

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: La Madrona Mixed-Use Project

Lead Agency: City of Scotts Valley, Community Development Department Contact Person: Taylor Bateman
 Mailing Address: One Civic Center Drive Phone: 831-440-5633
 City: Scotts Valley Zip: 95066 County: Santa Cruz

Project Location: County: Santa Cruz City/Nearest Community: Scotts Valley
 Cross Streets: Mt Hermon Rd and CA State Highway 17 Zip Code: 95066

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 18

Assessor's Parcel No.: 021-141-05 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 17 Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 184 Acres 6.6 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 6,600 Acres 4.2 Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: Open Space 6.9 acres Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>GHG Emissions</u>

Present Land Use/Zoning/General Plan Designation:

C-S Commercial, O-S Open Space

Project Description: *(please use a separate page if necessary)*

See Attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 18, 2020 Ending Date October 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn Associates</u>	Applicant: <u>Le Garden House, LLC</u>
Address: <u>824 Bay Avenue, Suite 10</u>	Address: <u>152 N 3rd St Suite 900</u>
City/State/Zip: <u>Capitola CA 95010</u>	City/State/Zip: <u>San Jose CA 95112</u>
Contact: <u>Bill Wiseman</u>	Phone: <u>408-892-1896</u>
Phone: <u>831-316-1430</u>	

Signature of Lead Agency Representative:  Date: September 18, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

La Madrona Mixed-Use Project - 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 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-VH).