



CITY OF SCOTTS VALLEY

SCOTTS VALLEY PLANNING AND BUILDING DEPARTMENT

1 Civic Center Drive • Scotts Valley • California • 95066

Phone (831) 440-5630 • Facsimile (831) 438-2793 • www.scottsvally.org

Notice of Preparation of an Environmental Impact Report (EIR) for the La Madrona Mixed-Use Project

DATE: September 18, 2020

TO: Office of Planning & Research State Clearinghouse and Affected Agencies;
Property Owners within 300 feet of the Project Site, and Interested Parties

FROM: City of Scotts Valley

LEAD AGENCY: City of Scotts Valley
Planning Department
1 Civic Center Drive
Scotts Valley, CA 95066

CONTACT: Paula Bradley, MCP, AICP, Contract Planner
E-mail: pbradley@mbakerintl.com
Phone: (831) 345-5482

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the La
Madrona Mixed-Use Project**

Notice of Preparation

Notice is hereby given that the City of Scotts Valley (Lead Agency) will prepare an Environmental Impact Report (EIR) for the proposed La Madrona Mixed-Use Project (the proposed project). The EIR will address the potential physical and environmental effects of the proposed project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City will use the EIR when considering approval of the proposed project. Responsible Agencies, which are public agencies other than the City of Scotts Valley that have a role in approving or implementing the proposed project, will also need to consider the EIR prepared by the City of Scotts Valley when issuing approvals for the implementation of the proposed project.

The City has prepared this Notice of Preparation (NOP) to provide Responsible Agencies, Trustee Agencies, and other Interested Organizations and Persons with a description of the proposed project and to identify potential environmental effects pursuant to State CEQA requirements.

This NOP and background documents associated with the La Madrona Mixed-Use Project are available for review on the City's Web page:

<http://www.scottsvally.org/242/Current-Projects>

- La Madrona Mixed-Use Project

Scoping Meeting: Due to social distancing requirements as mandated by the County of Santa Cruz and the State of California, a scoping meeting will not be held. However, those persons who would like additional information about the project and scope of the Draft EIR are encouraged to contact the City of Scotts Valley for further information.

The City has not prepared an Initial Study; under CEQA, a Lead Agency (in this case, the City of Scotts Valley) may proceed directly with preparation of the EIR without preparation of an Initial Study if it is clear that an EIR will be required (CEQA Guidelines Section 15060[d]). The City has made such a determination for this proposed project.

Public Review and Comment Period

Further notice is hereby given that the City invites comments on the scope and content of the EIR in response to this NOP. Pursuant to Section 15082 of the State CEQA Guidelines, this NOP will be circulated for a 30-day review period. At a minimum, responses to this NOP should focus on the potentially significant environmental effects that the proposed project may have on the physical environment that should be addressed in the EIR, ways in which those effects might be minimized, and potential alternatives to the proposed project that should be addressed in the EIR. In your response, please include your name, the name of your agency or organization (if applicable), and contact information.

Comments on the NOP may be received in writing by 5:00 p.m. on the 21st day of, October, 2020. Please identify a contact person, and send your response to the contact planner above.

Notice of Preparation of an Environmental Impact Report for the La Madrona Mixed-Use 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 proposed 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 proposed project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the proposed project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the proposed 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 approximately 18-acre project site is located on the northwest corner of La Madrona Drive and Silverwood Drive (APN: 021-141-05). Primary access to the site is provided via Mount Hermon Road. The project site is located adjacent to and west of Highway 17. See **Figure 1: Project Site Location**, below.

