

Notice of Preparation

To: State Clearinghouse
(Agency)
1400 Tenth Street, Suite 212
(Address)
Sacramento, CA 95814

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Agency Name City of Scotts Valley
Street Address One Civic Center Drive
City/State/Zip Scotts Valley, CA 95066
Contact Taylor Bateman

Consulting Firm (If applicable):

Firm Name ESA
Street Address 225 Bush Street, Suite 1700
City/State/Zip San Francisco, CA 94104
Contact Karl Heisler

The City of Scotts Valley will be Lead Agency and will prepare a supplemental 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 may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description and location are contained in the attached materials. An Initial Study 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 Taylor Bateman
at the address shown above. Please include the name of a contact person in your agency.

Project Title: Gateway South Retail Store

Project Location: La Madrona Drive and Silverwood Drive Scotts Valley Santa Cruz
City (nearest) County

Project Description: (brief)

The proposed project would entail the construction of a 155,000-square foot retail store and 517 associated parking spaces in the City of Scotts Valley. The approximately 17.62-acre project site is located on the west side of State Route 17, on La Madrona Drive, generally southwest of the Mt. Hermon Road / La Madrona Drive exit. The proposed project would require an amendment to the *Gateway South Specific Plan* for allowable building coverage.

Date 03/27/08

Signature 

Title Associate Planner

Telephone 831.440.5630
email tbateman@scottsvalley.org

Project Location and Site Description: Scotts Valley is located along State Route (SR) 17 within Santa Cruz County, in the south-central Santa Cruz Mountains. The City is located approximately six miles north of the City of Santa Cruz and 25 miles south of the City of San Jose.

The area surrounding the project site is predominately service commercial, residential, and open space. The project site is bounded on the east by La Madrona Drive, on the north by the Hilton Hotel, on the west by the Monte Fiore community residential uses and to the south by Silverwood Drive. La Madrona Drive is a frontage road along SR 17. Located further to the east is the southbound on-ramp to SR 17, and SR 17 itself. See **Figure 1: Site Location**.

The approximately 17.62-acre project site is an undeveloped meadow of native and non-native grasses that slopes upward to the west. Steeper slopes on the western portion of the site are vegetated with a mature, mixed coniferous forest.

Project Characteristics: The proposed project would construct a 155,000-square foot retail store on the west side of SR 17. The one-story store would be located on the southern portion of the project site at the corner of La Madrona Drive and Silverwood Drive. The front of the store would face the northern portion of the site where patron parking would be provided. The retail footprint would occupy approximately 20 percent of the site. See **Figure 2: Site Plan**.

Vehicle access would be taken from two full-access driveways on La Madrona Drive. Parking for approximately 517 vehicles, including 13 disabled-accessible spaces, would be provided in a two level parking structure on the northern end of the project site. Parking aisles would be constructed parallel to the store entrance to facilitate optimal visibility for pedestrian flow. Sidewalks would be constructed along the project frontage. The primary pedestrian access would be taken from La Madrona Drive. Parking and circulation would occupy approximately 24 percent of the site.

The loading area would be located on the northwestern side of the building, and would not be visible from public roads or the store entrance.

Landscaping would consist of perimeter trees and low lying plantings along the entire project frontage, on the upper level of the garage, and along the project boundary with the Hilton to the north. Landscaping along the project frontage would be terraced in two levels. Landscaping would comprise approximately 16 percent of the site.

