



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

**Notice of Preparation**

February 26, 2019

To: Reviewing Agencies  
Re: Princessa Crossroads Development Project  
SCH# 2019029137

Attached for your review and comment is the Notice of Preparation (NOP) for the Princessa Crossroads Development Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Ben Jarvis**  
City of Santa Clarita  
23920 Valencia Boulevard, Suite 140  
Santa Clarita, CA 91355

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2019029137  
**Project Title** Princessa Crossroads Development Project  
**Lead Agency** Santa Clarita, City of

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**Type** NOP Notice of Preparation

**Description** The applicat is proposing a development consist of 710 residential units and 680,000 sf of busines park/retail/office uses on 189.2-acre project site. The mixed-use development would include five Planning Areas, two designated for single-and multi-family residential, and the remaining three for business park/retail/office uses. The proposed project would include grading of ~ 167.5 acres (5,000,000 cubic yards of cut and fill), which would balance on-site. To accommodate implementation of the proposed development, additional remedial grading may be required. Additionally, the project would include off-site grading and roadway development for Via Princessa on properties to the east and west of the Project site as well as grading of the adjacent City recreational propety at the Santa Clarita Sports Complex.

Note: See NOP for full details

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**Lead Agency Contact**

**Name** Ben Jarvis  
**Agency** City of Santa Clarita  
**Phone** (661) 286-4048 **Fax**  
**email**  
**Address** 23920 Valencia Boulevard, Suite 140  
**City** Santa Clarita **State** CA **Zip** 91355

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**Project Location**

**County** Los Angeles  
**City** Santa Clarita  
**Region**  
**Cross Streets** East of Golden Valley Road along the proposed Extension of Via Princessa  
**Lat / Long** 34° 24' 18.37" N / 118° 29' 45.54" W  
**Parcel No.** See NOP for full details

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
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**Proximity to:**

**Highways** SR 14  
**Airports**  
**Railways** Southern Pacific Rail Road  
**Waterways** Santa Clara River & Creek; LA Aqueduct; Newhall Creek; Placerita Creek  
**Schools** Golden Valley HS...see NOP for full details  
**Land Use** BP (Business Park), CN (Commercial Neighborhood), PI (Public Institution), and UR-5 (Urban Residential 5). Portions of the Project site are also located in the Homeless Shelter, Mineral Oil Conservation Area, and Ridgeline Preservation overlay zones.

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues

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**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Conservation; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; Public Utilities Commission; State Lands Commission;

Note: Blanks in data fields result from insufficient information provided by lead agency.

## Document Details Report State Clearinghouse Data Base

California Highway Patrol; Caltrans, District 7; Air Resources Board, Major Industrial Projects; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Drinking Water; State Water Resources Control Board, Division of Water Rights; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

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**Date Received** 02/26/2019      **Start of Review** 02/26/2019      **End of Review** 03/27/2019

