

Notice of Completion & Environmental Document Transmittal

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: Jasmine Almora, Associate Planner
 Mailing Address: 23920 Valencia Boulevard, Suite 140 Phone: ((661) 255-4365
 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 page 2 under Project Description Section: _____ Twp: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy. #: SR-14 Waterways: 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; Cedar Creek Element; Canyon Springs Element; Skyblue Mesa Element; Dr. J. Michael McGrath Element.

Airports: N/A Railways: Southern Pacific Rail Road Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ 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; TTM, Hillside Development Review; Oak Tree Permit; Ridgeline Alteration Permit

Development Type:

Residential: Units 300 Acres 8.4
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 1.5M Acres 62.5 Employees 2,500 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 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, Wildfir^e

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 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 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 Princesa. The extension of Via Princesa 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 Princesa 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.

Assessor's Parcel Numbers (APN)

- APN 2836-014-050
- APN 2836-014-057
- APN 2836-014-058
- APN 2836-014-061
- APN 2836-018-900
- APN 2836-018-901
- APN 2836-018-902
- APN 2836-018-903
- APN 2836-018-904
- APN 2836-018-905

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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".

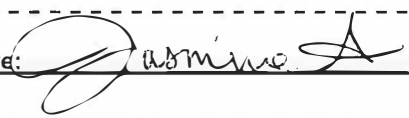
- | | |
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| <u>S</u> Air Resources Board | <u>X</u> Office of Historic Preservation |
| <u> </u> Boating & Waterways, Department of | <u> </u> Office of Public School Construction |
| <u> </u> California Emergency Management Agency | <u> </u> Parks & 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>X</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>X</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 & 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: March 18, 2025 Ending Date: April 16, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Psomas</u>	Applicant: <u>National Technical Systems</u>
Address: <u>5 Hutton Centre, Suite 300</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>	

Signature of Lead Agency Representative:  **Date:** 3/18/2025

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