

STAFF REPORT

Applicant: 1440 Foundation/Scott Kriens

Property Owner: Bethany University

Application: General Plan Amendment No. GPA14-002
Zoning Ordinance Amendment No. AZO14-001
Planned Development No. PD14-001
Use Permit No. U14-006
Design Review No. DR14-005

Location: 800 Bethany Drive / Former Bethany University Campus

General Plan/Zoning: P/QP - Public/Quasi Public

Environmental Status: A Mitigated Negative Declaration has been prepared

Request: Consideration for recommendation to City Council of a General Plan Amendment, Zoning Ordinance Amendment, Planned Development, Use Permit and Design Review applications for the 1440 Foundation's redevelopment of the existing Bethany University Campus site into an educational learning center

Staff Planner: Corrie Kates, CDD/DCM

STAFF RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council approval of the General Plan Amendment, Zoning Ordinance Amendment, Planned Development, Use Permit and Design Review applications for the 1440 Foundation's redevelopment of the existing Bethany University Campus site into an educational learning center, subject to the proposed conditions in Exhibit A.

PROJECT BACKGROUND

The project site is located on Bethany Drive at the former Bethany University Campus (Attachment 1 - Location Map). From 1950 to 2011, the project site was used as a religious education facility, known as Bethany University.

PROJECT DESCRIPTION

The proposed project, known as the 1440 Center, involves the redevelopment of the existing Bethany University campus into an education, training, and personal enrichment facility that caters to individuals and businesses. Types of education and training courses could include yoga, spiritual classes, individual and family enrichment, communication, and leadership. Typical courses will include yoga, spiritual classes, individual and family enrichment, communication, and leadership. Guests will attend either a weekday session occurring Sunday through Friday, or a weekend session occurring Friday through Sunday, and will be provided overnight accommodations with on-site dining facilities.

Development plans will allow construction of an integrated campus that incorporates new and remodeled buildings constructed around an extensive network of pedestrian pathways, all set within a forested landscape of redwoods and other native plantings. The central core of the campus will be on the northern side of the proposed re-aligned Bethany Drive, adjacent to the current chapel. Extensive re-grading, particularly on and around the existing Swanson Hall (which will be demolished), will create a more walkable campus to both spatially and visually integrate the campus.

As shown in Table 1: Land Use Summary, the existing Bethany University is comprised of 185,924 s.f. At full build out, development plans entail the demolition of 69,916 sf., the remodeling of 93,867 s.f., and the construction of 234,288 s.f. of which 113,860 s.f. is non-habitable (parking garage). Total habitable square footage will increase by only 29,795 s.f., approximately 16% as compared to existing conditions.

Table 1: Land Use Summary

	Demolished Structures (sf.)	Remodeled Structures (sf.)	New Structures (sf.)	Guest Beds	Parking Spaces	Total Building Space (sf.)
Existing Bethany University						184,500
Phase 1	69,916 sf.	93,867 sf.	51,860 sf.	360	427	145,727
Phase 2	--	--	182,428 sf. (1)	140	590	328,155
Campus Totals	69,916	93,867	234,288	500	590	328,155
Less Non-habitable Space (parking garage)						113,860 ⁽¹⁾
Total habitable Space						214,295
Net New Habitable Space						29,795

Notes:

(1) Includes a 113,860 sf. parking garage

Source: Gerald Yates Architect, 2014.

The project site includes 16 existing single-family residences around Bethany Loop. Two of the residences will be demolished. Apart from minor repairs and improvements, the remaining houses will remain unchanged and some of them may be used for employee/faculty housing.

The proposed project will be developed in two phases. A summary of the proposed development for each phase is described below.

Phase 1

In Phase 1, the 1440 Center will accommodate up to 360 guests (including faculty and faculty assistants), and employ approximately 150 full-time equivalent employees. At the completion of Phase 2, the proposed project will accommodate up to 500 guests and faculty, and employ approximately 225 employees.

Ten existing buildings totaling 93,867 s.f. will be remodeled. These include the Stowell Center, the chapel, Redwood Auditorium, and several residence halls. Four new buildings, totaling 51,860 s.f., will be constructed including a new spa, dining hall, lodging, and a cafe. Upon completion, Phase 1 of the project will consist of a total of 149,688 gross s.f. of new and remodeled buildings. Phase 1 will include the demolition of 69,916 s.f. of administrative space, classrooms, residence halls, 10 single-family homes around Gaston Circle, and 2 single-family houses on Bethany Loop.

