

City of Scotts Valley
NOTICE OF AVAILABILITY
of the
Draft SEIR for the
Gateway South Retail Store Project, La Madrona Drive, Scotts Valley, California

To: Public Agencies and Concerned
Citizens/Interested Parties

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

Project Applicant: Title Two Investments

Notice: Notice is hereby given that the City of Scotts Valley (“City”), acting as Lead Agency under the California Environmental Quality Act (CEQA), will receive public comment and recommendations on a Draft Supplemental Environmental Impact Report (SEIR) prepared for the Gateway South retail store project. The review period extends for 45 days beginning September 18, 2009 and ends at 5:00 pm on November 4, 2009. All comments regarding the Draft SEIR must be received by this ending date/time.

Project Location: The 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.

Project Description: The project sponsor, Title Two Investments, proposes to construct a 143,000-square foot retail store and 517 associated parking spaces, including a 57,650 square foot parking deck. The 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, in the City of Scotts Valley in Santa Cruz County. The elevated western portion of the site, which contains mature redwood and native live oak trees, would be retained as open space. The proposed project includes an amendment to the Gateway South Specific Plan to accommodate the proposed building coverage.

Potential Environmental Impacts: Eight significant, unavoidable impacts have been identified related to traffic and transportation. Some potentially significant impacts were identified related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology/water quality, noise, and public services. Each of these non-transportation impacts would be mitigated to a less than significant level if the identified mitigation measures are implemented. The project sponsor has agreed to implementation of the mitigation measures and the Mitigation Monitoring and Reporting Program, therefore, all but the eight significant and unavoidable impacts will be less than significant.

Public Review Period: The public review period for the Draft SEIR extends from September 18, 2009 through November 4, 2009.

Location Where Document Can Be Reviewed: The City has prepared a Draft SEIR for the subject project pursuant to the California Environmental Quality Act. This document is available for review at 1) the Scotts Valley Public Library, 230 Mount Hermon Rd # D, Scotts Valley, CA 95066 2) Scotts Valley, Community Development, One Civic Center Drive, Scotts Valley, CA 95066, and 3) on the City’s website at www.scottsvalley.org/.

Comments on the Draft Supplemental Environmental Impact Report must be received, *in writing*,
by the end of the review period, November 4, 2009, at 5:00 p.m.
Submit comments to Taylor Bateman, Senior Planner, City of Scotts Valley, Community Development Department
One Civic Center Drive, Scotts Valley, California 95066
or tbateman@scottsvalley.org

Phone: (831) 440-5630