parking spaces for residents and guests. The residential parking spaces are designed as garages, carports, and uncovered parking areas. Parking spaces designed to be accessible will be provided as required by California Building Code Title 24 and designed at two percent of the total dwelling unit spaces and guest parking spaces are provided on each multi-family residential lot. The number of parking spaces provided per Planning Area is summarized in the attached Homestead South VTTM 84508 Project Data Table (Exhibit A – Tentative and Exhibit Maps). Both short-term and long-term bicycle parking locations will be established prior to issuance of any building permits and will be based on regulations within County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), including providing one short-term space for every 10 dwelling units and one long-term space for every two dwelling units, per lot.

Highway Realignment

The HWY Exhibit Map P-285, approved by the Interdepartmental Engineering Committee (“IEC”) on June 22, 2026 (Exhibit A – Tentative and Exhibit Maps). HWY includes the extension, realignment and expansion of Magic Mountain Parkway and Long Canyon Road. Magic Mountain Parkway will be extended from its current terminus (within the Mission Village community of the Newhall SP) to Long Canyon Road, realigned and expanded to 127 feet, as a four-lane Secondary Highway, with a meandering sidewalk, a Class I bike/NEV pathway, and have a designed speed of 55 miles per hour. Long Canyon Roadway will be expanded to 133 and 155 feet of right-of-

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 7 OF 19

way, as a six-lane Secondary Highway, with a raised median, turn pockets, landscape, meandering sidewalk, a Class I bike/NEV pathway, and have a designed speed of 60 miles per hour.

Project Grading

The Homestead South Project includes an approximate total of 71.833 million cy of grading, which includes 36.478 million cy of cut, 29.175 million of fill, 6.18 million cy of export, and 1.123 million cy of shrinkage. Areas that will be graded include the residential lots, street network system, and infrastructure, including installation of a sanitary sewer system and pump stations, potable and reclaimed water systems, and drainage improvements. An estimated 6.18 million cy of earthwork will be exported to the approved nearby Landmark Village community of the Newhall SP and a nearby utility corridor. An approximately 1.123 million cy of earthwork is estimated to be lost due to soils shrinkage during compaction. Off-site grading area of approximately 76.2 acres are for the three off-site water tanks. Retaining walls higher than six feet in height are also depicted on the Retaining Wall Exhibit dated April 24, 2026 (Exhibit A – Tentative and Exhibit Maps), and include 24-foot-tall retaining walls along Long Canyon Road, and retaining walls ranging from seven- to 15 feet high along Long Canyon Road and “K” Street.

Offsite Grading

- VTTM 53108 (“Landmark Village”) – 5.92 million cy of dirt to achieve grading elevations within the Landmark Village project area that is under construction.
- VTTM 61911 (“Potrero Valley”) – grading for manufactured slopes related to roadway construction, and potable and recycled water tanks for the Homestead South Project within the Potrero Valley project area that has not begun construction.
- VTTM 61105 (“Mission Village”) – drainage improvements, offsite grading and private driveway improvements to connect the Mesas West neighborhood to a private driveway that joins Limestone Place (within Mission Village Tract 61105-43), retaining walls along a private driveway (secondary fire access), and alongside Magic Mountain Parkway; all within the Mission Village project area that has started construction.
- VTTM 84509 (“Legacy Village”) – along Long Canyon Road to match proposed grades of the proposed Long Canyon Road restored streambed, off-site manufactured slopes, drainage improvements, and a water tank with access road within the Legacy Village project area that has not begun construction.

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 8 OF 19

Project Signage – Monument Signs

The Homestead South Project includes seven monument signs to be located throughout the Homestead South Project Site and include one 15-foot-high monument wall on Long Canyon Road by “K” Street and six 10-foot-high monument walls, one at each of the following intersections: the Bridge and Long Canyon Road; “BB” Street and Long Canyon Roads; “CC” Street and Magic Mountain Parkway; “N” Street and Magic Mountain Parkway; “O” Street and Magic Mountain Parkway; and “GG” Street and “JJ” Street.

OTP

There are 678 oak trees, including 172 heritage oak trees, within the Homestead South Project Site. The Homestead South Project will result in impacts to 291 oak trees. This includes the removal of 269 oak trees, of which 100 are heritage oak trees, and encroachment into the protected zone of 22 oak trees, of which four are heritage oak trees. Both removals and encroachments are due to the oak trees being within and adjacent to the grading footprint.