**NOPI Distribution List**

County: Los Angeles

SCH# 2019029137

<input checked="" type="checkbox"/> <u>Resources Agency</u>	<input type="checkbox"/> <u>Fish &amp; Wildlife Region 4</u> Julie Vance	<input type="checkbox"/> <u>Native American Heritage Comm.</u> Debbie Treadway	<input type="checkbox"/> <u>Caltrans, District 9</u> Gayle Rosander	<input type="checkbox"/> <u>Regional Water Quality Control Board (RWQCB)</u>
<input checked="" type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input checked="" type="checkbox"/> <u>Fish &amp; Wildlife Region 5</u> Leslie Newton-Reed Habitat Conservation Program	<input checked="" type="checkbox"/> <u>Public Utilities Commission</u> Supervisor	<input type="checkbox"/> <u>Caltrans, District 10</u> Tom Dumas	<input type="checkbox"/> <u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> <u>Dept. of Boating &amp; Waterways</u> Denise Peterson	<input type="checkbox"/> <u>Fish &amp; Wildlife Region 6</u> Tiffany Ellis Habitat Conservation Program	<input type="checkbox"/> <u>Santa Monica Bay Restoration</u> Guangyu Wang	<input type="checkbox"/> <u>Caltrans, District 11</u> Jacob Armstrong	<input type="checkbox"/> <u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
<input checked="" type="checkbox"/> <u>California Coastal Commission</u> Allyson Hitt	<input type="checkbox"/> <u>Fish &amp; Wildlife Region 6 I/M</u> Heidi Calvert Inyo/Mono, Habitat Conservation Program	<input checked="" type="checkbox"/> <u>State Lands Commission</u> Jennifer Deleong	<input type="checkbox"/> <u>Caltrans, District 12</u> Maureen El Harake	<input type="checkbox"/> <u>RWQCB 3</u> Central Coast Region (3)
<input type="checkbox"/> <u>Colorado River Board</u> Elsa Contreras	<input type="checkbox"/> <u>Dept. of Fish &amp; Wildlife M</u> William Paznokas Marine Region	<input type="checkbox"/> <u>Tahoe Regional Planning Agency (TRPA)</u> Cherry Jacques	<input type="checkbox"/> <u>Cal EPA</u>	<input type="checkbox"/> <u>RWQCB 4</u> Teresa Rodgers Los Angeles Region (4)
<input checked="" type="checkbox"/> <u>Dept. of Conservation</u> Crina Chan	<input type="checkbox"/> <u>Other Departments</u>	<input type="checkbox"/> <u>Cal State Transportation Agency CalSTA</u>	<input type="checkbox"/> <u>Air Resources Board</u>	<input type="checkbox"/> <u>RWQCB 5</u> Central Valley Region (5)
<input checked="" type="checkbox"/> <u>Cal Fire</u> Dan Foster	<input type="checkbox"/> <u>California Department of Education</u> Lesley Taylor	<input type="checkbox"/> <u>Caltrans - Division of Aeronautics</u> Philip Crimmins	<input checked="" type="checkbox"/> <u>Airport &amp; Freight</u> Jack Wursten	<input type="checkbox"/> <u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> <u>Central Valley Flood Protection Board</u> James Herota	<input type="checkbox"/> <u>OES (Office of Emergency Services)</u> Monique Wilber	<input type="checkbox"/> <u>Caltrans - Planning</u> HQ LD-IGR Christian Bushong	<input type="checkbox"/> <u>Transportation Projects</u> Nesamani Kalandiyur	<input type="checkbox"/> <u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
<input checked="" type="checkbox"/> <u>Office of Historic Preservation</u> Ron Parsons	<input type="checkbox"/> <u>Food &amp; Agriculture</u> Sandra Schubert Dept. of Food and Agriculture	<input checked="" type="checkbox"/> <u>California Highway Patrol</u> Suzann Ikeuchi Office of Special Projects	<input type="checkbox"/> <u>Industrial/Energy Projects</u> Mike Tollstrup	<input type="checkbox"/> <u>RWQCB 6</u> Lahontan Region (6)
<input checked="" type="checkbox"/> <u>Dept. of Parks &amp; Recreation</u> Environmental Stewardship Section	<input checked="" type="checkbox"/> <u>Dept. of General Services</u> Cathy Buck Environmental Services Section	<input type="checkbox"/> <u>Dept. of Transportation</u>	<input type="checkbox"/> <u>California Department of Resources, Recycling &amp; Recovery</u> Kevin Taylor/Jeff Esquivel	<input type="checkbox"/> <u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> <u>S.F. Bay Conservation &amp; Dev't. Comm.</u> Steve Goldbeck	<input type="checkbox"/> <u>Housing &amp; Comm. Dev.</u> CEQA Coordinator Housing Policy Division	<input type="checkbox"/> <u>Caltrans, District 1</u> Rex Jackman	<input type="checkbox"/> <u>State Water Resources Control Board</u> Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/> <u>RWQCB 7</u> Colorado River Basin Region (7)
<input type="checkbox"/> <u>Dept. of Water Resources</u> Resources Agency Nadell Gayou	<input checked="" type="checkbox"/> <u>Independent Commissions, Boards</u>	<input type="checkbox"/> <u>Caltrans, District 2</u> Marcelino Gonzalez	<input type="checkbox"/> <u>State Water Resources Control Board</u> Cindy Forbes - Asst Deputy Division of Drinking Water	<input type="checkbox"/> <u>RWQCB 8</u> Santa Ana Region (8)
<input type="checkbox"/> <u>Fish and Game</u>	<input type="checkbox"/> <u>Delta Protection Commission</u> Erik Vink	<input type="checkbox"/> <u>Caltrans, District 3</u> Susan Zanchi	<input type="checkbox"/> <u>State Water Resources Control Board</u> Div. Drinking Water # _____	<input type="checkbox"/> <u>RWQCB 9</u> San Diego Region (9)
<input type="checkbox"/> <u>Dept. of Fish &amp; Wildlife</u> Environmental Services Division	<input type="checkbox"/> <u>Delta Stewardship Council</u> Anthony Navasero	<input type="checkbox"/> <u>Caltrans, District 4</u> Patricia Maurice	<input type="checkbox"/> <u>State Water Resources Control Board</u> Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> <u>Other</u> _____
<input type="checkbox"/> <u>Fish &amp; Wildlife Region 1</u> Curt Babcock	<input type="checkbox"/> <u>California Energy Commission</u> Eric Knight	<input type="checkbox"/> <u>Caltrans, District 5</u> Larry Newland	<input type="checkbox"/> <u>State Water Resources Control Board</u> Phil Crader Division of Water Rights	
<input type="checkbox"/> <u>Fish &amp; Wildlife Region 1E</u> Laurie Harnsberger	<input type="checkbox"/> <u>California Energy Commission</u> Eric Knight	<input type="checkbox"/> <u>Caltrans, District 6</u> Michael Navarro	<input type="checkbox"/> <u>State Water Resources Control Board</u> Dept. of Toxic Substances Control Reg. # _____ CEQA Tracking Center	
<input type="checkbox"/> <u>Fish &amp; Wildlife Region 2</u> Jeff Drongesen	<input type="checkbox"/> <u>California Energy Commission</u> Eric Knight	<input checked="" type="checkbox"/> <u>Caltrans, District 7</u> Dianna Watson	<input type="checkbox"/> <u>Department of Pesticide Regulation</u> CEQA Coordinator	
<input type="checkbox"/> <u>Fish &amp; Wildlife Region 3</u> Craig Weightman		<input type="checkbox"/> <u>Caltrans, District 8</u> Mark Roberts		

