



# CITY OF SCOTTS VALLEY

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## PLANNING DEPARTMENT

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## Notice of Availability of a Draft EIR for Public Review

Notice is hereby given that a Programmatic 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 7, 2023, to September 21, 2023**. A Planning Commission meeting and subsequent City Council hearing on the proposed project will be held at a future date, which has not been scheduled.

**PROPOSED PROJECT:** **Scotts Valley General Plan** (State Clearinghouse # 2020070330)

**PROJECT LOCATION:** The City limits and Planning Area of the City of Scotts Valley.

**PROJECT DESCRIPTION:** The proposed project is an update to the City's 1994 General Plan. The Scotts Valley General Plan (SVGP) is the City's fundamental governance document that guides decision making, actions, programs, and crafting of more specific policies. It embodies community values and sets general direction for achieving broader visions identified in this document. The topics it addresses are wide-ranging, influencing many aspects of Scotts Valley.

It establishes goals, policies, and actions that will guide future land use and environmental protection decisions in Scotts Valley over the next 20 years. This chapter provides an overview of the purpose and contents of the SVGP, as well as a description of general plan update process.

The SVGP is organized according to four main categories. These categories and their respective general plan element(s) are shown below.

	General Plan Category	General Plan Element(s)
	Built Environment	Land Use Economic Development Housing
	Mobility	Mobility
	Natural Environment	Open Space & Conservation Environmental Review <sup>1</sup>
	Community	Community Services & Facilities Public Safety & Noise

Each element, within the four categories, contains a brief background section, following by a set of goals, policies and actions. Figures referenced in the text of each element appear at the end of each element.

The following provides a description of goals, policies, and actions and explains the relationship between them:

- A **goal** is a description of the general desired result that the City seeks to create through the implementation of its General Plan. They are general statements of aspiration or intent to achieve an endpoint and may be attainable.
- A **policy** is a specific statement that regulates activities in the City, guides decision-making, and directs on-going efforts as the City works to achieve a goal. A policy is on-going and requires no further implementation. The General Plan’s policies set out the standards that will be used by City staff, the Planning Commission, and City Council in their review of land development projects and in decision-making about City actions.
- An **action** is a measure, procedure, or technique intended to help reach a specified goal or policy. The City must take additional steps to implement each action in the General Plan. An action is not on-going, but rather something that can and will be completed. Taken together, the actions in this General Plan constitute a “to-do list” for the City of Scotts Valley.

There are no specific development plans associated with the proposed project. It is assumed that any such plans would be submitted subsequently as part of future project entitlements and

that subsequent project-specific environmental review would “tier off” this EIR.

**ENVIRONMENTAL EFFECTS ANALYZED:** This EIR focuses on the resource areas/issues germane to updating the General Plan. It evaluates potentially significant environmental impacts of the project and evaluates whether there are feasible mitigation measures that may lessen or avoid such impacts. As the project does not include any specific construction or development, but rather the potential for land use changes or development to be constructed in the future, the impact analysis is programmatic and cumulative in nature. This EIR also identifies and evaluates alternatives to the updated General Plan. This EIR evaluates potentially significant environmental effects related to the following environmental issues:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources & Tribal Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services & Recreation
- Transportation
- Utilities & Service Systems
- Wildfire

As part of the Notice of Preparation (7/16/20), the following environmental resources were determined to not pose significant impacts, as described below in Effects Not Found to be Significant:

- Agricultural & Forestry Resources
- Energy
- Mineral Resources

This environmental review chapter, in combination with several other elements of the General Plan document, serves as the Draft Environmental Impact Report (DEIR) for the project and provide the environmental information, analysis and primary CEQA documentation necessary to adequately consider the effects of the General Plan. The City of Scotts Valley, as Lead Agency,

has approval authority and responsibility for considering the environmental effects of the whole of the project.

CEQA allows the Lead Agency to integrate the EIR as a chapter of the General Plan, as described in Section 15166 EIR – As Part of a General Plan, which states:

(a) The requirements for preparing an EIR on a local general plan, element, or amendment thereof will be satisfied by using the general plan, or element document, as the EIR and no separate EIR will be required, if:

- (1) The general plan addresses all the points required to be in an EIR by Article 9 of these Guidelines, and
- (2) The document contains a special section or a cover sheet identifying where the general plan document addresses each of the points required.<sup>1</sup>

(b) Where an EIR rather than a Negative Declaration has been prepared for a general plan, element, or amendment thereto, the EIR shall be forwarded to the State Clearinghouse for review. The requirement shall apply regardless of whether the EIR is prepared as a separate document or as a part of the general plan or element document.

With the implementation of recommended mitigation measures, all impacts would be reduced to less-than-significant levels with the exception of air quality (cumulatively considerable net increase in criteria pollutants) and transportation (exceedance of VMT thresholds), which would remain significant and unavoidable associated with future cumulative conditions.

**AVAILABILITY OF THE DRAFT EIR:** A copy of the Draft EIR and associated technical appendices is available for review by appointment at the City of Scotts Valley Planning Department at One Civic Center Drive in the City of Scotts Valley. Electronic copies of the Draft EIR can be downloaded from the City’s website at:

<http://www.scottsvalleygeneralplan.com/theupdate.html>

**PROJECT REVIEW AND COMMENT PERIOD:** Written comments on the Draft EIR will be accepted during the review period from **August 7, 2023, to September 21, 2023**. 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

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<sup>1</sup> Article 9 Contents of the EIRs requires inclusion of sections 15122 through 15131. These section are included in [Chapter 8: Environmental Review](#) of the GP with the exception of section 15125 Environmental Setting which is included in the Background and Context of each respective Element.

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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