



# NOTICE OF PREPARATION

**March 13, 2025**

**To:** Agencies, Organization, and Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the Princessa Crossroads Specific Plan Project (Master Case 17-104)

**Lead Agency:**

Agency Name: City of Santa Clarita  
Street Address: 23920 Valencia Boulevard,  
Suite 140  
City/State/Zip: Santa Clarita, CA 91355  
Contact: Jasmine Almora  
Associate Planner

**Consulting Firm:**

Firm Name: Psomas  
Street Address: 5 Hutton Centre Drive, Suite 300  
City/State/Zip: Santa Ana, CA 92707  
Contact: Alia Hokuki, AICP  
Project Manager

The City of Santa Clarita (City) announces the preparation of an Environmental Impact Report (EIR) for the Princessa Crossroads Specific Plan Project (Project), as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065. Under CEQA, "The purpose of the Environmental Impact Report is to identify the significant effects of a project on the environment, to identify alternatives to the proposed project, and to indicate the manner in which significant environmental effects can be mitigated or avoided" (Public Resources Code, Section 21002.1(a)).

A description of the Project, as well as a listing of the environmental topics that are proposed to be analyzed in the EIR, is provided in this Notice of Preparation (NOP). We need to know your views as to the scope and content of the environmental information proposed to be included in the EIR to address the Project's potential environmental effects.

**SCOPING MEETING:** Pursuant to Section 21083.9 of the Public Resources Code, a Scoping Meeting will be held for the general public and responsible and trustee public agencies. The purpose of the Scoping Meeting is to learn about the proposed Project, review the anticipated scope of the EIR, and assist the City in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be analyzed in depth in the EIR. Below, the date, time, and location of the Scoping Meeting are provided.

**Scoping Meeting Date**

March 24, 2025

**Scoping Meeting Time**

6:00 to 8:00 P.M.

**Scoping Meeting Location**

Carl Boyer  
Santa Clarita City Hall  
23920 Valencia Boulevard  
Santa Clarita, CA 91355

**PUBLIC REVIEW AND COMMENT PERIOD:** A 30-day public review period for submitting comments on the NOP is:

**Starting Date:** **March 18, 2025**

**Ending Date:** **April 16, 2025**

All comments need to be mailed or submitted no later than 5:30 p.m. on April 16, 2025. Please send your response, including your name, address, and concerns, to:

Jasmine Almora, Associate Planner  
City of Santa Clarita  
Community Development Department, Planning Division  
23920 Valencia Boulevard, Suite 140  
Santa Clarita, CA 91355  
Or via email to: [jalmora@santaclarita.gov](mailto:jalmora@santaclarita.gov)

A copy of the NOP describing the Project and potential environmental effects is also available at the following locations:

- Canyon Country Branch of Santa Clarita Public Library, 18601 Soledad Canyon Road, Santa Clarita, California 91351
- City of Santa Clarita Clerk's Office, 23920 Valencia Boulevard, Suite 120, Santa Clarita, California 91355
- The City's website:  
<https://santaclarita.gov/planning/environmental>

**PROJECT TITLE:** Princessa Crossroads Project

**PROJECT APPLICANT:** SC Landco Parent LLC, 11611 San Vicente Boulevard, Los Angeles, California 90049

**PROJECT LOCATION:** The Project site (Assessor Parcel Numbers [APNs] 2836-014-050, 057, 058, 061, 018-900 to 905) is surrounded by undeveloped land to the east; residential and Golden Valley Road to the south; the Santa Clarita Sports Complex, business park, recreational, and residential land uses to the north; and business park land uses to the west. Golden Valley High School and La Mesa Junior High School are to the south and east of the site, respectively. Project location and Local Vicinity are depicted on Exhibit 1, Project Location and Exhibit 2, Local Vicinity.

**PROJECT DESCRIPTION:** The Applicant is proposing a mix of multifamily dwelling/apartment units and business park uses, inclusive of some commercial and light industrial uses, streets, private drives, parking, other related infrastructure, and landscape/open space areas. The 146-acre Project site consists of two planning areas:

- Planning Area 1 (PA-1): As many as 300 multifamily dwelling/apartment units and required parking, landscaping, and other on-site improvements on approximately eight acres, within the southeast portion of the Specific Plan Area (SPA).
- Planning Area 2 (PA-2): Up to 1,500,000 square feet of business park uses, inclusive of some commercial and light industrial uses, required parking, landscaping, and other on-site improvements on approximately 63 acres, within the southwest and northeast portions of the SPA.