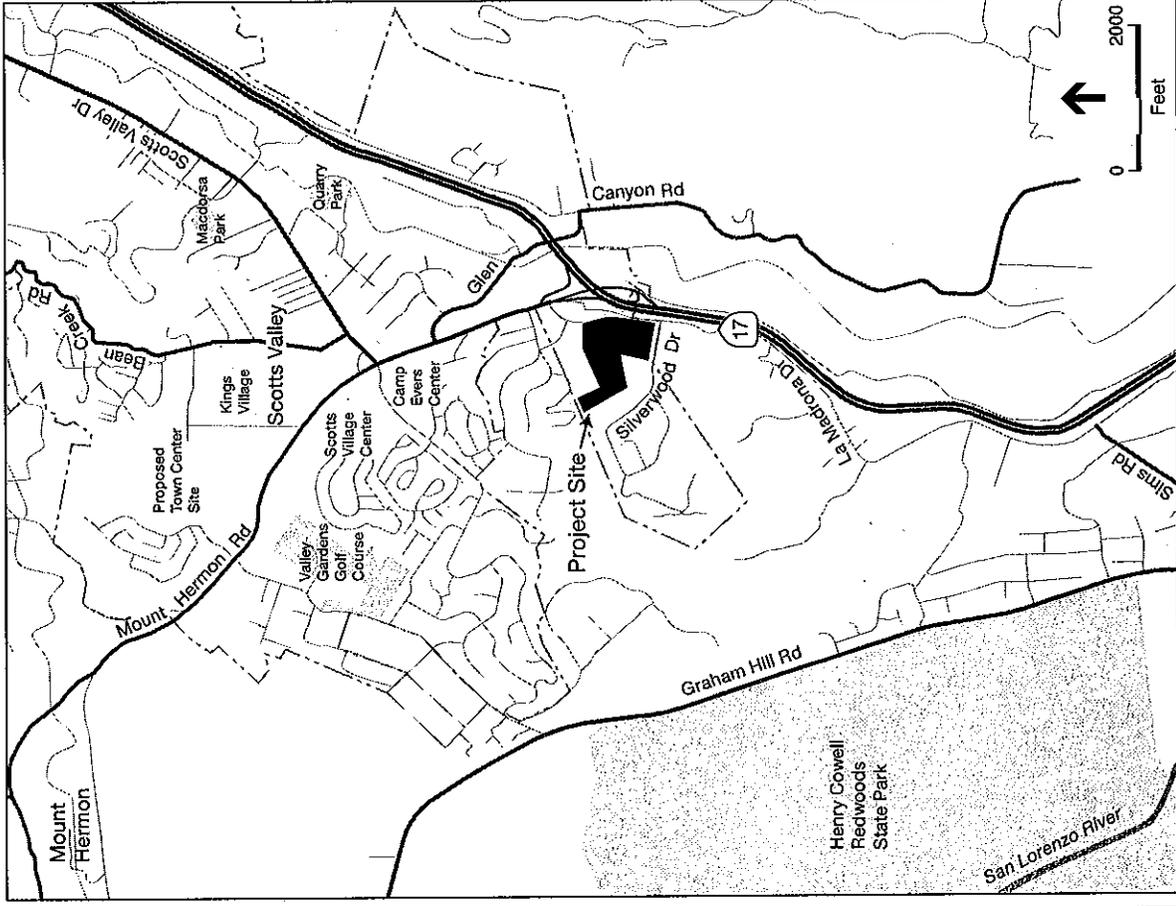
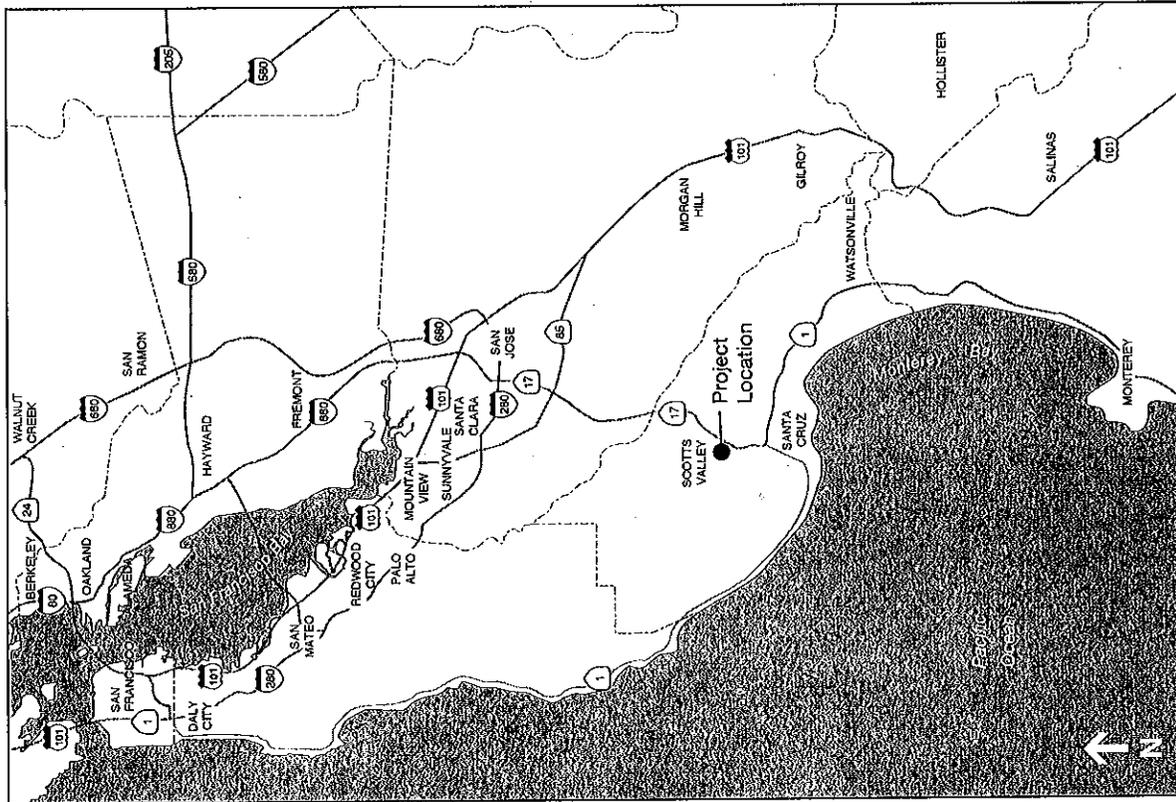
In addition, the project would construct a retaining wall below the 40 percent slope line just to the west of the development to protect the remaining open space, which would constitute approximately 40 percent of the project site. On the west side of the open space, the project would restore native vegetation and plant a new redwood grove.

