CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

1 Civic Center Drive, Scotts Valley, CA 95066
Phone: 831.440.5630 | Fax: 831.438.2793
planningdepartment@scottsvalley.gov
https://www.scottsvalley.gov

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 project extends from **October 10, 2025, to November 24, 2025**. 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: 2025 Scotts Valley Town Center Specific Plan (State Clearinghouse #2025050499)

PROJECT LOCATION: The Scotts Valley Town Center Specific Plan area (Plan area) consists of approximately 58 acres within the City of Scotts Valley, including approximately 12.4 acres of vacant land centrally located in the core of the Plan area that was formally part of the Skypark Airport. The Plan Area also includes a southeast portion of Skypark, which is now a public park and open space. The Plan area is roughly bound by Blue Bonnet Lane and Kings Village Road to the north, an existing residential neighborhood (Hidden Oaks Condominiums) to the east, Mt. Hermon Road to the south, Skypark Drive to the west, and Skypark to the northwest.

PROJECT DESCRIPTION: The purpose of the Plan is to create a vision, policies, and objective standards to guide new development within the Plan area in a way that supports existing and new businesses, residents, and the overall community. The Plan would manage and direct changes in development patterns within the Plan area through 2045 and guide present and future land uses, development intensity and scale, urban design, economic development, circulation management and mobility, infrastructure and public services, and community benefits.

The project will allow for up to 657 residential units (consistent with the City's Housing Element), up to 82,000 square feet of commercial uses, and up to 35,000 square feet of public/civic uses. The project will include adoption of amendments to the City's General Plan and Zoning Ordinance, changing certain existing land use designations in the Plan area, creating new zoning districts, and updating existing or establishing new development standards to replace some of the current zoning provisions applicable to the Plan area.

ENVIRONMENTAL EFFECTS ANALYZED: The draft EIR identified significant or potentially significant effects associated with air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, greenhouse gas emissions, and noise and vibration, and transportation.

Government Code Section 65962.5: There are eight sites within the Plan area that are on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Availability of the Draft EIR: Copies of the Draft EIR will be available for review beginning on October 10, 2025, at the following locations:

- City of Scotts Valley, Planning Department, 1 Civic Center Drive, Scotts Valley, CA 95066, 831.440.5630, during normal business hours, Tuesday and Thursday 8:00 a.m. to 12:00 p.m.
- Scotts Valley Branch Library, 251 Kings Village Road, Scotts Valley
- City of Scotts Valley website: https://www.scottsvalley.gov/525/The-Town-Center

PROJECT REVIEW AND COMMENT PERIOD: Written comments for this EIR will be accepted during the review period from October 10, 2025, to November 24, 2025. Written comments should be submitted to the contact person noted below.

CONTACT: All written comments on the proposed project should be directed to:

City of Scotts Valley Planning Department
Attention: Taylor Bateman
1 Civic Center Drive, Scotts Valley, CA 95066
Email: planningdepartment@scottsvalley.gov

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. 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.