

Notice of Preparation

Notice of Preparation

To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814 (Address)

From: City of Scotts Valley, Community Development Department
One Civic Center Drive
Scotts Valley, CA 95066 (Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Scotts Valley will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Ms. Michelle Fodge, Senior Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Scotts Valley Enterprise Way Project

Project Applicant, if any: City Ventures

Date March 24, 2015

Signature 

Title Bill Wiseman, Kimley-Horn Associates, for City of Scotts Valley

Telephone 831-316-1430

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066
Phone (831) 440-5630 • Facsimile (831) 438-2793 • www.scottsvalley.org

March 24, 2015

City of Scotts Valley
Community Development Department
One Civic Center Drive
Scotts Valley, CA 95066

**RE: Notice of Preparation of an Environmental Impact Report for the
Scotts Valley Enterprise Way Project**

As the Lead Agency, the City of Scotts Valley will prepare an Environmental Impact Report (EIR) for the Scotts Valley Enterprise Way Project (APN 024-031-17). The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice, on or before April 23, 2015; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

Ms. Michelle Fodge
Senior Planner
City of Scotts Valley
Planning Department
One Civic Center Drive
Scotts Valley, CA 95066
Email: mfodge@scottsvalley.org
Direct: 831-440-5632


Michelle Fodge, AICP

Notice of Preparation of an Environmental Impact Report for the Scotts Valley Enterprise Way Project

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

Project Location

The project site is located in the City of Scotts Valley, adjacent to Highway 17 and the north-bound Santa's Village Road off- and on-ramps. The project site is accessed from Santa's Village Road, also known as Enterprise Way. See [Figure 1: Project Location](#).

Project Background

The project site is currently vacant and was originally approved for a 192,555 sq. ft. commercial office building known as Borland Phase II. Borland International built Phase I (now known as the Enterprise Technology Center) but did not build Phase II and the property was sold in the summer of 2013.

As part of the Borland entitlements, the site was graded and a significant amount of soil was removed from portions of the site to accommodate a partially underground parking structure. As such, the site was significantly disturbed and currently contains non-native grasses. See [Figure 2: Photos of Project Site](#).

Project Description

The proposed project includes the construction a hotel and residential project. The project will consist of the construction of up to a 160 room hotel on two acres, and up to 65 residential townhomes on the remaining 4.8 acres of a 6.8-acre project site. The hotel will be a three- to four-story complex with underground parking. Residential development will consist of townhomes units of approximately 1,800 to 2,000 square feet, in two- to three-story buildings. The site will be accessed from Santa's Village Road. See [Appendix A: Project Applicant Preliminary Site Plan](#).

In addition to certification of a Final EIR, the proposed project will require the following City approvals:

- General Plan Amendment to change the existing land use designation from Research & Development / Planned Development to Service Commercial (hotel site) and High Density Residential (townhouse site)
- Zone Change to change zoning from I-RD/PD to C-S/PD and R-H/PD
- Planned Development
- Land Division
- Use Permit
- Design Review
- Cultural Resource Alteration

Project Alternatives

The EIR will include an evaluation of various alternatives including a no-action alternative. Other alternatives will include an alternative consistent with current zoning (I-RD / PD: Research & Development [Planned Development]) and a reduced density alternative. Additional alternatives will be considered based on comments received on this NOP.

Potential Environmental Impacts of the Proposed Project

The EIR will describe the existing environmental conditions on the project site and will identify the significant environmental impacts anticipated to result from development of the project as proposed. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce significant impacts, as appropriate.

The level of analysis in the EIR for each environmental resource is described below.

Aesthetics

The EIR will discuss the visual setting and any impacts that would potentially occur as a result of the project.

Agriculture

The project site is not used for agricultural purposes so this environmental resource topic will not be addressed in the EIR, apart from a brief analysis under the EIR section “Environmental Resources Considered But Eliminated.”

Air Quality

The EIR will describe the existing air quality conditions in and adjacent to the project site and will evaluate the project’s potential air quality impacts, including short-term air quality impacts associated with construction and consistency with guidelines as defined by the Monterey Bay Unified Air Pollution Control District.