The Homestead South Project results in the preservation of 68 of the 172 heritage oak trees on the site. Overall, 57% percent of the oak trees on the site will not be impacted by the Homestead South Project development. The OTP will require that 1,338 mitigation oak trees be planted on site and/or payment into the County’s Oak Forest Special Fund at the County Forester’s discretion only if planting onsite is infeasible. A total of 1,338 trees will be planted on site as mitigation trees, including replacement of 2:1 for each tree removed and a replacement ratio of 10:1 for each heritage tree removed.

Tree Planting

Aside from the oak tree mitigation trees, the Homestead South Project includes planting of approximately 6,642 other trees, including 3,085 on-site trees, based on one front yard tree for every 25 feet of street frontage and 3,556 street trees based on 88,935 linear street feet.

Other On-site and Off-site Infrastructure

On-site infrastructure improvements includes a network of pedestrian infrastructure, trails, bike trails, private and public streets with storm drains and water quality features, flood protection (including buried bank stabilization), potable and recycled water systems (including water tanks, recycled water systems, water mains and appurtenant structures, pressure reducing valves),

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 9 OF 19

sanitary sewer and dry utility systems (such as gas, electricity, telecommunications, cable television). A storm drainage and water quality system is depicted throughout the Homestead South Project Site that includes storm drains, and water quality lines that drain and treat stormwater from on-site development and roadways, debris basins, and water quality basins. The Homestead South Project will have a total of eight water tanks (five potable and three recycled), of which three are off-site. Offsite recycled water for the site will originate from the Santa Clarita Valley Water Agency and will be stored in on-site and off-site tanks for distribution to the recycled water system for on-site landscape irrigation.

Project Phasing

Phasing is proposed through two steps. The first step is through the recordation of 27 large lots, and the second step is through the recordation of five phases with a variation of residential lots, public streets, infrastructure, and open space lots. VTTM No. 84508 and Exhibit “A”/Exhibit Map, dated March 25, 2026 (Exhibit A – Tentative and Exhibit Maps) includes a phasing map depicting the location of each lot and the order it will be recorded.

Project Background

The Newhall SP was adopted by the County Board of Supervisors (“Board”) in 2003 and is incorporated into Chapter 22.406 (Newhall SP) of the County Code. The Newhall SP establishes development plans, regulations, design guidelines, and implementation programs designed to produce a project consistent with the goals, objectives, and policies of the County General Plan and 1990 Santa Clarita Valley Area Plan. The Newhall SP established zoning regulations and review procedures that development and subdivision plans within which the Newhall SP Project Site must comply.

The Homestead South Project will use previously approved infrastructure within the Mission Village and Landmark Village, including:

- Long Canyon Road Bridge and connection to SR-126, including roadway-related grading, water quality facilities, and utilities (bridge and related improvements previously entitled with Landmark Village).
- Transport and disposal of approximately 6.18 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).

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 10 OF 19

- Bank stabilization for the Santa Clara River along area known as the “Onion Fields” along the south side of the Santa Clara River within the Homestead South Project, where the final Landmark Village bank stabilization design and location as shown on the Landmark Village will be updated to reduce impacts to the floodplain of the Santa Clara River. The anticipated updated location of the Landmark Village bank stabilization is reflected on the Homestead South (bank stabilization previously entitled with Landmark Village).
- 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. Improvements for the utility corridor will include, without limitation: grading, oak tree removal, sewer lift station within Landmark Village, debris basins/storm drain outlets along SR-126, domestic water, reclaimed water, agricultural water, sewer (gravity and force main lines), natural gas, electricity, cable television, telephone and telecommunications, bank stabilization. (All such facilities previously entitled with Landmark Village and Mission Village.)
- Southern California Edison 16-kilovolt (kV) electrical substation (substation site previously entitled with Mission Village).