Phase 2

Phase 2 will increase the amount and type of on-site accommodations by approximately 182,428 s.f. of additional habitable space, able to accommodate 140 additional guests (for a total of 500 guest beds). A new garage will also be constructed on the West Field, replacing the surface parking lot constructed as part of Phase 1. A new 18,000 s.f. lodging facility will be constructed on the site of the existing Swanson Hall (removed as part of Phase 1) which will accommodate 44 guests and faculty. The existing Gaston Circle parking lot will be removed and replaced with up to 12 new "four-plex" guest lodging buildings (approximately 50,658 s.f.). Referred to as Gaston Village, this new housing complex will accommodate 96 additional guests. No building demolition will occur as part of Phase 2.

PROPOSED ENTITLEMENTS

The following section is a summary discussion of the relevant planning, entitlement and environmental issues associated with the proposed project. This includes required amendments to the City of Scotts Valley General Plan (General Plan) and Zoning Code, and a discussion regarding the findings in and comments on the Initial Study and Mitigated Negative Declaration (IS/MND).

General Plan Amendment

General Plan Designation

The project site is designated Public/Quasi Public (P) in the City of Scotts Valley General Plan. This designation is for public and private educational facilities, emergency services, health care facilities, religious facilities, governmental buildings, and cultural facilities.

Special Treatment Area

The project site is located within the Bethany College Special Treatment Area (BCSTA). A Special Treatment Area is an overlay designation established by the General Plan for areas identified as requiring special treatment for future development. With the departure of Bethany University this section of the General Plan needs updating as follows:

Special Treatment Areas - The Special Treatment Area ("STA") overlay designation is established for areas where planned developments or some form of special treatment is required to allow future development. Bethany College Neighborhood ("BCSTABNSTA"), the mid-town interchange ("MTISTA"), Camp Evers ("CESTA") area and Mt. Hermon Road near Highway 17 ("MHRSTA") are designated special treatment areas.

The BCSTABNSTA is approximately 80 acres in size with approximately 26 acres

of buildable area. The area is located at the northern portion of the City, west of Highway 17. The area is bordered on the west by Bethany Drive/Bethany Way and on the east by Scotts Valley Drive. The center portion of the BCSTABNSTA includes parcels around Gaston Circle. Buildable areas are those areas where the slopes are generally less than 10%. Development has already occurred to some extent in the buildable areas. The sole access to the Bethany area is via Bethany Drive. Most of the built and buildable areas of the ~~existing~~ college BNSTA lie in the narrow valleys between the hills at elevations of 800 to 850 feet. Development includes single family dwellings, former student housing, a new 15,000 square foot office building, child daycare center, church, gymnasium, and other former college related buildings and uses. Approximately 16 lots are developed with single family homes under separate ownership from the former college. These single family homes under separate ownership from the former college will be permitted additions or modifications to the existing structures based upon zoning regulations applicable to the R-1-10 zoning district. The remaining properties in the BCSTABNSTA will be developed under the Planned Development zoning regulations. The land use for these properties in the BCSTABNSTA will reflect a mix of commercial, residential, park, and open space designations similar to the ~~existing~~ former campus in order to minimize traffic impacts and disruption to the surrounding residential neighborhood.

Circulation and Safety Elements

The project site is located at the end of Bethany Drive which serves as the primary roadway to and from the site. Figure S-1 ("Fire Hazard Areas") of the General Plan, indicates that the project site is located in an area identified as having a "high" fire hazard potential. In response to this designation, the Figure C-2 of the General Plan Circulation Element shows an emergency access to be constructed from the end of Bethany Drive, over to Canham Road. Additionally, the General Plan Circulation Element requires the following action: CA 129 "Require new development to construct and maintain emergency accesses, including Bethany Drive to Canham Road ..." (for fire safety). The Fire District has evaluated the project as a whole for fire safety and recommends that in lieu of constructing a new road to Canham Road, all buildings on the project site have sprinkler systems installed, which is a condition of approval for this project. A second condition of approval will require that the proposed parking lot (Phase 1) and parking garage (Phase 2) in the West Field area will serve as a "safe haven" area for guests in the event of an emergency. Figure S-6 ("Evacuation Routes") of the General Plan designates Bethany Drive as the road for exiting the area in the case of an emergency. No changes to this aspect of the emergency response plan are proposed.

The applicant is requesting that the General Plan be amended to remove the requirement to construct and maintain emergency access from Bethany Drive to Canham Road. As proposed the General Plan Text would be amended as follows:

Circulation Action (CA-129) - Require new development to construct and maintain emergency accesses, including ~~Bethany Drive to Canham Road~~, Sucinto Drive to Highway 17, Upper Willis Road to Scotts Valley Drive and Sunridge Drive to Disc Drive.

Figure C-2 of the General Plan Circulation would also be update to reflect this change.