Biological Resources

The project site was previously graded and a significant amount of soil was removed from portions of the project site. These graded areas contain non-native grasses and weeds.

A riparian corridor associated with Carbonera Creek extends along the eastern side of the project site. No disturbance to this riparian corridor is proposed. However, given the fact that the project site is located with the Carbonera Creek riparian corridor, potential impacts to biological resources will be analyzed in the EIR.

Cultural Resources

The EIR will discuss potential impacts to various cultural resource classes (i. e. Native American sites, buildings, potential historical resources) within the project site and will include mitigation measures to reduce potential impacts to a less than significant level.

Geology and Soils

The EIR will discuss the existing geologic and soil conditions, including potential impacts from seismic activity, on the project site, and will discuss the potential for the project to result in impacts to geology and soils on the site.

Greenhouse Gas Emissions

The EIR will examine the potential for the project to result in global climate change impacts due to greenhouse gas emissions.

Hazards and Hazardous Materials

The project site is currently vacant and has been significantly graded on a large portion of the site. Historically, the site was used as a parking lot associated with the operation of Santa's Village amusement park. A Phase I Environmental Assessment (Phase I) will be prepared for the project site. The EIR will summarize the findings of the Phase I and discuss the project's potential to create significant hazards to the public or environment or emit hazardous emissions or handle hazardous materials.

Hydrology and Water Quality

The EIR will discuss the hydrologic and hydraulic conditions on the project site as well as drainage conditions in the project area and the potential for flooding. Potential water quality impacts to Carbonera Creek and conformance with the Scotts Valley Stormwater Technical Guide (2104), as well as applicable Regional Water Quality Control Board requirements, will be addressed.

Land Use and Planning

The EIR will discuss the proposed project's consistency with adopted plans and policies.

Mineral Resources

The project site is not used for any mining or quarrying activity. As such, this environmental resource topic will not be addressed in the EIR, apart from a brief analysis under the EIR section "Environmental Resources Considered But Eliminated."

Noise

The EIR will include a discussion of noise impacts primarily resulting from project construction. The analysis will identify the existing setting and the noise levels associated with construction activities. Post-construction project operations are not expected to increase noise levels beyond what is currently occurring at the site. Conformance to the City of Scotts Valley's noise guidelines will be analyzed.

Population and Housing

The proposed project would result in a relatively small increase in population and housing that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (1994) as well as the Association of Monterey Bay Area Government's 2014 Regional Growth Forecast for the City of Scotts Valley. The EIR will evaluate the proposed project's potential to induce substantial population growth and/or cause the displacement of people or housing.

Public Services and Recreation

Although the proposed project is an in-fill project located within an urban environment, impacts to public services and recreation will be evaluated. The EIR will assess the potential for the project to result in substantial adverse physical impacts to public services (such as fire and police protection services) and the potential for the project to impact public recreation facilities.

Transportation and Traffic

The EIR will describe the existing roadway conditions in and around the site, including the local streets and intersections, and provide an analysis of impacts including those impacts that would occur during construction. This will include potential construction and long-term impacts to local city roadways and Caltrans facilities (i.e. Highway 17) in the immediate surroundings.

Utilities and Service Systems

The Utilities and Service Systems section of the EIR will address water supply, wastewater, electricity, natural gas, and communications. Project-related demand for facilities and services will be estimated and compared against existing capacity and proposed future capacity associated with the proposed project. Anticipated impacts will be assessed based upon a comparison of the increased demand for services and utilities and the ability of the City and other utility districts to accommodate this increased demand.

Cumulative Impacts

The EIR will include a discussion of the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. The analysis will include a discussion of all projects for which applications have been filed. This section will cover all relevant subject areas discussed in the EIR and will specify which of the areas are anticipated to experience significant cumulative impacts.

Other Required Sections

The EIR will also include, as appropriate, other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) References; and 5) EIR Authors. Relevant technical reports will be provided in a technical appendix.