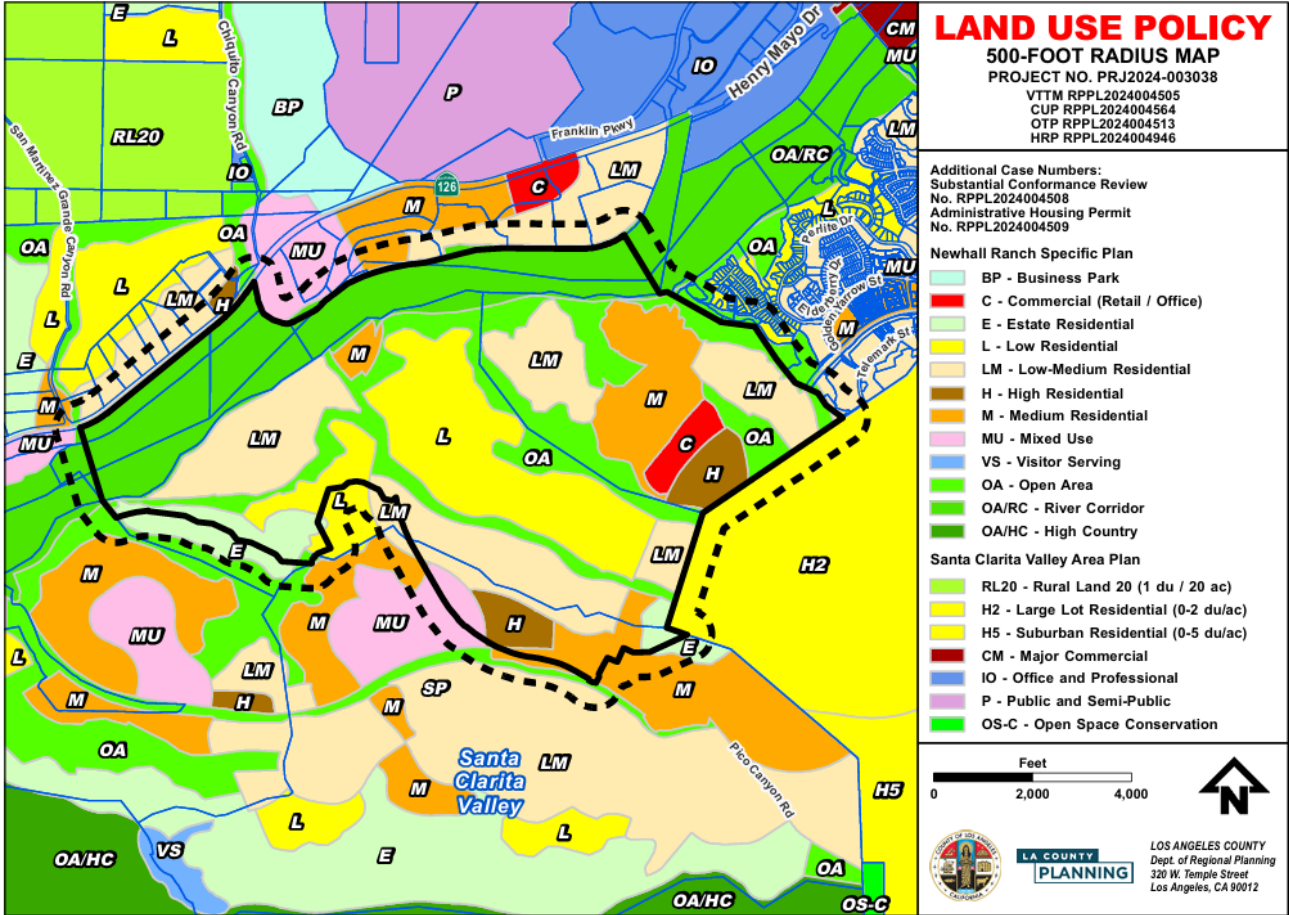
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	NEWHALL SP LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	L (Low Residential Density), LM (Low-Medium Residential Density), M (Medium Residential Density), H (High Residential Density), C (Commercial), OA (Open Area), RC (River Corridor), and CDFG (Spineflower Conservation Easements).	SP	Agricultural, vacant
NORTH	MU (Mixed Use), BP (Business Park), C, E (Estate Residential), L, LM, M, H	SP	Agricultural, vacant
EAST	L, LM, M, OA, RC, C, MU	SP	Mission Village mixed residential community (under development), vacant