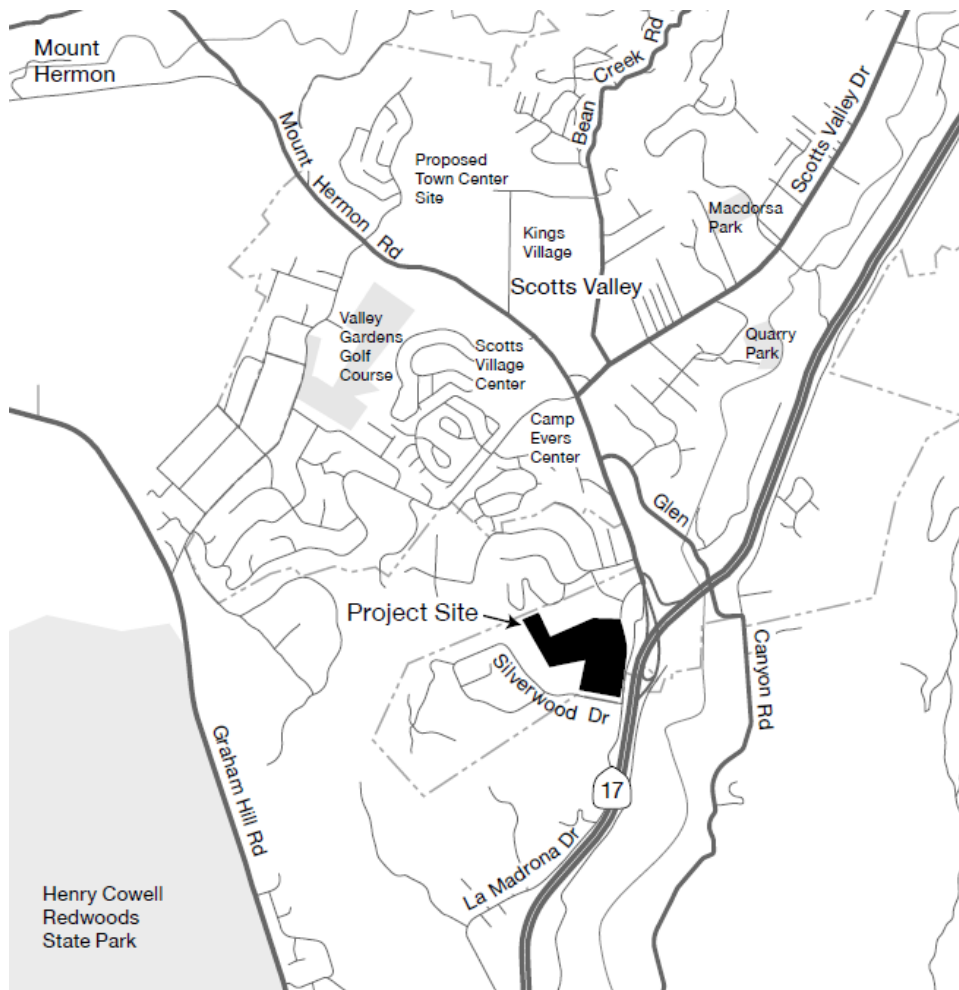


Figure 1: Project Site Location

Project Background

The project site has been the subject of previous development considerations. The Gateway South Specific Plan Final EIR (1995) and the Supplemental EIR Gateway South Office Building and Fire Station (2005) both addressed development on the project site. In 2009 the Gateway South Draft Supplemental EIR analyzed the construction of a 143,000-square foot retail store (Target) and 517 associated parking spaces, including 57,650 square feet of covered parking. In spite of these planning efforts, the project site has remained vacant.

Project Description

As currently proposed, the project includes the development of up to a 180 room four-story hotel, a 6,600 square foot (sf) restaurant (including indoor and outdoor seating), and 184

residential units (110 senior / 74 family) in two, four-story buildings. The project would include 420 parking spaces, consistent with City zoning requirements.

The hotel would be a u-shaped building surrounding an outdoor courtyard and swimming pool. Amenities include meeting rooms, and a spa/fitness facility.

The 110-unit senior residential building is a rectangular-shaped four-story building enclosing a courtyard with amenities that may include: a patio, fire pit, hot tub and cooling pool, outdoor kitchen. The existing heritage-designated Oak and Sequoia trees would be retained and integrated into the courtyard landscaping. Other senior housing amenities would include a spa and exercise facilities, a community room, a computer room, a library and lounge.

The 74-unit family residential would consist of two linear buildings connected by a ground-floor lobby and common space walkway on the upper floors. The buildings would be stepped-down to match the existing sloping topography. Amenities may include an outdoor pool and patio, spa and exercise spaces, a computer room, library room, community room with a kitchen, spa, and exercise facilities.

The 6,600-sf. restaurant would be a one-story building with stone and concrete facades and both indoor and outdoor seating.

Architectural and engineering plans of the proposed project are shown below.

The 18-acre site has a General Plan designation of Open Space (OS) and Commercial Service (C-S). The General Plan designation for the 6.9-acre OS parcel will remain unchanged. Of the 10.8-acres currently designated C-S, 6.6 acres will require a General Plan Amendment and Zone change from Commercial-Service (C-S) to Residential Very High Density (R-VHD). See [Figure 2: Proposed General Plan Amendment / Zone Change](#), below.

