

Notice of Determination

016-25 NOD
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

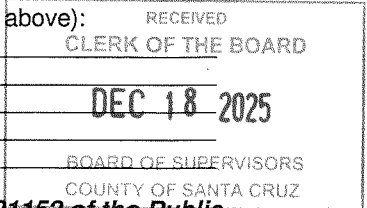
County Clerk
County of: Santa Cruz
Address: 701 Ocean Street, Room 520
Santa Cruz, CA 95060

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):

Address:
Contact:
Phone:



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 (input checked) Lead Agency or (input unchecked) Responsible Agency

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

- 1. The project [input checked] will [input unchecked] will not have a significant effect on the environment.
2. [input checked] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [input unchecked] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [input checked] were [input unchecked] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [input checked] was [input unchecked] was not adopted for this project.
5. A statement of Overriding Considerations [input checked] was [input unchecked] was not adopted for this project.
6. Findings [input checked] were [input unchecked] 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.scottsvally.gov/525/The-Town-Center, and 251 Kings Village Road, Scotts Valley

Signature (Public Agency): Taylor Bateman Title: Community Development Director

Date: December 18, 2025 Date Received for filing at ORR: THIS NOTICE HAS BEEN POSTED AT THE CLERK 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