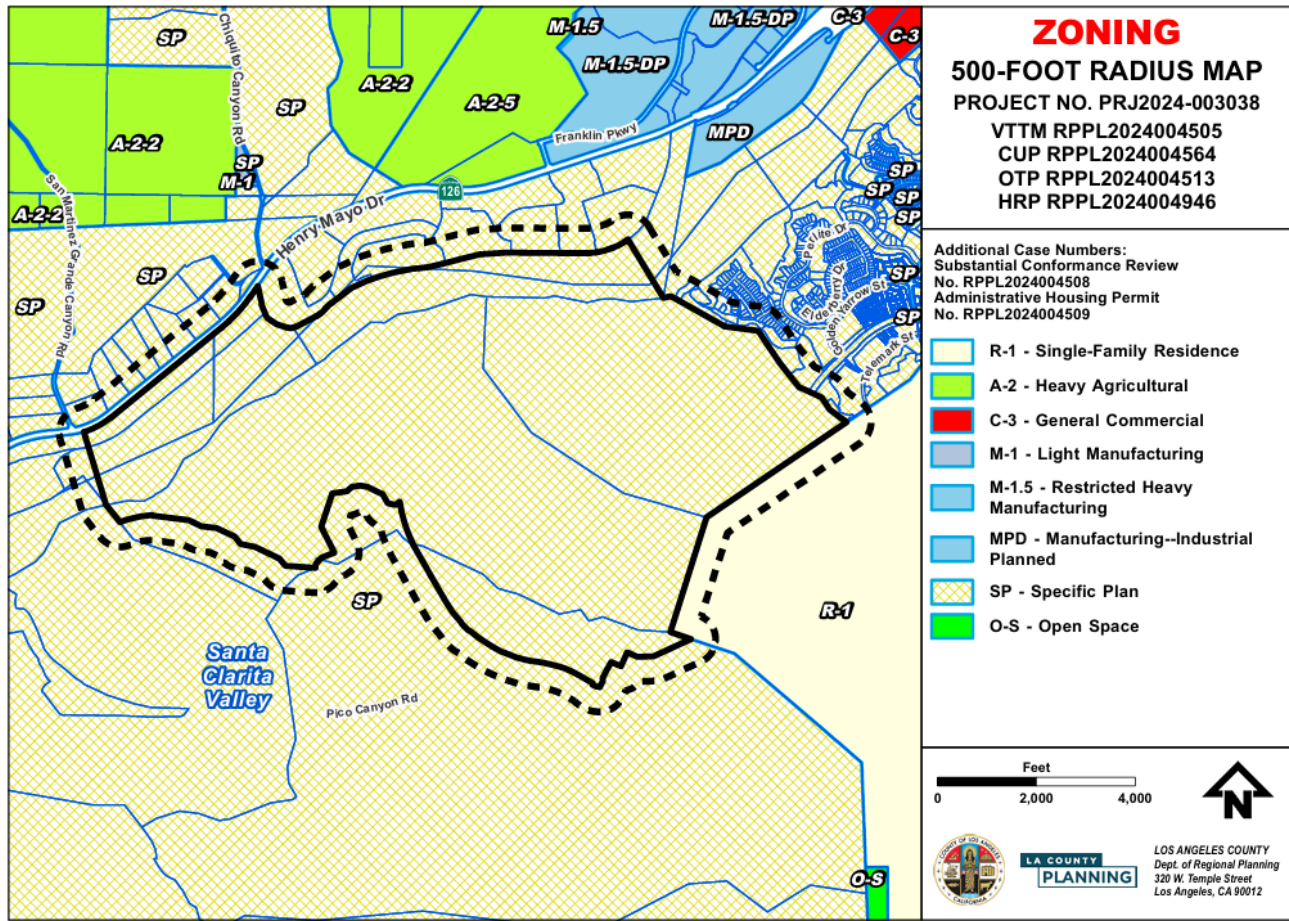
PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
 VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
 CONDITIONAL USE PERMIT NO. RPPL2024004564
 OAK TREE PERMIT NO. RPPL2024004513
 HIGHWAY REALIGNMENT NO. RPPL202400494
 ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
 SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

SOUTH	LM, M, OA, L, E	SP	Agricultural, vacant
WEST	E, L, LM, M, MU, OA, RC, BP	SP	Agricultural, vacant



PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
 VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
 CONDITIONAL USE PERMIT NO. RPPL2024004564
 OAK TREE PERMIT NO. RPPL2024004513
 HIGHWAY REALIGNMENT NO. RPPL202400494
 ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
 SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
 PAGE 12 OF 19



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494-1	A-2-5 (Heavy Agricultural – Five Acres Minimum Required Lot Area)	September 12, 1927
7486	Basic Re-study (ZC3688)	November 14, 1958
990020	SP	May 23, 1999

