



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

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Notice of Availability of a Draft EIR for Public Review

Notice is hereby given that a Draft Environmental Impact Report (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. The public comment period on the proposed project extends from **October 12, 2021 to November 30, 2021**. A Planning Commission meeting and subsequent City Council hearing on the proposed project will be held at a future date, but has not been scheduled.

PROPOSED PROJECT: Oak Creek Park (State Clearinghouse # 2019110250)

PROJECT LOCATION: The 3.36-acre project site is located at Mount Hermon Road and Glen Canyon Road, in the City of Scotts Valley, and is currently vacant.

PROJECT DESCRIPTION: The project is a mixed-use commercial and residential development on a 3.36-acre site at the intersection of Glen Canyon and Mt. Hermon Road. Project land uses include 24,973 sf. of commercial (e.g. retail and office) eight townhomes, and 44 apartments. The project involves a minor land division, planned development, use permit, General Plan amendment, and zoning change (for Lot 1).

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, utilities & service systems, and transportation. With the implementation of recommended mitigation measures, all impacts would be reduced to less-than-significant levels.

AVAILABILITY OF THE DRAFT EIR: An electronic copy of the Draft EIR and associated technical appendices is available for review and can be downloaded from the City's website at:

<https://www.scottsvally.org/358/Oak-Creek-Park--Mixed-Use-Development>

PROJECT REVIEW AND COMMENT PERIOD: Written comments on the Draft EIR will be accepted during the review period from **October 12, 2021 to November 30, 2021**. Written comments should be submitted to the contact person noted below.

SCHEDULED PUBLIC MEETINGS AND HEARINGS: Future public hearings for this project will be held with both the Planning Commission and City Council, however, no dates have been identified to allow ample time to respond to comments received. The purpose of these public hearings is to review all public comments and ultimately take action on the proposed project. The Planning Commission will consider the project first and make a recommendation to the City Council.

CONTACT: All written comments on the proposed project should be directed to:

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