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CITY OF WATSONVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
250 MAIN STREET • WATSONVILLE, CA 95076
TELEPHONE: (831) 768-3050 • www.cityofwatsonville.org

RECEIVED
CLERK OF THE BOARD
MAR 23 2026
BOARD OF SUPERVISORS
COUNTY OF SANTA CRUZ

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
375 TECHNOLOGY DRIVE HOTEL
PROJECT**

NOTICE IS HEREBY GIVEN that the City of Watsonville (the City) has prepared an Initial Study to evaluate the environmental impacts of the proposed 375 Technology Drive Hotel Project, described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

FROM: City of Watsonville, Community Development Department
250 Main Street
Watsonville, CA 95076
Contact: Matt Orbach, Assistant Community Development Director
(831) 768-3075 or matt.orbach@watsonville.gov

PUBLIC REVIEW PERIOD: The Initial Study and Proposed Mitigated Negative Declaration are available for public review at the following locations:

- Watsonville Public Library, 275 Main St., Suite 100, Watsonville, CA 95076
- Online under "Planning Documents → Projects → 375 Technology Drive – Hotel Project at the link below:
 - <https://www.watsonville.gov/DocumentCenter/Index/157>

The Initial Study and proposed Mitigated Negative Declaration are available for a 30-day review period beginning **Monday, March 23, 2026, and ending Wednesday, April 22, 2026**. Comments on the Initial Study and proposed Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by mail, fax or email to:

City of Watsonville
Attn: Matt Orbach, Assistant CDD Director
250 Main Street
Watsonville, CA 95076
E-mail: matt.orbach@watsonville.gov

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 3/23 2026
AND ENDING 4/28 2026

PUBLIC MEETINGS: Meetings at which actions will be undertaken are listed below. The Watsonville City Council is the decision-making body responsible for adopting the proposed Mitigated Negative Declaration and approving the proposed project. The Watsonville Planning Commission will make a recommendation to the City Council on the proposed Mitigated Negative Declaration and the proposed project.

Planning Commission
Tuesday, July 13, 2026, 6:00 PM
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Please note that agendas are subject to change. Please contact the Community Development Department at (831) 768-3050 or the City's website at:

<https://www.cityofwatsonville.org/195/Planning-Commission> to confirm the hearing dates.

LOCATION OF PROJECT:

375 Technology Drive. Assessor's Parcel Number (APN): 015-101-67

SUMMARY PROJECT DESCRIPTION: 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 ground floor of the building includes an elevator, lobby, fitness room, laundry area, and indoor swimming pool. The first level of the building contains two meeting spaces, a lifestyle lounge, a breakfast area, a business center, a check-in area, and 14 guest suites. Levels 2 through 4 contain 27 rooms each (71 total units), for a total of 95 rooms for the building. 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 yard setbacks.

Please contact Matt Orbach, Assistant Community Development Director, at matt.orbach@watsonville.gov or 831-768-3075 if you have questions regarding this notice.