



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 **August 30, 2024 to October 14, 2024**. 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: Valley Gardens (State Clearinghouse # 2021090394)

PROJECT LOCATION: The approximately 30-acre site is located at 263 Mount Herman Road (APNs 021-011-34, 021-221-02, 021-231-04, 021-231-07 and 021-231-08) and 475 Lockewood Lane (APN 021-231-02) in Scotts Valley, California. The project site was formerly the Valley Gardens Golf Course.

PROJECT DESCRIPTION: The project is comprised of 196 residential dwelling units. This includes 62 two-story single-family dwellings, 80 attached and detached two, to three story single-family dwellings. 54 multi-family apartments are proposed in two buildings (18 units and 36 units, respectively) on the northeastern corner of the project site.

The project also includes up to three retail buildings near Mt. Hermon Road totaling approximately 8,350 square feet of commercial building space and up to 3,000 square feet of associated outdoor dining areas. The project also includes 4.99 acres of parks, open space, common areas and public trails.

Primary access to the site is from Mount Herman Road and Lockewood Lane via a new local road (Springvale Drive), with parking on one side in some areas. Access to the commercial uses are from Springvale Drive. Internal access to the residential units are from secondary local roads and a series of cul-de-sacs and alleys. A separated multi-use pedestrian/bicycle trail will be constructed, generally adjacent to Springvale Drive.

Incorporating a variety of unit sizes and floor plans, the architecture of the project will reflect a “farmhouse” theme incorporating sloped roof and stucco and wood siding, with wood accents such as horizontal siding, board and batten, and wood posts and railings. The commercial component of the project will have a similar architectural theme complimenting the residential designs.

In addition to certification of a Final EIR, the project requires the following City approvals:

- **General Plan Amendment** to change the boundaries of the existing Open Space (OS) and Commercial Service (C-S) land use designations and create three new land use designations: 1) Residential - Medium High (R-MH) and 2) Residential – Very-High (R-VH), and 3) Public / Quasi Public (P).
- **Re-Zone** to change the boundaries of the existing Open Space (OS) and Commercial Service (C-S) designations and add three new designations: 1) R-M-6 Medium High Residential, 2) R-VH Very-High Residential, and 3) P Public / Quasi Public.
- **Planned Development** in conjunction with the Zone Change request to allow for the approval of a general development plan incorporating alternative development standards.
- **Vesting Tentative Tract Map** for the subdivision of land for residential, commercial and common areas.
- **Development Agreement** to address community entitlements, affordable housing, parks and recreation facilities, etc.
- **Use Permits.**
- **Design Review** to evaluate the site design and architecture.
- **Planned Sign Program** to evaluate the proposed signs.

ENVIRONMENTAL EFFECTS ANALYZED: The Draft EIR identified significant or potentially significant effects associated with aesthetics, air quality, biological resources, cultural & tribal 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.gov/416/Valley-Gardens-Planned-Development>

PROJECT REVIEW AND COMMENT PERIOD: Written comments on the Draft EIR will be accepted during the review period from **August 30, 2024 to October 14, 2024**. 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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