



CITY OF SCOTTS VALLEY

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

Updated Notice of Availability of a Draft EIR for Public Review and Notice of Public Hearings/Meetings on a Proposed Project

Project Title: Enterprise Way (State Clearinghouse # 2015032086)
(120-room hotel and 50 townhouses on a vacant parcel
approximately 6.78-acre in size)

Requested Planning Permits:	Environmental Impact Report	EIR15-001
	General Plan Amendment	GPA15-001
	Zone Change	ZC15-001
	Planned Development & Permits	PD15-001 & PD15-002
	Land Division	LD15-001
	Use Permit	U15-002
	Design Review	DR15-001 & DR16-001

Project Location: No situs (address); parcel is accessed past the existing cul-de-sac of Santa's Village Road, north of Granite Creek Road, Scotts Valley, CA 95066; Assessor Parcel Number: 024-031-17

Description of Project: Consideration of Planning Commission review and recommendation of approval to the City Council of a Draft Environmental Impact Report, General Plan Amendment, Zone Change, Planned Development & Permits, Land Division, Use Permit, and Design Review for construction of a 120-room hotel (approximately 87,000 square feet) on 2.48 acres, and 50 residential townhouses with access roads and related property improvements on approximately 4.30 acres. The hotel would be a four-story complex and operate under a select-service, extended-stay model. The 3-bedroom townhouses would be 3-story buildings of approximately 1,700 square feet in living area plus approximately 500 square of garage space. The proposed projects would be constructed separately.

The application is subject to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Draft EIR has been prepared for the below described project in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 et seq., as amended.

Environmental Effects Analyzed: The Draft EIR identified significant or potentially significant effects associated with: aesthetics, air quality, biological resources, cultural resources, geology & soils, greenhouse gas emissions, hydrology & water quality, land use & planning, noise & vibration, public services, utility & service systems, and transportation & circulation. With the implementation of recommended mitigation measures, all impacts would be reduced to less than significant levels with the exception of transportation & circulation, which would remain significant and unavoidable due to existing traffic conditions.

Lead Agency: City of Scotts Valley

Contact Person: Michelle Fodge, AICP, Senior Planner at
(831) 440-5632 or mfodge@scottsvalley.org

Address where documents may be reviewed: City of Scotts Valley City Hall,
Planning Department, One Civic Center Dr., Scotts Valley, CA 95066, (831) 440-5630,
and on the City's website at http://www.scottsvalley.org/planning/Enterprise_Way.html

Public Review Period: Begins: 8:00 a.m. on Thursday, December 31, 2015
Ends: 5:00 p.m. on Tuesday, February 16, 2016
Written comments should be sent to staff contact above

Public Hearing:	Planning Commission	City Council
Date:	Thursday, March 3, 2016	To be Scheduled
Time:	6:00 p.m.	
Location:	City Council Chambers One Civic Center Drive, Scotts Valley	

The purpose of the public hearing is to receive further public comment on the Draft EIR and the proposed project. The Planning Commission review the documents, hold a public hearing, and make a recommendation to the City Council. Subsequently, a public hearing notice will be sent for the City Council review, tentatively scheduled for Wednesday, March 16, 2016.

Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing.

Please Note: All interested persons are invited to attend the foregoing Public Hearing or send their written comments to City Hall Planning Dept, One Civic Center Drive, Scotts Valley, CA 95066. The above files are available for review in the Planning Department at City Hall, One Civic Center Drive, Scotts Valley Monday-Thursday between the hours of 8:00am-12:00 p.m., or by appointment by calling (831) 440-5630.

Warning Notice: If you challenge the above applications in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice or in written correspondence delivered to the City of Scotts Valley (One Civic Center Drive, Scotts Valley) at, or prior to, the close of hearing. Any challenge in court must be commenced within ninety (90) days of the decision, as required by section 1094.6 of the California Code of Civil Procedure.

Assistance: The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend this meeting and you will require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate in the meeting, please call the City Clerk's office at 440-5602 at least 5 to 7 days in advance of the meeting to make arrangements for assistance. The California State Relay Service (TDD to voice:1-800-735-2929, voice to TDD:1-800-735-2922) provides Telecommunications Devices for the Deaf (TDD) and will provide a link between the TDD caller and users of regular telephone equipment.

By: _____
Michelle Fodge, Senior Planner, on 01/08/2016
Reposted at City Hall, Senior Center, Scotts Valley Branch Library on 01/08/2016
600-foot Radius Notice Mailed on 01/08/2016

Copy: Scotts Valley City Council, Scotts Valley Management Staff, Scotts Valley Unified School District, Scotts Valley Fire Protection District, Scotts Valley Water District