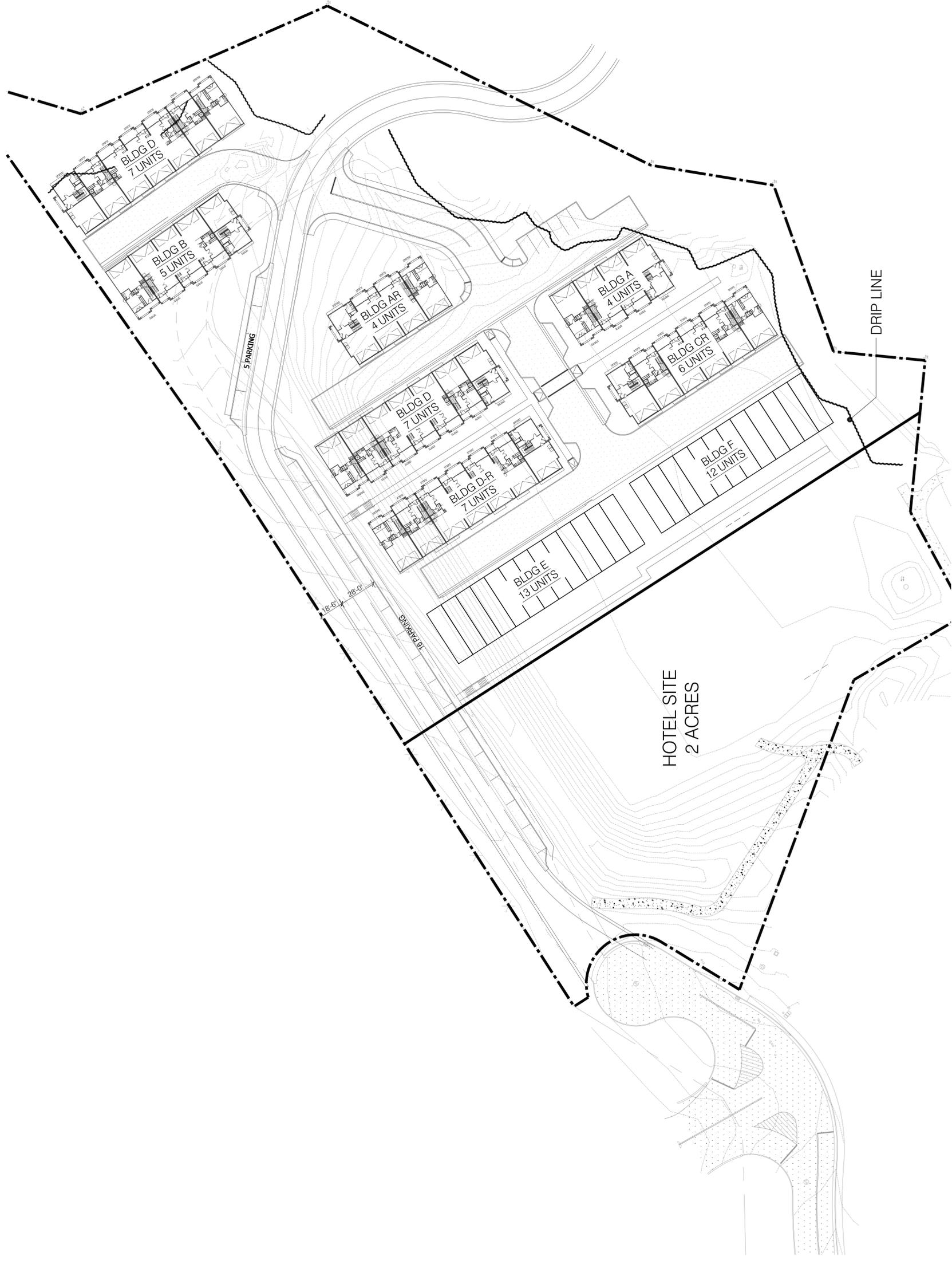
Figure 1: Project Location Map



Figure 2: Photos of Project Site



Appendix A
Project Applicant Preliminary Site Plan



PROJECT SUMMARY
 - 65 UNITS
 - HOTEL SITE (2 ACRES)



ENTERPRISE WAY

CITY VENTURES
 SANTAS VILLAGE ROAD
 SCOTTS VALLEY, CA 95066

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SITE PLAN 65 UNITS

SP

SCALE: 1"=40'-0"
 DATE: 02.18.2015
 PROJECT: 317031



City Ventures