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 13 OF 19

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
None		

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None		

ANALYSIS

A. Land Use Compatibility

The Homestead South Project is regulated through the Newhall SP, a component of the General Plan, which created a governing framework with land use overlays, development plans, development standards and a review process for certain uses, such as grading and hillside consistency and signage, specifically Sections 2.3 (Land Use Plan), 2.4 (Mobility Plan), 2.5 (Public Services and Facilities Plan), 2.6 (Resource Management Plan), 2.7 (Hillside Preservation and Grading Plan), 2.8 (Recreation and Open Space), 3.3 (Land Use Designations), 3.4 (Site Development Standards), 3.6 (Sign Regulations), 3.7 (Parking Regulations), 4.3 (Site Planning), and 4.8 (Grading). The Homestead South Project is within the Long Canyon Newhall SP Village proposed lots and is consistent with the development standards, including setback requirements, signage size and location, open space and recreation facility distribution, trails, grading strategy and densities are aligned with the Newhall SP land uses and planning areas. The Homestead South Project will also provide pedestrian and bikeway systems exposing residents to scenic features and connections to other Newhall Ranch SP Villages. Residential densities and dwelling unit types are consistent with that designated within the Newhall Ranch SP Land Use Plan. The Homestead South Project also continues to provide school lots, a fire lot, open space lots, public parks, and affordable housing, as intended within the Long Canyon Village area of the Newhall Ranch SP.

Significant Ecological Area ("SEA")

The Santa Clara River SEA runs from east to west along the northern portion of the Homestead South Project Site. A narrow finger-like portion (about an average 500 feet by 4,266 feet) of the SEA runs from north to south, in between Planning Areas MW-1 through MW-15 and includes a 67.4-gross acre Spineflower Preserve. The Homestead South Project will not impact the SEA area

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 14 OF 19

depicted as a River Restoration Area, which will be restored after the Homestead South Project's development and is not a part of this project scope. The Homestead South Project's proposed trails are located along the SEA edges, including around the Spineflower Preserve. However, the Homestead South Project is exempt from an SEA CUP pursuant to County Code Section 22.102.040.F (Exemptions) because the Project is regulated by and complies with the Newhall Specific Plan and the Santa Clara River SEA (including the Spineflower Preserve) received adequate review of biological resources and impacts to them within the Newhall SP and its related environmental documents (including the Mitigation Monitoring Reporting Program found within Exhibit E Appendix A). In addition, the Santa Clara River (including the Spineflower Preserve) are designated to be within open space lots, as required in the Newhall SP.

B. Neighborhood Impact (Need/Convenience Assessment)

The Homestead South Project is compatible with surrounding communities, including the recent SP-approved Landmark Village and Mission Village communities to the north and east. Homestead South Project's implementation of Newhall SP design standards and density provides a compatible transition to the neighboring development and future Newhall SP development, minimizing visual and physical effects on existing neighborhoods. The Homestead South Project provides school lots for an elementary school, middle school, and high school as well as neighborhood-serving parks, trails, and supporting infrastructure. The Homestead South Project provides wildfire prevention and evacuation planning along with required fire lanes, hydrants, and related infrastructure, to reduce the neighborhood wildfire impacts. The Homestead South Project will provide affordable housing and a variety of housing stock and types to support diverse community needs. The Homestead South Project utilizes a clustered design that preserves biological resources while providing pedestrian and vehicle connectivity to adjacent residential and commercial neighborhoods.

C. Design Compatibility

The Homestead South Project's design is consistent with the Newhall SP and adjacent communities that are within and outside of the Newhall SP. The Homestead South Project multi-family lots are designed with dwelling units that are consistent with the Newhall SP Design Guidelines, Grading and Hillside Guidelines, and will provide a consistent transition between residential densities. The architectural design and site planning of the multi-family units comply with the Newhall SP and provide for Planning Areas within the Homestead South Project that are compatible, providing pedestrian, bicycle, NEV, and vehicle connectivity and circulation as well

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 15 OF 19

as natural and recreational open space areas throughout the development, including trails, public parks and private recreation facilities. The requested frontage modifications are compatible with the surrounding residential lots and clustered design of the multi-family dwelling units. The affected lots are served by public and private streets and fire lanes designed to provide adequate vehicular and emergency access consistent with County Departments of Fire (“Fire”) and Public Works (“Public Works”) requirements. The Homestead South Project is consistent with grading and hillside management provisions within the Newhall SP, including contour grading, avoidance of oak trees where feasible, and grading that considers scenic vistas and natural landforms. The modification of street frontage for 18 lots does not affect the design, access to residential units, or development pattern.

