

## Notice of Intent (NOI) to Adopt a Negative Declaration

### Name of Project

125 Bethany Drive

### Lead Agency Name and Address

City of Scotts Valley  
One Civic Center Drive  
Scotts Valley, CA 95066

### Contact

Susie Pineda  
Contract Planner  
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### Project Applicant

Owner/Developer: Heritage Real Estate Ventures, LLC

### Project Location

The project site is on a one 1.35-acre parcel (APN 023-102-15) located on the north side of Scotts Valley Drive between Tabor Drive and Bethany Drive.

### Project Description

The project would demolish the two existing one- and two-story commercial buildings (totaling 12,200 sf). The site, known as Bethany Park, was previously the support offices for Bethany University. The property was sold to Heritage Real Estate Ventures, LLC when Bethany University was redeveloped as the 1440 Multiversity Campus.

The proposed 125 Bethany project (the project) is a mixed-use three-story commercial redevelopment which consists of one 52,822 gross square feet (sf) building. This building would include 10,465 net square feet of professional and administrative office space, and 42,357 net square feet of storage for up to 227 user spaces. The first and second floors of the building will be bifurcated by a drive aisle that allows vehicles to park for loading and unloading. The third floor will be continuous over the drive aisle. There will be three office spaces on the first floor, six office spaces on the second floor and six office spaces on the third floor. The project would provide 54 parking spaces located on the north and south extents of the project site, and along a central corridor which would also include loading spaces.

## Negative Declaration

Notice is hereby given that the project described above has been reviewed in accordance with the State of California Public Resources Code and the California Environmental Quality Act. Based on this review, a proposed Negative Declaration is hereby made on this proposed project. The reason for this determination is that the project will not result in significant adverse impacts to the environment.

The proposed Negative Declaration, including the Initial Study, is on file at the Community Development Department, One Civic Center Drive, Scotts Valley, CA 95066 (831) 440-3630. The Public Review Period for the proposed Negative Declaration begins on July 24, 2023 and will close on August 24, 2023 (30 days).

The proposed Negative Declaration shall be considered at a regular meeting of the City of Scotts Valley - Planning Commission (for a recommendation to the City Council) on a date to be determined.

## Availability of the Negative Declaration and Initial Study

A copy of the Negative Declaration and Initial Study is available for review on the City's web page the project Planner by telephone or email.

<https://www.scottsvalley.gov/242/Current-Projects>

## Public Review and Comment Period

Comments on the Negative Declaration may be received writing by 5:00 PM on August 24, 2023. Email or mail comments to the Planner above.