
Revisions to Draft Initial Study

1440 Center

City of Scotts Valley, CA

Prepared by

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1. Introduction

Project Name

1440 Center

Lead Agency & Contact

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Project Sponsor

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Project Location

The project site is located at 800 Bethany Drive in Scotts Valley, CA 95066.

Land Use Designation

- General Plan – Public/Quasi-Public
- Zoning – Public/Quasi-Public

Entitlements and Permits

City of Scotts Valley

- CEQA Certification of a Mitigated Negative Declaration
- General Plan Amendment
- Zoning Ordinance and Map Amendments
- Planned Development Ordinance
- Planned Development Permit
- Use Permit

- [Design Review](#)
- ~~[Development Agreement](#)~~
- ~~[Site Development Review](#)~~
- Grading and Improvement Plans

Other Agencies

- California State Water Quality Control Board: Notification of Intent and Stormwater Pollution Prevention Plan

The proposed project will consist of the remodeling of several existing buildings throughout the campus as well as the construction of a number of new buildings including a new dining hall, lodging facilities, classrooms, a spa, and administrative facilities. All of remodeled and new buildings will be constructed using wood, stone, and metal finishes representative of a Craftsman architectural style. Earth-toned colors and roofing materials are expected to be used to blend the structures with the surrounding forested environment. ~~None of the new buildings will exceed the maximum height limit of 35 feet as allowed in the Public/Quasi-Public Zoning District.~~

2.9.1. Programing

The majority of programs at the 1440 Center will be either weekend – Friday evening to Sunday mid-day, or mid-week – Sunday evening to Friday midday. Weekends are generally expected to have higher occupancies than mid-week programs.

Most guests will arrive between 3:00 and 6:30 PM on Friday and Sunday afternoons. Check-out time will be at 12:00 Noon. While some guests could stay for lunch on the check-out day, they will be required to leave by 2:00 PM to avoid an overlap in parking. Most guests will not leave the property once they arrive as all meals and accommodation will be provided on campus. Once guests arrive, they will park their vehicle with the intent of not using their vehicle again until they leave the premises.

Employees will work various schedules with the highest number of employees being on campus between 9:00 AM and 6:00 PM.

2.9.2. Phase 1 Development Plan

Building Demolition

Phase 1 will include the demolition of 69,916 square feet (sf.) of administrative space, classrooms, residence halls, 10 single-family homes around Gaston Circle, and 2 single-family houses on Bethany Loop (see [Table 2-3: Phase 1 Building Demolition](#) and [Figure 2-7: Phase 1 Demolition Plan](#)).

Traffic and Transportation

- T-1 All access roads shall be kept clear of construction materials and all vehicles shall not stage or park for any reason.
- T-2 Driveway drawings showing width, grade, profile view, surface, length, and turnaround will be required for review and comments when building plans are submitted.
- T-3 Access roads shall be installed per the approved plan prior to any building construction on the site.
- T-6 The Applicant shall provide to the City a video tape the condition of Bethany Drive prior to the start of construction for each project Phase. Prior to issuance of the first building permit, the Applicant shall submit, to the satisfaction of the City's Traffic Engineer, a brief report identifying any damage and subsequent repairs made as a result of damage to the roadway due to heavy equipment using the road as part of site demolition, ~~and~~ grading, and construction.
- T-7 Applicant shall construct street improvements for the full parcel frontage in accordance with the City of Scotts Valley Standard (Roadway) Details, latest revision, as adopted by the City Council.
- T-8 All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of the Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".

The focus of existing improvements is generally located at the geographic center of the project site. This includes the existing administrative building, the chapel, the unfinished dining hall, the library, Swanson Hall (dormitories), and Williams Hall (classrooms).

The remaining developed areas of the campus are located in three parallel valleys that are connected to the center at their southern ends. The middle valley (Gaston Circle) stretches directly north from the center for 800 feet. Nearly 200 feet wide, this largest buildable area is currently a parking lot for approximately 140 cars. This valley continues directly south from the center downward to Carbonera Creek. Redwood Auditorium and small temporary buildings are located in this area, as well as an outdoor amphitheater on the south side of Carbonera Creek.

The eastern valley contains Bethany Loop, which extends northeast from the center of campus and contains 21 single family residences, 18 of which are associated with the project site. The remaining 5 residences are privately owned. Burnett Hall, a former men's dormitory, is located inside the southwest edge of Bethany Loop.

The third valley is a small two-acre flat area located west of the center of the project site and separated by a hill. This site was previously used for sports activities and excess parking for special events.

There are a number of single-family residents located on the western side adjacent to the project site. These include five houses on Bethany Way and three on Bethany Drive west of Bethany Way. Single-family houses are also located along Tabor Drive, which is a ridge road located north and northwest of the existing sports field.