In addition to the on-site development components, off-site improvements to the adjacent, approximately 30.1-acre, City-owned property to the north will be undertaken. As part of the off-site improvements, this property will be graded and ultimately developed with park improvements equivalent to the in-lieu fee set forth in subsection 17.51.010.E, Parkland Dedication or In-Lieu Fee, of the Santa Clarita Unified Development Code (UDC). The Project Site Plan is depicted on Exhibit 3.

The SPA would include grading of approximately 112.0 acres (6,903,310 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 of approximately 88.3 acres (3,204,370 cubic yards of cut and fill) for the Crossroads/City Park Site (Santa Clarita Sports Complex).

The Project site would be primarily accessed from Golden Valley Road and the future extension of Via Princessa. The extension of Via Princessa road project is a City project, under a separate review. Access to future residential and commercial development would be provided by proposed internal streets. Additionally, the project would extend Robert C. Lee Parkway via proposed internal streets, and connection to the Via Princessa road extension.

It is anticipated that construction of the proposed Project would be initiated in mid-2026. The Project would be phased based on market demands, but it is anticipated that development would be completed within approximately 3-5 years. 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.

Table 1, below, provides a breakdown of the Project site and associated uses.

**TABLE 1  
LAND USE STATISTICAL SUMMARY**

Planning Area	Designation	Use	Dwelling Units Square Feet	Acres
Planning Area 1	Residential Buildings 1-5	Residential Multifamily	As many as 300 Units	8.4
		Maximum Building Height	50 Feet	
		Parking	542 Spaces	

Planning Area	Designation	Use	Dwelling Units Square Feet	Acres
Planning Area 2	Industrial Building 1	Industrial	221,800 Square Feet	11.1
		Maximum Building Height	Up to 75 Feet	
		Parking	218 Spaces	
Planning Area 2	Industrial Building 2	Industrial	426,000 Square Feet	20.2
		Maximum Building Height	Up to 75 Feet	
		Parking	415 Spaces	
Planning Area 2	Industrial Building 3	Industrial	352,000 Square Feet	20.0
		Maximum Building Height	Up to 75 Feet	
		Parking	371 Spaces	
Planning Area 2	Industrial Building 4	Industrial	211,000 Square Feet	11.2
		Maximum Building Height	Up to 75 Feet	
		Parking	254 Spaces	
Private Streets				1.5
Water Tanks				2.1
Developed Open Space				51.7
Natural Open Space				7.1
Public Streets				12.8
TOTAL			As many as 300 Units Up to 1,500,000 Square Feet	146.1
Source: Princessa Crossroads Specific Plan (Appendix 1-1; Tentative Tract Map), 2023.				

**PROJECT SETTING:** The Project is surrounded by undeveloped land to the east; residential and Golden Valley to the south; the Santa Clarita Sports Complex, business park, recreational, and residential land uses to the north; and business park land uses to the west. Golden Valley High School and La Mesa Junior High School are to the south and east of the site, respectively. Additionally, the City of Los Angeles Department of Water and Power owns the electrical transmission corridors directly to the west and east of the site. The zoning designation for the residential uses around the site ranges from Urban Residential-1 to Urban Residential-5 (UR1 to UR5).

Regional access to the City is provided by State Route 14 (SR-14) and Interstate 5 (I-5). Local access is currently provided from Golden Valley Road and Robert C. Lee Parkway.

**EXISTING CONDITIONS:** The SPA is an approximately 146-acre vacant site in proximity to existing residential and business park developments. The Project site is generally hilly with southwestern and northeastern slopes, ranging between 1,375 and 1,800 feet above mean sea level. The site also includes dense vegetation, ravines, and various natural drainage pathways that predominantly drain to the northwest.