The proposed project would require an amendment to the *Gateway South Specific Plan* for allowable building coverage.

Probable Environmental Affects to be Discussed in the EIR: Aesthetics, Air Quality, Biology, Economic, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, and Transportation.

Public Review Period: Notice is hereby given that a public meeting will be conducted on Wednesday, April 16, 2008, at or after 4:00 p.m., in the Scotts Valley Council Chambers, One Civic Center Drive, to receive public comment and recommendations on a Supplemental Environmental Impact Report (SEIR) prepared for the proposed Gateway South Retail Store pursuant to the guidelines and procedures of the California Environmental Quality Act. The required 30-day public comment period shall begin on April 1, 2008 and end at 5:00 p.m. on April 30, 2008. All comments regarding the Notice of Preparation must be received by this ending date/time.

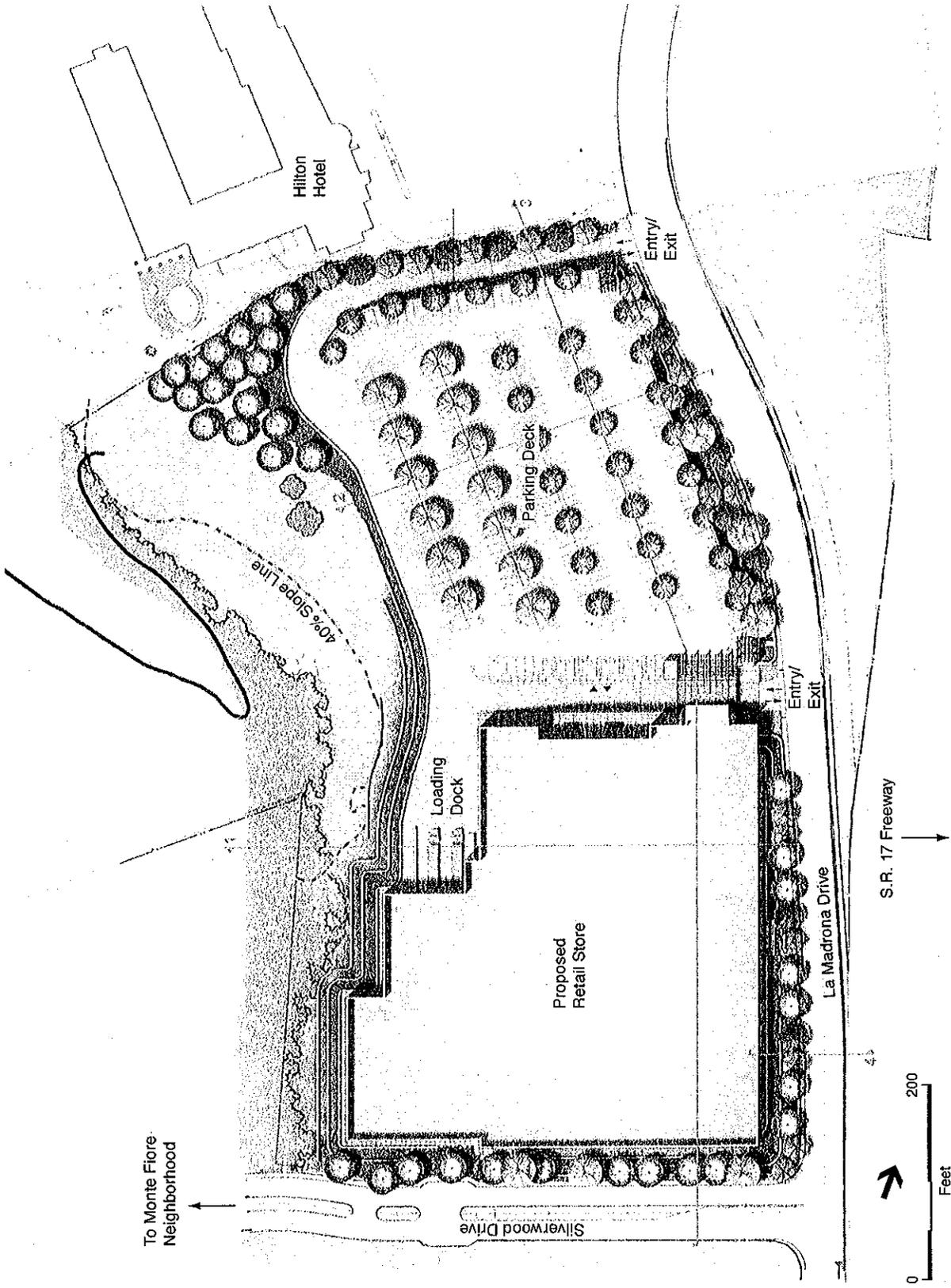
You are encouraged to submit written comments and recommendations. Comments and recommendations may be directed to Taylor Bateman, Associate Planner, City of Scotts Valley, One Civic Center Drive, Scotts Valley, CA 95066, telephone (831) 440-5630, fax (831) 438-2793, or e-mail: tbateman@scottsvalley.org by specifying "Gateway South Retail Store" in the subject line.



Gateway South Retail Store . 207755

Figure 1
Project Location

SOURCE: Thomas Bros. Maps, ESA



Gateway South Retail Store - 207755
Figure 2
 Site Plan

SOURCE: DES Architects & Engineers