



# 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](http://www.scottsvalley.org)

## Notice of Intent to Adopt a Mitigated Negative Declaration

**Project Title:** Encore Condominium Project

**Project Location:** 4104 Scotts Valley Drive (vacant), Scotts Valley, CA, 95066  
APN 022-732-01 & -48

**Description of Project:** Proposal to construct a 16-unit condominium project (16 individual residential ownerships) with one common parcel for vehicle access, parking and open space on two adjoining vacant parcels that encompass 1.56 acres. All residential units would be within a single three-story building. Grading of 2,137 cubic yards would be required to construct the project.

Required project entitlements include Tentative Subdivision Map, Use Permit and Design Review approvals. The project also requires approval of a Habitat Conservation Plan by the U.S. Fish and Wildlife Service to address the loss of Mt. Hermon June Beetle habitat. This insect is listed as an endangered species by the federal Endangered Species Act.

**Planning Permit Application Nos.:** LD21-001, U21-001, DR21-001, MND21-001

**Lead Agency:** City of Scotts Valley  
Community Development Department  
One Civic Center Drive, Scotts Valley, CA 95066

**Contact Person:** Kim Carlos Tschantz, Contract Planner  
Cypress Environmental and Land Use Planning  
[kimt@cruzio.com](mailto:kimt@cruzio.com)

**Documents may be obtained on the City of Scotts Valley website at this link:**  
<http://www.scottsvalley.org/242/Current-Projects>

**Public Review Period Begins:** May 21, 2021  
**Ends:** June 21, 2021 (by 5:00PM)

All written comments on the Mitigated Negative Declaration should be submitted to the Planning Department at the address above or by email to the project planner during the review period.

**Public Hearings:** This project will be considered at a future hearing by both the Planning

Commission and City Council. Public notices will be mailed when these hearings scheduled. Hearings will also be posted at the City of Scotts Valley On-Line Agenda Center:  
<https://www.scottsvalley.org/AgendaCenter>.

Documents are available for public review on the City's website at the link provided on the previous page. Project files and plans are available for public review at the Planning Department by appointment only by emailing the project planner.

**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.

*Kim Tschantz*

By: \_\_\_\_\_  
Kim Tschantz, Contract Planner

Date: May 17, 2021

300' Radius Notice Mailed: 5/21/2021  
Posted at City Hall: 5/21/2021