



**PUBLIC HEARING NOTICE
AND
NOTICE OF INTENT TO CONSIDER ADOPTION
OF A DEVELOPMENT AGREEMENT**

**REGULAR MEETING OF THE
CITY OF SCOTTS VALLEY PLANNING COMMISSION**

TIME/DATE: Thursday, November 14, 2019, 6:00 P.M.

PLACE: City Council Chambers, City Hall
1 Civic Center Drive
Scotts Valley, CA 95066

SUBJECT: Aviza Site General Plan Amendment and Zone Change Project

**REQUESTED
PLANNING PERMITS:** Development Agreement DA19-001

PROJECT LOCATION: 440 Kings Village Road
(APNs 022-221-01, -02, -03, -04, and -05; 022-611-01)

LEAD AGENCY: City of Scotts Valley

CONTACT PERSON(S): Martin Carver, Consulting Planner
(831) 588-5417 and mcarver@zero.city

PROJECT DESCRIPTION: The proposed action is a recommendation to City Council regarding a Development Agreement to accompany the proposed General Plan Amendment and Zone Change for the site at 440 Kings Village Road, formerly occupied by Aviza Technologies. A Development Agreement is an optional step in the development approval process designed to strengthen the public planning process, encourage private participation and comprehensive planning, and identify the economic costs of such development.

The Planning Commission recommended to the City Council approval of the proposed General Plan Amendment and Zone Change at its August 8, 2019 meeting. The City Council will be considering the project in the near future. There are no specific development plans associated with the proposed project.

ENVIRONMENTAL IMPACT REPORT: A Draft Environmental Impact Report (SCH# 2017022011) was prepared and circulated for public comment on March 1, 2018. The public comment period closed on

April 16, 2018. The Draft EIR identified significant or potentially significant effects associated with: aesthetics, air quality, biological resources, geology, soils & mineral resources, greenhouse gas emissions, hazards and hazardous materials, hydrology & water quality, land use & planning, population & housing, noise & vibration, public services & utilities, and transportation & circulation. With the implementation of recommended mitigation measures, all impacts would be reduced to less-than-significant levels with the exception of transportation & circulation under the cumulative condition, which would remain significant and unavoidable due to existing traffic conditions. A Final Environmental Impact Report has been prepared for the project.

LOCATION WHERE DOCUMENTS CAN BE REVIEWED: City of Scotts Valley City Hall, Planning Department, 1 Civic Center Drive, Scotts Valley, CA 95066, and on the City's website at <http://www.scottsvally.org/242/Current-Projects>

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) 440-5602 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.

Brenda Stevens

Brenda Stevens, Associate Planner

Posted at City Hall, Scotts Valley Senior Center, Scotts Valley Library and on City Website on 11/01/19.