Notice of Completion & Environmental Document Transmittal

2019029137

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Princessa Crossroads Development Project

Lead Agency: City of Santa Clarita Contact Person: Ben Jarvis, Associate Planner
Mailing Address: 23920 Valencia Boulevard, Suite 140 Phone: ((661) 286-4048
City: Santa Clarita Zip: 91355 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Santa Clarita
Cross Streets: East of Golden Valley Road along the proposed Extension of Via Princessa Zip Code: 91355
Longitude/Latitude (degrees, minutes and seconds): 34°24'18.37" N/118°29'45.54" W Total Acres: 189.2
Assessor's Parcel No.: See attached Section: Twp: Range: Base:
Within 2 Miles: State Hwy. #: SR-14 Waterways: Santa Clara River & Creek; LA Aqueduct; Newhall Creek; Placerita Creek
Airports: N/A Railways: Road Southern Pacific Rail Schools: Golden Valley HS; La Mesa Jr HS; Valley View Element; Jereann Bowman HS; Sierra Vista Jr HS; Rio Vista Element; Cedarcreek Element; Canyon Springs Element; Skyblue Mesa Element; Dr. J. Michael McGrath Element.

Document Type:

- CEQA: [X] NOP [ ] Draft EIR [ ] Supplement/Subsequent EIR (Prior SCH No.) [ ] Mit Neg Dec [ ] Early Cons [ ] Neg Dec [ ] Other: [ ] Joint Document [ ] Final Document [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI

Local Action Type:

- [ ] General Plan Update [X] Specific Plan [X] Rezone [ ] Annexation
[X] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (subdivision, etc.) [ ] Other: Development Review; Hillside Development Review; Oak Tree Permit; Ridgeline Alteration Permit

Development Type:

- [X] Residential: Units 710 Acres
[ ] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 680,000 Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational
[ ] Recreational
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

- [X] Aesthetics/Visual [ ] Fiscal [X] Recreation/Parks [X] Vegetation
[ ] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [ ] Septic Systems [X] Water Supply/Groundwater
[X] Archaeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [ ] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: GHG, Trib.Cult. Res, Energy, Wildfire

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

**Present Land Use/Zoning/General Plan Designation:**

BP (Business Park), CN (Commercial Neighborhood), PI (Public Institution), and UR-5 (Urban Residential 5). Portions of the Project site are also located in the Homeless Shelter, Mineral Oil Conservation Area, and Ridgeline Preservation overlay zones.

