NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT

Lead Agency:
Agency Name: City of Santa Clarita
Street Address: 23920 Valencia Boulevard, Suite 302

City/State/Zip: Santa Clarita, CA 91355
Contact: Jasmine Almora, Associate Planner
Telephone: (661) 255-4365

Consulting Firm:
Name: Psomas
Street Address: 5 Hutton Centre Drive. Ste 300

City/State/Zip: Santa Ana, CA 92707
Contact: Alia Hokuki, AICP
Telephone: (714) 481-8065

SUBJECT: **Notice of Availability of a Draft Environmental Impact Report (EIR) for the Proposed Princessa Crossroads Specific Plan Project (Master Case 17-104)**

Pursuant to Section 15085 and 15087(a), Title 14, California Code of Regulations, this Notice is provided to announce that the City of Santa Clarita has completed a Draft EIR for the proposed project described below and that it is available for public review.

Project Description and Location: The proposed Project consists of multifamily dwelling 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):** up to 300 apartment units. PA-1 is located directly north of Golden Valley High School and south of Via Princessa.
- **Planning Area 2 (PA-2):** up to 1.5 million square feet of industrial/office uses and required parking. Industrial uses could include warehousing, light manufacturing, and distribution uses as well as other uses identified in the Specific Plan. PA-2 is located along the approved future extension of Via Princessa and also includes the site of one new potable water tank (Lot 10) that would be owned and operated by the Santa Clarita Valley Water Agency.

Additionally, the Project would include improvements to the approximately 34-acre City-owned property to the north for future park and recreation uses. The Project will also provide a buffer from adjacent uses with approximately 60 acres of natural and maintained landscaped areas.

Impacts: The Draft EIR analyzed the Project's environmental impacts with respect to the following topics:

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

Public Review: The public review and comment period for the Draft EIR will be from November 6, 2026, to December 21, 2026. The Draft EIR for the Princessa Crossroads Specific Plan Project is available for review at the following locations:

City of Santa Clarita City Hall City Clerk's Office
23920 Valencia Boulevard, Suite 120
Santa Clarita, CA 91355

Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, CA 91351

The Draft EIR for the Princessa Crossroads Specific Plan Project is also available for public review on the City of Santa Clarita website at: https://www.santa-clarita.com/city-hall/departments/community-development/planning/environmental-impact-reports-under-review.

Written comments may be submitted to the City during the public review period to the contact person below.

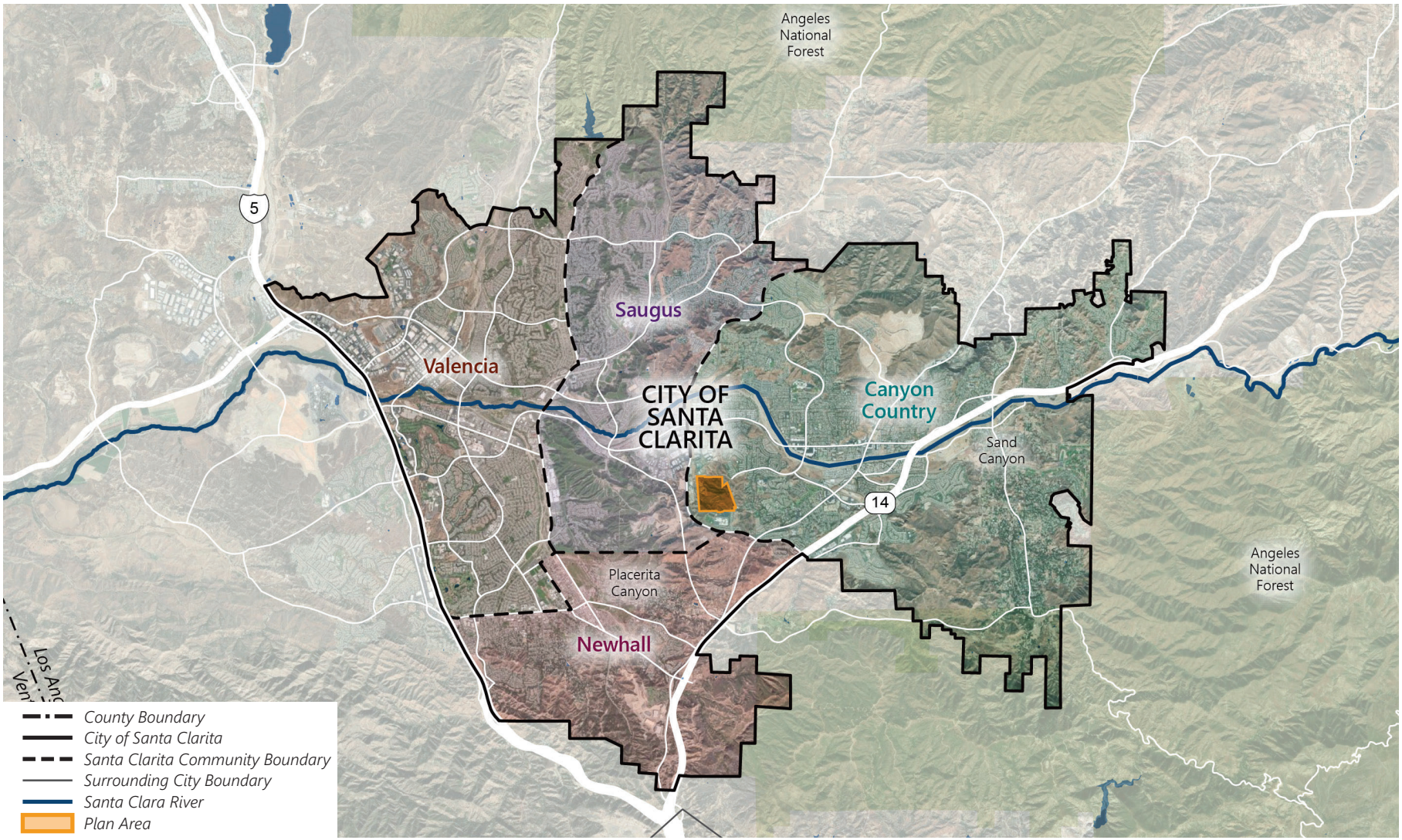
City of Santa Clarita Planning Division
Attn: Jasmine Almora, Associate Planner – Princessa Crossroads Specific Plan Project Draft EIR
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Comments may also be submitted via email to jalmora@santa-clarita.com.

Date: November 6, 2026



Name/Title: Jasmine Almora, Associate Planner
Telephone: (661) 255-4365



Source: SWCA 2026

Vicinity Map

Exhibit 1

Crossroads at Via Princessa Specific Plan Project

Map not to scale

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LEGEND:

- PROJECT BOUNDARY
- RESIDENTIAL (R)
- BUSINESS PARK (BP)
- DEVELOPED OPEN SPACE (OS)
- NATURAL OPEN SPACE (OS)

Source: SWCA 2026

Land Use Plan

Exhibit 2

Crossroads at Via Princessa Specific Plan Project

Map not to scale

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