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: Scotts Valley Town Center Specific Plan Update

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: Bean Creek, Carbonera Creek, Granite Creek, Ferndell Creek, Eagle Creek
Airports: N/A | Railways: N/A | Schools: Closest are Scotts Valley Middle, Pacific Sands

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec Other: Response to Comments
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

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

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☒ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ 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 December 5, 2025 Ending Date December 15, 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: 510.902.5853

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

Signature of Lead Agency Representative: Taylor Bateman **Date:** 12.3.25

12.3.25

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