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

SCH # 2025050499

Project Title: 2025 Scotts Valley Town Center Specific Plan

Lead Agency: City of Scotts Valley | Contact Person: Taylor Bateman
Mailing Address: 1 Civic Center Drive | Phone: 831-440-5630
City: Scotts Valley | Zip: 95066 | County: Santa Cruz County

Project Location: County: Santa Cruz County | City/Nearest Community: Scotts Valley
Cross Streets: Roughly bound by Blue Bonnet Lane and Kings Village Road to the north, Mt. Hermon Road to the south, Skypark Drive to the west. | Zip Code: 95066
Longitude/Latitude (degrees, minutes and seconds): 37 ° 02 ' 55.14 " N / 122 ° 01 ' 47.76 " W | Total Acres: 58
Assessor's Parcel No.: Multiple | Section: | Twp.: 10S | Range: 2W | Base:
Within 2 Miles: State Hwy #: 17 | Waterways: Multiple, closest are Bean Creek and Carbonera Creek Granite Creek Ferndel Creek, Eagle Creek
Airports: N/A | Railways: N/A | Schools: Closest are Scotts Valley Middle, Pacific Sands

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 657 Acres 58
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
■ Commercial: Sq.ft. 82,000 Acres 1.9 Employees 164 ☐ Mineral
☐ Industrial: Sq.ft. Type MW
☐ Educational: Mining: Acres Employees ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type Power: MGD ■ Other: 35,000 sqft public/civic

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: GHG

Present Land Use/Zoning/General Plan Designation:

Service (C-S), Shopping Center (C-SC), Public/Quasi Public (P), and Very High Residential (R-VH)

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

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.

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**".

X	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
X	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 5	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 3
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 3	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: _____
X	Housing & Community Development	____	Other: _____
X	Native American Heritage Commission		

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

Starting Date October 10, 2025 Ending Date November 24, 2025

Lead Agency (Complete if applicable):

Consulting Firm: David J. Powers & Associates
Address: 1871 The Alameda, Suite 200
City/State/Zip: San Jose, CA 95126
Contact: Desiree Dei Rossi
Phone: 510.902.5850

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: Taylor Bateman **Date:** 10/7/25

Taylor Bateman 10/7/25

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