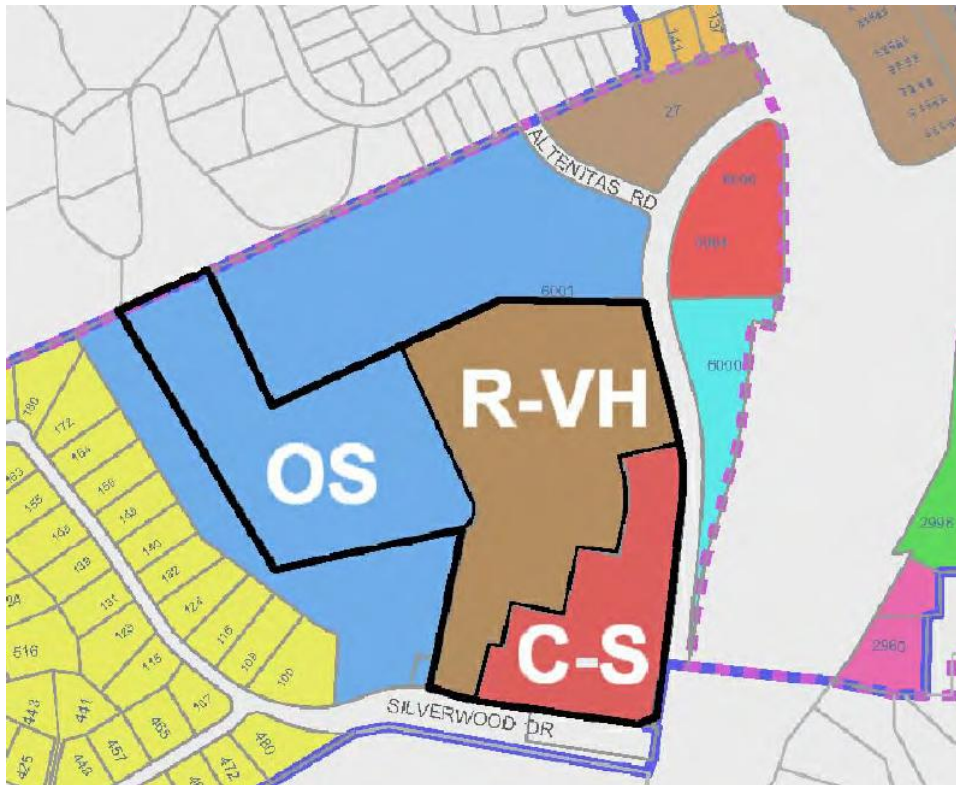


Figure 2: Proposed General Plan Amendment / Zone Change

Required Discretionary City Approvals

Approvals required from the City of Scotts Valley for the proposed project include but are not limited to:

- General Plan Amendment
- Rezoning
- Tentative Subdivision Map
- Design Review Permit
- Certification of the EIR

Other Agency Review and Approvals

Other regional and statewide agencies that may require review of and permits for the proposed project include:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- Regional Water Quality Control Board
- California Department of Fish and Wildlife

- Native American Heritage Commission
- Monterey Bay Unified Air Control District
- Scotts Valley Water District
- Scotts Valley Fire District

Potential Environmental Impacts of the Proposed Project

The project-level EIR will describe the existing environmental conditions in the project area and will identify the significant environmental impacts anticipated to result from future subsequent development associated with the General Plan Amendment and zone change. Where potentially significant environmental impacts are identified, the EIR will 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 proposed project. Potential impacts to aesthetic resources will be addressed including potential effects on the existing visual character or quality of the site and its surroundings and new sources of substantial light or glare which would adversely affect day or nighttime views in the area.

Agriculture

The project site is not used for agricultural purposes, nor is it designated for agricultural uses in the City's General Plan. Thus, 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 air quality impacts that would potentially occur as a result of the proposed project, including short-term air quality impacts associated with construction and consistency with guidelines as defined by the Monterey Bay Air Resources Board. Potential impacts to both construction and long-term air quality will be addressed.

Biological Resources

Existing biotic resources in the project area will be identified through a reconnaissance-level field survey. During the field visits, the dominant vegetation will be identified, including the location of nearby watercourses or ponds, riparian vegetation or other potentially environmentally sensitive areas. The assessment will focus on the identification of any known or potential sensitive biotic resources, including habitats of concern and potential occurrence of

special status species. Impacts to biological resources that would potentially occur as a result of the proposed project will be addressed.

Cultural Resources

The project site is vacant and is identified in the City of Scotts Valley General Plan as being within a High and Moderate Sensitivity Zone for potential archaeological resources. However, the project area has been surveyed by an archaeologist for previous projects (described above) and no cultural resources have been recorded and no recorded historic-period buildings, structures, or objects are located within the project area. Previous records indicate that five cultural resources studies having been conducted in or immediately adjacent to the project area. No prehistoric cultural resources or historic-period archaeological resources have been recorded within the project area.

Based on prior and existing uses, site location, and standard City of Scotts Valley conditions of approval, the project site is not considered sensitive for cultural resources. Therefore, 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.”

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 impacts that would potentially occur as a result of the proposed project.

Greenhouse Gas Emissions

The EIR will examine the potential for the proposed project to result in global climate change impacts due to greenhouse gas emissions. The EIR will evaluate greenhouse gas emission impacts that would potentially occur as a result of the proposed project.

