



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066
Phone (831) 440-5630 • Facsimile (831) 438-2793 • www.scottsvalley.org

City Council Public Hearing Notice on a Proposed Project

Project Title: "Dunslee Way" Planned Development

Project Location: Corner of Scotts Valley Drive & Dunslee Way, Scotts Valley, CA 95066 (No address; property is a vacant lot) APN 022-451-01

Requested Planning Permits:	Mitigated Negative Declaration	MND15-002
	General Plan Amendment	GPA15-003
	Zone Change	ZC15-003
	Planned Development & Permits	PD15-002
	Land Division	LD15-002
	Design Review	DR15-004

Description of Project: Consideration of City Council review of Planning Commission recommendation to certify a Mitigated Negative Declaration and approve a General Plan Amendment, Zone Change, Planned Development, Land Division, Design Review, and Parks & Recreation Commission findings for park in-lieu fees to build a commercial building (5,000 sq. ft.), 25 townhouses, and related property improvements on approx. 3 + acres of the vacant 10+ acre property, which is zoned for commercial-service and low-density and rural residential uses. In mostly 3-story buildings, the 3- & 4-bedroom townhouses will have 1,342 to 2,233 square feet of living space and 2-car garage.

Environmental Effects Analyzed: The application is subject to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. A Mitigated Negative Declaration (MND) has been prepared in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 et seq., as amended. The MND identified potentially significant effects associated with: air quality, biological resources, cultural resources, geology & soils, hydrology & water quality, and noise, and ways to reduce them to less than significant levels.

Lead Agency: City of Scotts Valley

Contact Person: Michelle Edwards, Senior Planner at
(831) 440-5632 or medwards@scottsvalley.org

Address where documents may be reviewed: City of Scotts Valley City Hall, Planning Department, One Civic Center Dr., Scotts Valley, CA 95066, (831) 440-5630, and on the City's website at http://www.scottsvalley.org/planning/Enterprise_Way.html

Public Hearing:	Planning Commission	City Council
Date:	(Occurred November 17, 2016)	Wednesday, December 7, 2016
Time:		6:30 p.m.
Location:		City Council Chambers One Civic Center Dr., Scotts Valley

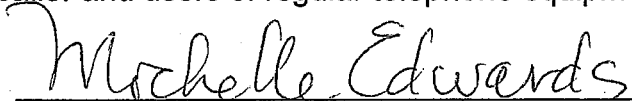
Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing.

Please Note: All interested persons are invited to attend the foregoing Public Hearing or send their written comments to City Hall Planning Dept, One Civic Center Drive, Scotts Valley, CA 95066. The above files are available for review in the Planning Department at City Hall, One Civic Center Drive, Scotts Valley Monday-Thursday between the hours of 8:00am-12:00 p.m., or by appointment by calling (831) 440-5630.

Warning Notice: If you challenge the above applications 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 (One Civic Center Drive, Scotts Valley) at, or prior to, the close of hearing. Any challenge in court must be commenced within ninety (90) days of the decision, as required by section 1094.6 of the California Code of Civil Procedure.

Assistance: 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 this meeting and you will require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate in the meeting, please call the City Clerk's office at 440-5602 at least 5 to 7 days in advance of the meeting to make arrangements for assistance. The California State Relay Service (TDD to voice: 1-800-735-2929, voice to TDD: 1-800-735-2922) provides Telecommunications Devices for the Deaf (TDD) and will provide a link between the TDD caller and users of regular telephone equipment.

By:



Michelle Edwards, Senior Planner, 11/23/16

Posted at: City Hall, Scotts Valley Sr. Center, Scotts Valley Branch Library 11/23/16

Mailed to property owners located within 300-feet 11/23/16

Copy: Scotts Valley City Council
Scotts Valley Management
Scotts Valley Unified School District
Scotts Valley Fire Protection District
Scotts Valley Water District