



PUBLIC HEARING NOTICE

REGULAR MEETING OF THE SCOTTS VALLEY CITY COUNCIL

TIME/DATE: Wednesday, December 17, 2025, at 6:30 PM

PLACE: City Council Chambers, City Hall
1 Civic Center Drive
Scotts Valley, CA 95066
Zoom Video Conference
<https://us02web.zoom.us/j/83295730901>

SUBJECT: Consideration of the Planning Commission's recommendation regarding certification of the Final Environmental Impact Report (EIR) for the 2025 Scotts Valley Town Center Specific Plan (Plan) and adoption of the Plan.

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, 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.

AVAILABILITY OF PROJECT DOCUMENTS: Copies of the Draft Environmental Impact Report and Draft 2025 Town Center Specific Plan are available for review on the City of Scotts Valley website: <https://www.scotts-valley.gov/525/The-Town-Center>. The Final EIR will be published by December 4, 2025 and available on the City's website noted above.

PUBLIC PARTICIPATION: The meeting will be available in person and on Zoom. For those wishing to participate via Zoom you can join from a PC, Mac, iPad, iPhone or Android device by following the link posted on the Planning Commission Agenda at the City of Scotts Valley On-Line Agenda Center: <https://www.scottsvalley.gov/129/Agendas-Minutes>. The full agenda and associated staff reports will be available on the Friday before the meeting date.

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

WARNING NOTICE:

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice or in written correspondence delivered to the City of Scotts Valley (1 Civic Center Drive, Scotts Valley) at, or prior to, the close of the public review period.

All interested persons are invited to attend the foregoing Public Hearing or send their written comments to the City Clerk, City Hall, 1 Civic Center Drive, Scotts Valley, CA 95066.

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a City Council meeting and you will require assistance, such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the City Clerk's Office at (831) 440-5608 five to seven days in advance of the meeting to make arrangements for assistance. The California State Relay Service (TDD to Voice 800-735-2929; Voice to TDD 800-735-2922) provides Telecommunications Devices for the Deaf and will provide a link between the TDD caller and users of regular telephone equipment.

Posted at City Hall, Scotts Valley Senior Center, Scotts Valley Public Works Building, and on the City's Website on November 26, 2025.