Hazards and Hazardous Materials

The project site is vacant and has no history of uses that would indicate the potential for hazards or hazardous materials. A Phase I Environmental Site Assessment (Environmental Investigation Services Inc., [EIS] March 2018) indicates that the project site was used for grazing from approximately 1953 through 1978, and there was possibly the presence of a small relic orchard in 1953. EIS recommended no further investigation as the likelihood of hazards or hazardous materials was considered to be very low.

Based on findings from the Phase I ESA, and standard City of Scotts Valley conditions of approval, the project site is not considered sensitive for hazards or hazardous materials. Therefore, 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.”

Hydrology and Water Quality

The project area is located within the Scotts Valley Groundwater Basin, which is a J-shaped basin that comprises the alluvial valley that surrounds Highway 17. Carbonera Creek drains the upper northern basin, and an unnamed tributary drains the southern portion.

Previous studies indicate that the project site is located in a potential recharge zone for the Santa Margarita Sandstone aquifer. However, the groundwater at the project site is considered to be perched because of the restrictive granitic bedrock layer of quartz diorite that is beneath the Santa Margarita Sandstone and continuous across the project site. The depth to groundwater was measured at approximately 10.4 feet below ground surface in the spring of 2001 and again in 2008. Thus, based on the confirmed presence of the granitic layer across the project site from site specific data collected from previous geotechnical investigations, the site only provides recharge to the surficial soils and not the underlying water bearing the Santa Margarita Sandstone unit (LFR, 2008).

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 and conformance with the Scotts Valley Stormwater Technical Guide (2014), 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 Scotts Valley General Plan Mineral Resource Zones map indicates that the project site is located within a Mineral Resource Zone-3 (MRZ-3), which is an area where mineral deposits are present, but cannot be evaluated from available data. The only known area of significant mineral deposits in Scotts Valley is located northwest of the project site and is the site of a now closed sand quarry.

Construction and operation of the proposed project would not involve quarrying, mining or extraction of any known regionally or locally important mineral, oil or gas resource, nor would it deplete any nonrenewable mineral resource. Consequently, there would be no impact on mineral resources.

Because the project site is not currently used or planned for any mining or quarrying activity, 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 that would potentially occur primarily resulting from proposed construction and operation. The analysis will identify the existing setting and the noise levels associated with construction activities. Post-construction anticipated development operations are not expected to increase noise levels significantly beyond what is currently occurring within the project area.

Conformance to the City of Scotts Valley's noise guidelines will be analyzed. Noise impacts that would potentially occur as a result of the proposed project will be addressed.

Population and Housing

The proposed project may result in an increase in population and housing that is well within the land use buildout capacity projections identified in the City of Scotts Valley General Plan (1994) as well as the Association of Monterey Bay Area Government's 2018 Regional Growth Forecast for the City of Scotts Valley. Accordingly, the households associated with the proposed project would not induce a substantial increase beyond the City's already projected growth rate. 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."

Public Services and Recreation

Although proposed future development would be located within an existing urban environment, potential impacts to public services and recreation will be evaluated. The EIR will assess the potential for proposed development to result in substantial adverse physical impacts to public services (such as fire and police protection services) and the potential for impacts 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 project-induced impacts, including those mobility impacts (i.e. vehicle, pedestrian, bicycle, transit) that would occur during construction and long-term operation. This will include potential impacts to City roadways and Caltrans facilities (i.e. Highway 17). The traffic impact analysis will include an analysis of both level of service (LOS) and vehicle miles traveled (VMT).

Utilities and Service Systems

This 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 and proposed future capacity. 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 proposed project and impacts that would potentially occur with accommodated future development on the site, 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.

Project Alternatives

The EIR will include an evaluation of various alternatives including a no-action alternative. Additional alternatives will be considered based on comments received on this NOP.

Other Required Sections

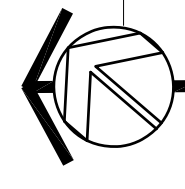
The EIR will also include, as appropriate, other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) References; and 5) EIR Authors. Relevant technical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



PARCELING MAP

SCALE : 1"=160'

A = 6.78 AC (295,288 SF)
B = 6.87 AC (299,345 SF)
C = 4.02 AC (175,921 SF)



SITE PLAN

SCALE : 1"=40'

SITE PLAN

OWNER:

NAME : BRENT LEE
ADDRESS : 1060 S. Third Street - Suite 185
San Jose, CA 95112
TELEPHONE: 408-992-1896
EMAIL : brentlee5070@gmail.com

LA MADRONA
MIXED -USE DEVELOPMENT
LA MADRONA DRIVE
Scotts Valley - California

Date: 7-22-2016

Scale: 1"=40'

Revisions:

8-24-2016

1-10-2017

3-4-2018

9-12-2018

3-10-2020

Sheet No:

A.2

SITE PLAN

LPMD
Architects
1288 Kifer Road, Suite 206
Sunnyvale, CA 94086-0280
Telephone : 408-992-0280
Fax : 408-992-0281