NEWHALL SP CONSISTENCY

The Homestead South Project is consistent with applicable goals and policies of the Newhall Ranch SP, a component of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB 330”) ACTS

The HAA applies to this Project. The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government’s ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development’s, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

- 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 16 OF 19

significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disapproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, the law's effective date, two meetings occurred on the following dates:

- Regional Planning Commission Hearing held on July 29, 2026.
- IEC public meeting held on June 22, 2026.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Homestead South Project complies with all applicable zoning requirements. The Homestead South Project is not subject to the IHO because it is located within an area subject to an affordable housing requirement pursuant to a SP, County Code Section 22.121.030.A.3 (Applicability). Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDENS OF PROOF

The Applicant is required to substantiate all facts identified by California Government Code Section(s) 66474 (Tentative Maps) and 66474.02 (Tentative Maps within a designated State Responsibility Area or VHFHSZ); County Code Sections 22.158.050 (CUP – Findings and Decision Requirements), 22.174.060 (OTP Findings) and 22.174.090 (Effective Date of Decision); and County

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 17 OF 19

Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps) as well as Newhall SP Section 5.2.2 (Implementation Procedures – Substantial Conformance).

The Burdens of Proof with Applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the Applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for as a Statutory Exemption pursuant to Government Code Section 65457(a) ("Residential Exemption") and CEQA Guidelines Section 15182 (Projects Pursuant to a SP). The Homestead South Project qualifies for an exemption from CEQA as a residential subdivision that is consistent with and undertaken to implement a SP for which an EIR has been certified after January 1, 1980. Homestead South is within the Newhall SP, which was analyzed in two prior certified Environmental Impact Reports ("EIR"): the Newhall SP EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan / Spineflower Conservation Plan Joint Environmental Impact Statement / EIR (SCH No. 2000011025) or "State-certified EIR", which analyzed the direct, indirect, and cumulative environmental impacts associated with the buildout of the Newhall SP, including the Homestead South Project Site. The Homestead South Project would not result in any new significant environmental impacts or a substantial increase in the severity of previously identified impacts, as demonstrated in the CEQA Environmental Checklist for the Project, and that no subsequent or supplemental EIR is required. The Homestead South Project remains subject to the applicable mitigation measures and project design features identified in the prior EIRs. Therefore, the Homestead South Project qualifies for a Statutory Exemption pursuant to Government Code Section 65457(a) ("Residential Exemption") and CEQA Guidelines Section 15182 (Projects Pursuant to a SP).

In addition, the Homestead South Project is required to implement the comprehensive Net Zero Greenhouse Gas ("GHG") program previously analyzed in the State-Certified EIR to ensure that the Homestead South Project will not result in a net increase in GHG emissions. As part of the Net Zero GHG Program, the Homestead South Project will implement an extensive Transportation Demand Management ("TDM") Program to reduce vehicle miles traveled and encourage alternative modes of transit by providing subsidies for e-bikes and NEVs, offering transit passes to residents, providing mobility hubs and ride-sharing opportunities, and other TDM measures.

An environmental determination (Exhibit F – Environmental Determination) was issued for the Homestead South Project, including the above-referenced *CEQA Findings of Fact for the Homestead*

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 18 OF 19

South Project Exemption Under Government Code Section 65457, and Residential Exemption Environmental Checklist Form.

COMMENTS RECEIVED

A. Land Use Compatibility

The County Subdivision Committee comprised of representatives from LA County Planning and Public Works, Fire, and County Departments of Parks and Recreation, and Public Health. Based on vesting tentative tract and exhibit map dated March 25, 2026, the Subdivision Committee cleared the Homestead South Project for public hearing.

B. Other Agency Comments and Recommendations

The following has been received:

1. The Los Angeles County Development Authority recommended approval in their letter dated May 15, 2026.
2. The County Interdepartmental Engineering Committee approved the Highway Realignment Exhibit Map P-285 on June 22, 2026.

C. Public Comments

Staff has received the following comments:

1. In an email dated July 13, 2026, the group SCOPE asked for the environmental documents for the Project.
2. In an email and letter dated June 29, 2026, Emy Lipkind of Lozeau Drury LLP requested CEQA and Land Use Notices for the Project.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

PROJECT NO. PRJ2024-003038 (HOMESTEAD SOUTH PROJECT)
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL202400494
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508

July 29, 2026
PAGE 19 OF 19

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Vesting Tentative and Exhibit Maps
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Oak Tree Report
EXHIBIT J	Public Correspondence
EXHIBIT K	Homestead South Planning Notebook (Applicant's submittal)
Exhibit L	Homestead South VTTM 84508 Project Data Table