The site has been largely disturbed as numerous dirt roadways across the SPA providing access to adjacent utilities. Portions of the SPA have also been altered by grading associated with the development of Golden Valley High School, Golden Valley Road, and past activities associated with the operation of the adjacent National Technical Systems facility. The project is designed around the extension of Via Princessa road, which is an identified General Plan road. The Via Princessa road extension project is being reviewed separately as a capital improvement project.

The existing Project site is zoned and designated in the City's General Plan as Business Park (BP) and UR5. Additionally, small portions of the site along the southern boundary are designated as Public Institutional (PI) and Neighborhood Commercial (CN). Upon adoption of the specific plan, the zoning for the SPA will be changed from BP, UR5, PI, and CN (Commercial Neighborhood) to Specific Plan (SP). This change will eliminate the previous overlay zones, and the Project will be incorporated into the Santa Clarita Municipal Code.

**PROJECT APPROVALS:** The proposed Project requires a public hearing by the City's Planning Commission and approval by the Santa Clarita City Council. The following discretionary approvals and permits would be required.:

- **The Princessa Crossroads Specific Plan (SP18-001).** An SP is required to establish zoning, development standards, and design guidelines for the Project
- **General Plan Amendment (GPA17-001) and Zone Change (ZC17-002).** A General Plan Amendment (GPA) and Zone Change (ZC) are required to create a specific plan designation and establish zoning and land use designations for the Project site
- **Tentative Map No. 75026 (TTM17-002).** A Tentative Tract Map (TTM) is required to subdivide the property into two Planning Areas (PA 1 and PA 2) and create 34 lots for residential and business park uses, public streets, private drives, infrastructure, and landscape/open space areas
- **Conditional Use Permit (CUP17-003).** A Conditional Use Permit (CUP) is required for grading in excess of 100,000 cubic yards of earth; development within the Planned Development Overlay Zone; and residential gating
- **Oak Tree Permit (number is pending).** An Oak Tree Permit (OTP) is required for any encroachment or removal of protected oak trees
- **Development Review Permit (DR17-008).** A development Review (DR) is required for design and layout of the Project for all new developments
- **Hillside Development Review (HR17-002).** A Hillside Development Review (HDR) is required to develop land with average cross slopes of 10 percent or more
- **Ridgeline Alteration Permit (RLA17-001).** A Ridgeline Alteration Permit (RAP) is required for development near a designated significant ridgeline in the Ridgeline Preservation Overlay Zone
- **Environmental Impact Report (EIR17-001).** An EIR is required for this Project to ensure that potential impacts are considered and analyzed.

**PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT:** Consistent with CEQA Guidelines Section 15060, the City conducted a preliminary review of the proposed Project and determined that the Project could potentially result in significant effects on the environment and that an EIR is required. At this time, we anticipate that the following topics will be analyzed in the EIR:

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| • Aesthetics                      | • Land Use and Planning         |
| • Air Quality                     | • Noise                         |
| • Biological Resources            | • Population and Housing        |
| • Cultural Resources              | • Public Services               |
| • Energy                          | • Recreation                    |
| • Geology and Soils               | • Transportation                |
| • Greenhouse Gas Emissions        | • Tribal Cultural Resources     |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality     |                                 |

It is anticipated that no impacts associated with Agricultural and Forestry Resources and Mineral Resources would occur as a result of the Project, and therefore, a determination to that effect will be made in the EIR. The EIR will additionally include discussions of Growth Inducing Effects; Significant Irreversible Environmental Changes; and Alternatives to the proposed Project.

**EIR PROCESS:** The Draft EIR will take into account input received at the Scoping Meeting and comments submitted on the NOP. The Draft EIR is intended to analyze and disclose the potential environmental impacts of the proposed Project and identify mitigation measures and alternatives that would reduce or avoid significant impacts. The Draft EIR will be available for public review for a period of 45-days during which public agencies and members of the public may review and comment on the Draft EIR. Comments received on the Draft EIR will be reviewed and addressed within the Final EIR, which will consist of the Draft EIR; Responses to Comments/Revisions and Clarifications; and all additional technical reports or follow-up documentation that is needed. The City's Planning Commission will hold a public hearing on the Final EIR and make a recommendation to the City Council regarding the Final EIR. The City Council will hold its own public hearing on the Final EIR and make its own determination on certification of the Final EIR for the proposed Project and associated entitlements.



