

**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

<b>SCH #</b>
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**Project Title:** 375 Technology Drive Hotel Project

Lead Agency: City of Watsonville Contact Person: Matt Orbach  
 Mailing Address: 250 Main Street Phone: 831-768-3075  
 City: Watsonville Zip: 95076 County: Santa Cruz

**Project Location:** County: Santa Cruz City/Nearest Community: Watsonville  
 Cross Streets: Westgate Drive, Anna Street Zip Code: 95076

Longitude/Latitude (degrees, minutes and seconds): 36 ° 55 ' 24.67 " N / 121 ° 47 ' 32.28 " W Total Acres: 1.1  
 Assessor's Parcel No.: 015-101-67 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 1, 125, 152 Waterways: Harkin, West Branch Struve, Struve, Gallighan, Hansen, and Watsonville Sloughs  
 Airports: Watsonville Railways: St.Paul and Pacific Railroad/Union Pacific Schools: See Attachment

**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 \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: Hotel, 95 rooms

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Vacant/Industrial Park/Industrial

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

The project site is a vacant, approximately 1.1-acre parcel located at 375 Technology Drive (APN: 015-101-67) near Westgate Drive and Highway 1 in the western portion of the City. The project includes construction of a 72,348-square foot, five-story, 70-foot-tall Holiday Inn Express hotel containing 95 rooms. The project includes surface parking for 50 spaces at the rear (south side) of the site and 50 parking spaces located underneath the building, both of which will utilize mechanical stacking devices. The project includes landscaping along the Technology Drive frontage area, with the driveway entrance located in the northwestern corner of the site, and a frontage sidewalk along Technology Drive to connect existing sidewalks to the east and west of the site. The project also includes a request to amend the Watsonville Municipal Code Section 14-16.505(c) - "Other Requirements" to include a 75-foot maximum height limit for hotel uses. A variance is also being requested for the front building setbacks.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input 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 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 # <u>3</u>                 |
| <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 # <u>3</u>    | <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 type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date March 23, 2026 Ending Date April 22, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>Prakash Patel</u>
Address: <u>2055 Junction Ave, Suite 205</u>	Address: <u>P.O. BOX 14395</u>
City/State/Zip: <u>San Jose, CA 95131</u>	City/State/Zip: <u>SAN JOSE, CA 95160</u>
Contact: <u>Christina Lau</u>	Phone: <u>669-333-1880</u>
Phone: <u>50-327-0429 ext. 5530</u>	

Signature of Lead Agency Representative:  Date: 03/20/26

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

**Notice of Completion Attachment**

**City of Watsonville**

**375 Technology Drive Hotel Project**

Schools: Rolling Hills Middle School, Duncan Holbert Elementary School, Pajaro Valley High School, Freedom Elementary School, Green Valley Christian School, Calabazas Elementary School, Starlight Elementary School, Cesar Chavez Middle School, Landmark Elementary School, New School Senior High School.