



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 applicant is proposing a development consist of 710 residential units and 680,000 sf 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 ~ 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.

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  
**Township** **Range** **Section** **Base**

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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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<b>Date Received</b>	02/26/2019	<b>Start of Review</b>	02/26/2019	<b>End of Review</b>	03/27/2019
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# NOP Distribution List

County: Los Angeles

SCH# 2019029137

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☒ California Coastal Commission  
Allyson Hitt

☐ Colorado River Board  
Elsa Contreras

☒ Dept. of Conservation  
Grina Chan

☒ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herota

☒ Office of Historic Preservation  
Ron Parsons

☒ Dept of Parks & Recreation  
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck

☐ Dept. of Water Resources  
Resources Agency  
Nadell Gayou

## Fish and Game

☐ Dept. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☐ Fish & Wildlife Region 4  
Julie Vance

☒ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

## Other Departments

☐ California Department of Education  
Lesley Taylor

☒ OES (Office of Emergency Services)  
Monique Wilber

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Cathy Buck  
Environmental Services Section

☒ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

## Independent Commissions, Boards

☐ Delta Protection Commission  
Erik Vink

☐ Delta Stewardship Council  
Anthony Navasero

☐ California Energy Commission  
Eric Knight

☒ Native American Heritage Comm.  
Debbie Treadway

☒ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☒ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
HQ LD-IGR  
Christian Bushong

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Susan Zanchi

☐ Caltrans, District 4  
Patricia Maurice

☐ Caltrans, District 5  
Larry Newland

☐ Caltrans, District 6  
Michael Navarro

☒ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Mark Roberts

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☐ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

## Cal EPA

Air Resources Board

☐ Airport & Freight  
Jack Wursten

☒ Transportation Projects  
Nesamani Kalandiyur

☒ Industrial/Energy Projects  
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☒ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit

☒ State Water Resources Control Board  
Division of Water Quality

☒ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☒ Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☒ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☐ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_

☐ Conservancy



**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 ProjectLead Agency: City of Santa ClaritaContact Person: Ben Jarvis, Associate PlannerMailing Address: 23920 Valencia Boulevard, Suite 140Phone: ((661) 286-4048City: Santa ClaritaZip: 91355County: Los Angeles**Project Location:** County: Los Angeles

City/Nearest

Community: Santa ClaritaCross Streets: East of Golden Valley Road along the proposed Extension of Via PrincessaZip Code: 91355Longitude/Latitude (degrees, minutes and seconds): 34°24'18.37" N/118°29'45.54" WTotal Acres: 189.2Assessor's Parcel No.: See attached

Section: \_\_\_\_\_

Twp: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles:

State Hwy. #: SR-14Waterways: Santa Clara River & Creek; LA Aqueduct; Newhall Creek; Placerita Creek

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.

Airports: N/A

Southern Pacific Rail

Railways: Road

Schools:

**Document Type:**CEQA: ☒ NOP☐ Draft EIR**FEB 26 2019**NEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

**STATE CLEARINGHOUSE**☐ Draft EIS☐ Other: \_\_\_\_\_☐ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ 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:**☒ Residential: Units 710 Acres \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☒ Commercial: Sq.ft. 680,000 Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_☐ Educational \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_☐ Recreational \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Other: \_\_\_\_\_**Project Issues Discussed in Document:**☒ Aesthetics/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☐ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archaeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☒ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation

☒ 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

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”.

X	Office of Historic Preservation
	Office of Public School Construction
	Parks & Recreation, Department of
	Pesticide Regulation, Department of
	Public Utilities Commission
S	Regional WQCB # 4
	Resources Agency
	Resources Recycling and Recovery, Department of
	S.F. Bay Conservation & Development Comm.
	San Gabriel & Lower L.A. Rivers & Mountains Conservancy
	San Joaquin River Conservancy
	Santa Monica Mountains Conservancy
	State Lands Commission
	SWRCB: Clean Water Grants
	SWRCB: Water Quality
	SWRCB: Water Rights
	Tahoe Regional Planning Agency
S	Toxic Substances Control, Department of
S	Water Resources, Department of
S	Other: CA Dept. of Conservation, Mine & Geology and Oil, Gas & Geothermal Resources
	Other:

## Starting Date: February 27, 2019 Ending Date: March 29, 2019

Consulting Firm: <u>Psomas</u>	Applicant: <u>National Technical Systems</u>
Address: <u>3 Hutton Centre, Suite 200</u>	Address: <u>24007 Ventura Boulevard, Suite 200</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Calabasas, CA 91302</u>
Contact: <u>Alia Hokuki</u>	Phone: <u>(818) 591-0776</u>
Phone: <u>(714) 481-8065</u>	

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