

016-25 NOD

## Notice of Determination

44-12182025-191

## Appendix D

## To:

Office of Planning and Research  
 U.S. Mail: Street Address:  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Santa Cruz  
 Address: 701 Ocean Street, Room 520  
 Santa Cruz, CA 95060

## From:

Public Agency: City of Scotts Valley  
 Address: 1 Civic Center Drive  
 Scotts Valley, CA 95066  
 Contact: Taylor Bateman  
 Phone: 831-440-5630

Lead Agency (if different from above):	RECEIVED CLERK OF THE BOARD
Address:	DEC 18 2025
Contact:	BOARD OF SUPERVISORS
Phone:	COUNTY OF SANTA CRUZ

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2025050499

Project Title: 2025 Scotts Valley Town Center Specific Plan Update

Project Applicant: City of Scotts Valley

Project Location (include county): Southwestern portion of Scotts Valley (58 acres in Santa Cruz County)

## 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.

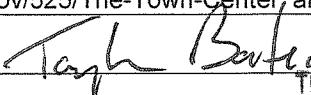
This is to advise that the City of Scotts Valley has approved the above  
 ( Lead Agency or  Responsible Agency)

described project on 12/17/25 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.scottsvalley.gov/525/The-Town-Center>, and 251 Kings Village Road, Scotts Valley

Signature (Public Agency):  Title: Community Development Director

THIS NOTICE HAS BEEN POSTED AT THE CLERK

Date: December 18, 2025 Date Received for filing at QPR:

OF THE BOARD OF SUPERVISORS OFFICE FOR A

PERIOD COMMENCING 12/18/2025

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

AND ENDING 01/23/2026 Revised 2011