

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PUBLIC HEARING NOTICE

Project Titles: The Terrace at Scotts Valley Planned Development

Specific Project Location: Scotts Valley Drive opposite its intersection with Bean Creek Road; APN 022-162-69 and -74 (no address) Scotts Valley, CA 95066

Description of Project: (LD 14-001) (PD14-002) (DR14-009) (MND14-002)

Create 20 townhouse residential lots and one common lot from two vacant lots (2.6-acres) and construct a townhouse dwelling on each lot and associated common owned improvements on the common lot.

The Planning Commission and City Council will hold public hearings to discuss and act upon the requested entitlements and this environmental review.

Lead Agency: City of Scotts Valley

Contact Person(s): Taylor Bateman, Principal Planner (831) 440-5633

Address where documents may be obtained: City of Scotts Valley, Planning Department, One Civic Center Drive, Scotts Valley, CA 95066, (831) 440-5633

Online at:
http://www.scottsvally.org/planning/The_Terraces_at_Scotts_Valley_Planned%20Development.html

Public Review Period: **Begins:** July 15, 2015
Ends: August 14, 2015 (by 5:00 PM)

| Proposed Public Hearings: | Planning Commission | City Council |
|----------------------------------|---|---------------------|
| Date: | September 10, 2015 | To be Determined |
| Time: | 6:00 p.m. | |
| Location: | Scotts Valley City Hall Council Chambers | |

A copy of the negative declaration is available for public review according to the review period noted above. Copies may be obtained by contacting the Planning Department at the Lead Agency address and phone number noted above, between 8:00 a.m. and 12:00 p.m., Monday through Thursday. All written comments on the negative declaration should be submitted to the Planning Department at City Hall during said review period. All interested persons are invited to attend the foregoing Public Hearing. The project file(s) are available for review in the Planning Department at City Hall, One Civic Center Drive, Scotts Valley Monday through Thursday between the hours of 8:00 a.m. and 12:00 noon.

WARNING NOTICE: If you challenge the above application 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.

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 440-5600 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: Taylor Bateman
Taylor Bateman, Principal Planner
Date: July 15, 2015

300' Radius Notice: 07/15/15
Posted: 07/15/15
-City Hall
-Senior Center
-Library

c: San Lorenzo Valley Water District
Scotts Valley Water District
Scotts Valley Fire District

Scotts Valley Unified School District
City Council / City Management