



CITY OF SCOTTS VALLEY

PLANNING DEPARTMENT

One Civic Center Drive • Scotts Valley • California • 95066
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Notice of Intent to Adopt a Mitigated Negative Declaration

Project Title: Sandraya Heights Land Division

Project Location: Sandraya Heights Road, Scotts Valley, CA, 95066 / APN 023-113-36

Planning Application Nos.: LD22-001, EA22-002

Project Description: The Proposed Project is the Sandraya Heights Land Division Project, a Minor Land Division to create nine single-family residential lots, on an existing 256,046 square foot (sf) lot at the southwest corner of Casa Way and Sandraya Heights Road (the project site). The project site is located within the R-1-20 Single-Family Residential Zoning District, which requires a minimum lot density of 20,000 square feet. The residential lots would range in size from 20,053 sf to 22,852 sf. Six of the proposed lots would be accessed via a new road that would connect to Grace Way and Casa Way and would include a cul de sac and concrete drive aprons. The remaining three lots would be accessed from a new cul de sac at the end of San Augustine Way.

Lead Agency: City of Scotts Valley
Community Development Department
One Civic Center Drive, Scotts Valley, CA 95006

Contact Person: Jonathan Kwan, Contract Planner
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Environmental Status: The City of Scotts Valley, as the Lead Agency, has prepared an Initial Study and Draft Mitigated Negative Declaration (MND) for the Sandraya Heights Land Division Project (Proposed Project) pursuant to the California Environmental Quality Act. The Initial Study and MND found that the implementation of the Proposed Project may result in potentially significant environmental impacts to biological resources which would be reduced to less than significant with mitigation measures identified in the Initial Study and MND.

Public Review and Comment Period: The 30-day public review period for the Draft Initial Study and MND is July 24, 2023 through August 24, 2023. Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the contact listed above by 5:00 PM on August 24, 2023. Please include a return address and contact name. A copy of the Initial Study and MND is available for review on the City's web page at:
<https://www.scottsvalley.gov/242/Current-Projects>

Public Hearings: Planning Commission
To Be Scheduled

City Council
To Be Scheduled