The proposed project will consist of the remodeling of several existing buildings throughout the campus, as well as the construction of a number of new buildings including a new dining hall, lodging facilities, classrooms, a spa, and administrative facilities. All of remodeled and new buildings will be constructed using wood, stone, and metal finishes representative of a Craftsman architectural style. Earth-toned colors and roofing materials are expected to be used to blend the structures with the surrounding forested environment. ~~None of the new buildings will exceed the maximum height limit of 35 feet as allowed in the Public/Quasi-Public Zoning District.~~

These buildings will be constructed within a forested area that are generally difficult to see from the surrounding area. Furthermore, proposed development on the site would be consistent with existing development on the site, including the re-use of existing, yet unused, buildings and facilities on the site.

Construction of proposed project improvements on the project site will require the removal of 273 trees. Of the total 273 trees, 152 trees are required for removal due to construction impacts associated with the project. The remaining 121 trees are diseased, fallen, or structurally unsound and have been recommended for removal to eliminate

(b, d) Water Supply and InfrastructureEnvironmental Analysis

The project site is currently served by, and will continue to be served, potable water supply by the Scotts Valley Water District (the District). The District maintains 55 miles of potable water mains, seven potable water storage tanks, nine booster pump stations, six production wells and four potable water treatment plants/facilities. Additionally, the District operates a 625,000-gallon recycled water storage tank, a recycled water booster pump station, and six miles of recycled water distribution mains.

Existing Water Supply

The District relies solely on groundwater to serve its customers. Groundwater sources are stored in the Santa Margarita Groundwater Basin and rainfall is the source of the basin's recharge. The District shares groundwater water supply in the basin with other users, including neighboring water districts, the San Lorenzo Valley Water District, the Mr. Hermon Association, and other smaller private well owners. Total groundwater pumping by the District in 2010 was 1,358 acre-feet per year (AFY), or approximately 1.3 million gallons per day (mgd) (Scotts Valley Water District Urban Water Management Plan 2010).

According to the District's 2010 Urban Water Management Plan (UWMP), the sustainable yield for the entire Santa Margarita Basin is estimated at 2,600 AFY.³ This volume represents the amount of water that is available to the water purveyors and private pumpers under the current pumping configuration without causing any overall change in storage.

The UWMP states that the District's projected groundwater pumping is significantly below the estimated sustainable yield of 2,600 AFY and is expected to decline over time as recycled water is more fully utilized. Therefore, the potential increased pumping by other pumpers in the Scotts Valley groundwater subarea will likely be within the overall sustainable yield of the basin.

The UWMP estimates the District's groundwater pumping to decline from 1,484 AFY in 2015 to 1,352 AFY in 2035 as more system demand is satisfied by the recycled water and potential water transfers and due to the increased efficiencies resulting from the District's Water Conservation Program. The UWMP concludes that given the pumping projections being below the estimated sustainable yield, water supply reliability issues are not anticipated to occur in the SVWD service area.

³ It should be noted that since the preparation of the SVWD's 2010 UWMP, the District no longer uses the term "sustainable yield" due to the uncertainty associate with climate change and its associated impact on recharge ability.

Should water supplies rapidly decrease (e.g. during a sustained and prolonged drought), the District has developed a three stage demand reduction plan to be invoked during declared water shortages including up to 50 percent reduction in supply. The demand reduction levels will vary depending on the causes, severity, and anticipated duration of the water supply shortage.

Existing Water Demand and Commitments

An existing booster pump station located on Bethany Drive just south of the project site pumps water via an 8-inch water line north through the site to a 400,000 gallon storage tank located on top of a hill at the northern extend of the project site at elevation 1,100 feet. Water from this storage tank is then distributed to buildings throughout the project site, as well as to other customers in the adjacent areas.

Water demand associated with Bethany University has varied over the years depending on student enrollment, climate conditions, and other factors. According to the District, the peak use in recent history was approximately 7.4 million gallons per year (mgy), or 20,274 gallons per day (gpd) in 2004 (personal communication with Piret Harmon, General Manager, SVWD, 7/2/14).⁴ The existing connections that are serving the site, have a rated capacity equal to or more than the prior peak use of 7.4 mgy that the District is obligated to satisfy by its water delivery commitment to the project site.

Future Water Demand

To accommodate future development on the site, ~~new~~the existing 8-inch and 10-inch potable water pipelines will be ~~extended~~moved and replaced throughout the site. All new and retrofitted buildings will be upgraded with water-conserving fixtures that meet or exceed current CA State and the District's requirements.