**Project Description:** *(please use a separate page if necessary)*

The Applicant is proposing a development consisting of 710 residential units and 680,000 square feet of business park/retail/office uses on 189.2-acre Project site. The mixed-use development would include five Planning Areas, two designated for single- and multi-family residential, and the remaining three for business park/retail/office uses. The proposed Project would include grading of approximately 167.5 acres (5,000,000 cubic yards of cut and fill), which would balance on-site. To accommodate implementation of the proposed development, additional remedial grading may be required. Additionally, the Project would include off-site grading and roadway development for Via Princessa on properties to the east and west of the Project site as well as grading of the adjacent City recreational property at the Santa Clarita Sports Complex. The Project site would be primarily accessed from the extension of Via Princessa, easterly from Golden Valley Road. Access to the future residential and commercial development would be provided by proposed internal public and private streets. It is anticipated that construction of the proposed Project would be initiated in late 2020. The Project would be phased based on market demand, but it is anticipated that development would be completed within approximately 3 to 5 years. Grading and construction of Via Princessa would occur with the initial phase of the Project. While grading of the entire site would be done as one phase, the timing of building construction would depend on market conditions at that time.

**Assessor's Parcel Numbers (APN)**

- APN 2836-013-277 (partial)
- APN 2836-013-910 (partial)
- APN 2836-013-914 (partial)
- APN 2836-013-917 (partial)
- APN 2836-013-920 (partial)
- APN 2836-014-050 (partial)
- APN 2836-014-057
- APN 2836-014-058
- APN 2836-014-061 (partial)
- APN 2836-014-062
- APN 2836-014-063
- APN 2836-014-064 (partial)
- APN 2836-014-066
- APN 2836-014-067 (partial)
- APN 2836-014-270 (partial)
- APN 2836-014-271 (partial)
- APN 2836-014-276
- APN 2836-014-901
- APN 2836-014-902 (partial)
- APN 2836-018-901
- APN 2836-018-902
- APN 2836-018-903
- APN 2836-018-904

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<u>S</u> Air Resources Board	<u>X</u> Office of Historic Preservation
<u>    </u> Boating & Waterways, Department of	<u>    </u> Office of Public School Construction
<u>    </u> California Emergency Management Agency	<u>    </u> Parks & Recreation, Department of
<u>    </u> California Highway Patrol	<u>    </u> Pesticide Regulation, Department of
<u>S</u> Caltrans District # <u>7</u>	<u>    </u> Public Utilities Commission
<u>    </u> Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # <u>4</u>
<u>    </u> Caltrans Planning	<u>    </u> Resources Agency
<u>    </u> Central Valley Flood Protection Board	<u>    </u> Resources Recycling and Recovery, Department of
<u>    </u> Coachella Valley Mtns. Conservancy	<u>    </u> S.F. Bay Conservation & Development Comm.
<u>    </u> Coastal Commission	<u>    </u> San Gabriel & Lower L.A. Rivers & Mountains Conservancy
<u>    </u> Colorado River Board	<u>    </u> San Joaquin River Conservancy
<u>    </u> Conservation, Department of	<u>    </u> Santa Monica Mountains Conservancy
<u>    </u> Corrections, Department of	<u>    </u> State Lands Commission
<u>    </u> Delta Protection Commission	<u>    </u> SWRCB: Clean Water Grants
<u>    </u> Education, Department of	<u>    </u> SWRCB: Water Quality
<u>    </u> Energy Commission	<u>    </u> SWRCB: Water Rights
<u>S</u> Fish & Wildlife Region # <u>5</u>	<u>    </u> Tahoe Regional Planning Agency
<u>    </u> Food & Agriculture, Department of	<u>S</u> Toxic Substances Control, Department of
<u>    </u> Forestry and Fire Protection	<u>S</u> Water Resources, Department of
<u>    </u> General Services, Department of	
<u>    </u> Health Services, Department of	<u>S</u> Other: <u>CA Dept. of Conservation, Mine &amp; Geology and Oil,</u>
<u>    </u> Housing & Community Development	<u>    </u> Gas & Geothermal Resources
<u>S</u> Native American Heritage Commission	<u>    </u> Other: _____

### Local Public Review Period (to be filled in by lead agency)

Starting Date: February 27, 2019

Ending Date: March 29, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: National Technical Systems

Address: 3 Hutton Centre, Suite 200

Address: 24007 Ventura Boulevard, Suite 200

City/State/Zip: Santa Ana, CA 92707

City/State/Zip: Calabasas, CA 91302

Contact: Alia Hokuki

Phone: (818) 591-0776

Phone: (714) 481-8065

Signature of Lead Agency Representative: \_\_\_\_\_



Date: 2/25/19

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.