## Regional Location

*Princessa Crossroads NOP*



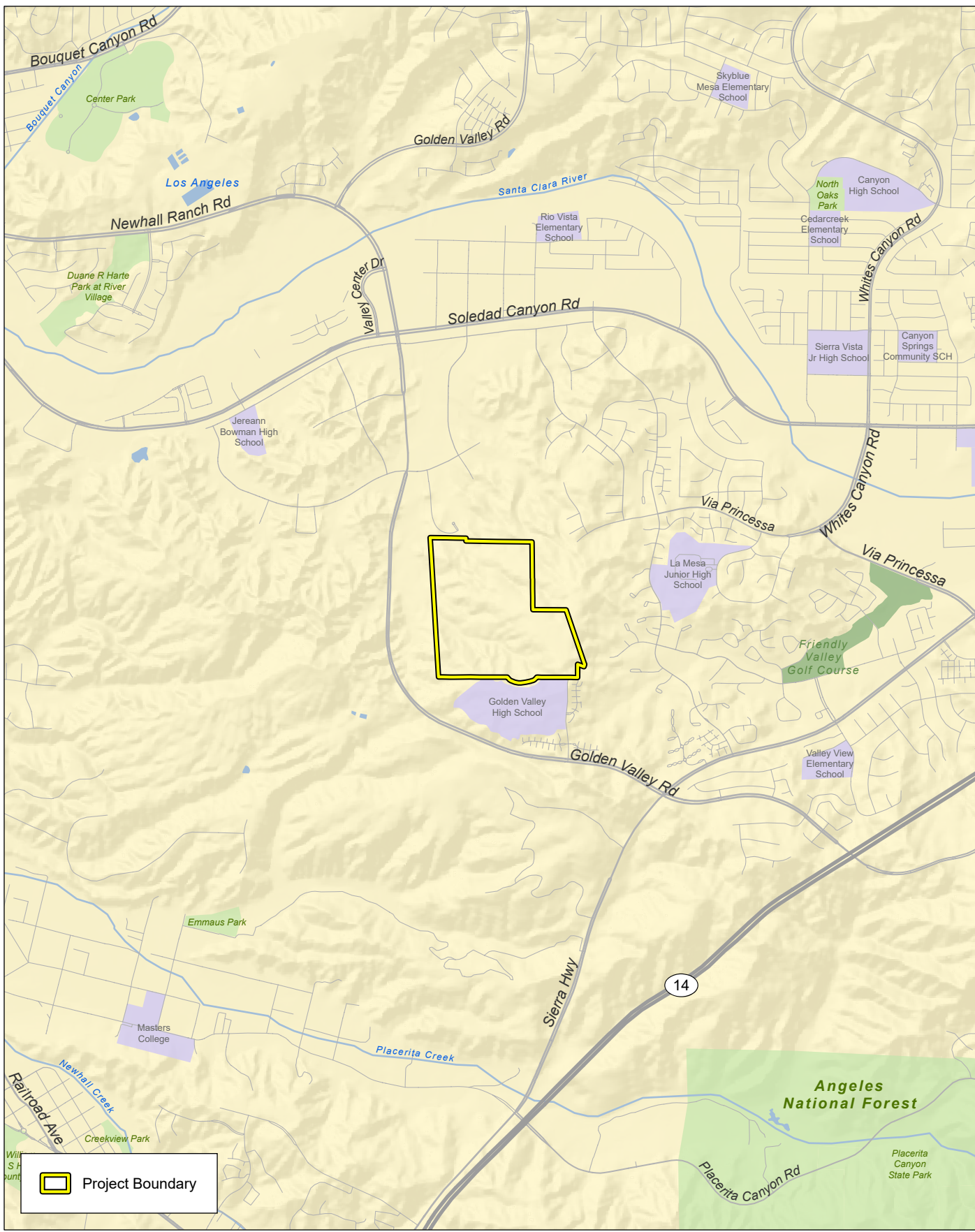
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## Exhibit 1



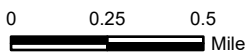


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## Local Vicinity

### Princessa Crossroads NOP



## Exhibit 2