Given the unique nature of the proposed use, there is no definitive criteria for estimating future water demand. For this analysis, a hybrid demand water rate was used based on water demand estimates for four land use categories as used by the Monterey Peninsula Water Management District for non-residential projects, namely: 1) dormitories, 2) motel/hotel, 3) spa, and 4) restaurant (Ordinance No. 125, Table 2: Non-Residential Water Use Factors, as amended). These uses represent the predominant types of land uses associated with the proposed project.

⁴ As noted in Section 2.7.2 Bethany University Enrollment Baseline, the total population of students and employees in 2002 was 725. Not data is available for 2004. Total water use in 2000 was 4.7 mgy. Because this is a direct correlation between the number of persons and total water use, it is reasonable to assume that the total population of students and employees was rising in the early 2000s, which is consistent with the baseline assumption of 800 students and employees used in this Initial Study.

Using these rates proportionally as represented by the uses proposed, a hybrid demand rate of 55 gpd per person was used as a conservative rate. Given the fact that current regulations mandate the use of water-conserving fixtures (e.g. low-flow shower heads and toilets, etc.) and the proposed outdoor spaces will incorporate water efficient irrigation in the landscape design, this rate was verified with the District as for the proposed project as a conservative estimate (personal communication with Piret Harmon, General Manager, SVWD, 7/2/14).

Water demand was determined based on the average occupancy rate for the proposed project. Occupancy rates for the project will fluctuate and are expected to be lower (less guests) during the weekday sessions (Sunday through Friday) and higher (more guests) during the weekend sessions. According to the project applicant, the project is anticipated to have an average daily occupancy rate of approximately 60% (personal communication with Scott Kriens, 1440 Foundation, 9/6/14). Assuming the ratio of guest, faculty and employees to remain proportionally constant, a 60% average daily occupancy rate equates to 435 persons (500 guests + 225 employees = 725 maximum occupancy x 60% = 435 persons).

Using a hybrid demand rate of 55 gpd per person, the total estimated water demand for the proposed project will be 23,925 gpd, or 8.7 mgd. This represents a net increase of 3,651 gpd, or 1.3 mgd (17%). This estimation does not account for the innovative water efficiency measures that will be incorporated into the project design based on the Main Extension Agreement with the District or the condition of approval (described below) to prepare and implement a Water Conservation Plan.

The potential increase of 3,651 gpd over the legally established committed potable water use by the District for the project site represents 0.3% of the 1.3 mgd average potable system demand in the District. Based on discussions with the District, there is adequate capacity to serve the proposed project (personal communication with Piret Harmon, General Manager, SVWD, 9/10/14).

The District's current six wells have a combined capacity of 1,664 gallons per minute (gpm), or 2.4 million gallons per day (mgd). Average daily water demand for the District is estimated to be approximately 1.8 mgd, for an approximate 0.6 mgd available capacity.

An existing booster pump station located on Bethany Drive just south of the project site pumps water via an 8-inch water line north through the site to a 400,000-gallon storage tank located on top of a hill at the northern extent of the project site at elevation 1,100 feet.

To accommodate future development on the site, new 8-inch and 10-inch potable water pipeline will be extended throughout the site. Based on a conservative water demand

~~rate of 55 gallons per day (gpd) per individual, total water demand for the site is estimated to be approximately 13,750 – 19,250 gpd, compared to 19,250 gpd for Bethany College. The maximum potential demand of 19,250 gpd represents .007% of the 2.9 million gallons per day (mgd) overall District daily demand. Considering that this estimate does not account for proposed water conservation effort associated with the proposed project, the actual demand from the site will be lower.~~

As the District has available capacity to serve the proposed project ~~site~~ and there would be no significant increase in water demand ~~for water supply~~ resulting from the proposed project, the potential impact is less than significant. However, to further reduce potential water supply demand on the project site, the following recommended condition of approval to prepare a water conservation plan for the project site has been included.

Recommended Condition of Approval. To minimize the use of water and encourage conservation efforts and conservation awareness, the project applicant shall coordinate with the Scotts Valley Water District to prepare and implement a Water Conservation Plan (WCP) for the project site. The WCP shall be prepared as a part of the (Water) Main Extension Agreement. Conservation measures could include but are not limited to the following to following:

- Rain harvesting from roofs for storage and later use for irrigation
- Use of shower and laundry water as recycled water for irrigation
- Waterless urinals and dual-use toilets
- Low-flow shower heads
- Instant water heaters

As discussed in [Section 3.2.8 Hazards and Hazardous Materials](#), the project site is in an area susceptible to wildland fire hazards and will require upgrades in water storage capacity to adequately provide fire suppression (e.g. sprinklers) in the event of an emergency. Conditions of approval will require this improvement to be implemented for the project's approval, thereby reducing potential effects to a less than significant level. However, increased water storage capacity does not represent an increase in water demand for the project site, as the increased storage would be for emergency purposes only.

Status

Less than significant.

Source(s)

- Project Application/Project Site Plans