April 24, 2015

Ms. Michelle Fodge  
City of Scotts Valley  
One Civic Center Drive  
Scotts Valley, CA  95066  

Dear Ms. Fodge:  

COMMENTS ON THE NOTICE OF PREPARATION (NOP) FOR THE SCOTTS VALLEY ENTERPRISE WAY PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)  

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the above referenced project and offers the following comments. 

1. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development.  

2. Please be aware that the California Environmental Quality Act (CEQA) (Section 15125. Environmental Setting) provides that, "(a) An EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to an understanding of the significant effects of the proposed project and its alternatives."  

3. Highway 17 currently operates at Level of Service (LOS) F. Because the Department is responsible for the safety, operations, and maintenance of the State transportation system, our LOS standards should be used to determine the significance of the project’s impact. We endeavor to maintain a target LOS at the transition between LOS C and LOS D on all State transportation facilities. In cases where a State facility is already operating at an unacceptable LOS, any additional trips should be considered a significant cumulative traffic impact, and should be mitigated accordingly. The TIS should also be based on recent traffic volumes less than two years old. Counts older than two years cannot be used.  

"Caltrans improves mobility across California"
4. To ensure that future traffic impacts of any new development along Highway 17 are properly evaluated (both cumulative and project specific), we recommend that the TIS be prepared in accordance with the Caltrans "Guide for the Preparation of Traffic Impact Studies." A copy of the guide is available at: [http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf). An alternative methodology that produces technically comparable results can also be used.

5. In addition, any work proposed to be completed within the State’s right-of-way will require an encroachment permit from Caltrans, and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for obtaining the encroachment permit are issued at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditions and requirements. We therefore recommend that you begin early consultation with our Permits Office and forward any applicable plans or project related documents to them for review and approval. For more information regarding the encroachment permit process, please visit the Department’s Website at [http://www.dot.ca.gov/hq/traffops/developserv/permits/](http://www.dot.ca.gov/hq/traffops/developserv/permits/).

Thank you for the opportunity to review the NOP and provide comments. If you have any questions, or need further clarification on the items discussed above please contact me at (805) 549-3099 or e-mail Jennifer.calate@dot.ca.gov.

Sincerely,

JENNIFER CALATÉ
Associate Transportation Planner
District 5 Development Review Coordinator
April 21, 2015

Michelle Fodge
Senior Planner
City of Scotts Valley
Planning Department
One Civic Center Drive
Scotts Valley, CA 95066

Subject: Comments on Scotts Valley Enterprise Way Project Notice of Preparation

Dear Ms. Fodge:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has the following comments.

- Please refer to the Air District’s CEQA Guidelines when evaluating potential air quality impacts of the project. The Air District’s guidelines can be downloaded here: [http://mbuapcd.org/programs-resources/planning/ceqa/](http://mbuapcd.org/programs-resources/planning/ceqa/).

- The Air District recommends using the CalEEMod model for estimating construction and operation emissions from the proposed project. This model can be downloaded from [www.caleemod.com](http://www.caleemod.com).

- The project may have potentially significant air quality and greenhouse gas impacts. Therefore, the Air District recommends implementing design measures to minimize impacts such as the following:
  - Do not allow wood burning fireplaces or wood stoves in the hotel or townhomes.
  - Increase the building energy efficiency beyond Title 24 requirements.
  - Install solar panels on the hotel and on the townhomes.
  - Install electric vehicle charging stations accessible to hotel guests and homeowners.

Please contact me at (831) 647-9418 ext. 227 or aclymo@mbuapcd.org if you have additional questions.

Sincerely,

Amy Clymo
Supervising Air Quality Planner
Bill,

Last week, Melissa Farinha, Environmental Scientist - Santa Cruz County, with the California Department of Fish and Wildlife, called and provided the following verbal comments/concerns that the EIR should address:

1. Evaluate impacts from the new draw and demand on the Bean Creek Watershed;
2. Evaluate impacts to existing surface flow creeks, and groundwater wells located below Bean Creek and Carbonera Creek Watersheds;
3. Require guards on tops and sides of light fixtures to shield habitats along Carbonera Creek from night light; see attached email with info; and,
4. Maintain wildlife connectivity; site is located in a mapped area of wildlife passage.

Michelle Fodge, AICP
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