Scotts Valley Zoning Ordinance Amendment

Zoning

The project site is zoned Public/Quasi-Public (P), which is the same designation for the site as the General Plan designation. The district is intended to provide space for community facilities needed to complement urban residential areas and for institutions which may complement a residential environment. The proposed project involves the redevelopment of existing structures and space for the establishment of an educational, training, and personal enrichment facility, which is consistent with the Zoning designations as Public/Quasi Public facility. As such, the underlying zoning will not change as part of the proposed project.

Special Treatment Combing District (ST District)

The project site is subject to Special Treatment Combing District (ST district) regulations, per Chapter 17.36 of the Scotts Valley Municipal Code (SVMC). The purpose of this district is to encourage the incorporation of special design considerations into project development and redevelopment through the preparation of a Specific Plan.

The proposed project involves the redevelopment of existing structures and space within the project site for the establishment of an educational, training, and personal enrichment facility, which is consistent with the current General Plan and Zoning designations as Public/Quasi Public facility.

Due to the project's consistency with the zoning regulations and the requirement for Planned Development approval (see Planned Development section below), the applicant is requesting that the Zoning Ordinance be amended to eliminate the requirement for the preparation of Specific Plan. The Zoning Ordinance would be amended as follows:

17.36.010 – Description and purpose

The ST combining district is intended to apply to all lands designed in the General Plan as "special treatment" areas, with the exception of the BNSTA which will be reviewed and considered per Land Use Action 12 (LA- 12), and in other areas subsequently designated by the city council where special planning efforts are desired. The intention of this zoning district is to encourage the incorporation of special design considerations into project development and redevelopment, in an

effort to implement a visually pleasing environment in areas deemed to be of special importance to community image. It is further intended that development within an ST combining district shall be subject to submittal requirements of a specific plan with the exception of the BNSTA which will be reviewed and considered per Land Use Action 12 (LA- 12), as enumerated herein. In addition, the city encourages planned development where appropriate when proposing developments in the special treatment areas. The development standards set forth in this chapter are consistent with the intent of the special treatment overlay designation for areas specified as special treatment planning areas in the General Plan.

17.36.020 – Development Standards

The following development standards shall apply in all special treatment “ST” combining districts and shall be in addition to the regulations of the base zoning district to which this combining district is attached.

- A. *A specific plan shall accompany development proposal(s) in this district, with the exception of the BNSTA which will be reviewed and considered per Land Use Action 12 (LA- 12). The specific plan shall be prepared consistent with California Government Code Section 65451 and the goals, objectives, policies, programs and land use designations described in the General Plan. The following is a summary of those requirements which shall apply to development proposals in this district.*

Planned Development Zoning and Permit

Per the General Plan Land Use Action (LA-12) “all future development of the Bethany College area shall be reviewed and considered under the Planned Development zoning regulations”. According to the General Plan, the purpose of Planned Development Zoning is to “provide the means to tailor zoning regulations and to apply specific standards for the development of a particular site. This process enables the City Council to consider the unique characteristics of a site and its surroundings to better implement the citywide objectives, goals and policies of the General Plan and to provide site-specific development standards. Anytime Planned Development zoning is utilized, the standards established for the zoning district which reflects the General Plan designation are tailored as part of a General Development Plan. Tailored zoning regulations include, but are not limited to, site intensities, location, height, coverage and appearance of structures.”

The second phase of a Planned Development zoning process, the Planned Development permit, is a site/architectural permit which implements the approved Planned Development overlay zoning of the property.

The proposed project will be required to comply with all provisions of the Planned Development zoning process, including approval of a Planned Development permit. The following items are components of the General Development plan proposed by the applicant.

Architecture and Design

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 the 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.

Final design of proposed new and/or remodeled buildings on the site will require Design Review approval by the City as a condition of the project.

Lighting

Exterior project lighting will consist of wall and pole mounted fixtures around the perimeters of buildings and parking areas on the site. City conditions requiring that exterior lighting be the minimum necessary for security purposes, and that all exterior lighting be downward facing and not directly visible from adjacent properties, will be applicable to all development proposed on the site. Exterior lighting exists on the project site and post-project conditions will not substantially alter lighting on the site. The introduction of new lighting to the project site will primarily be located in the area designated as the West Field parking lot.

Trees

A Tree Resources Analysis/Construction Impact Assessment/Tree Protection Plan was prepared by arborists James P. Allen & Associates, dated June 11, 2014 (Attachment 6). Construction of the proposed project will require extensive grading, slope retention systems and site stabilization. To construct the improvements, 273 trees will be removed. Of these, 184 meet "Protected" criteria as defined by the City of Scotts Valley Municipal Code (Section 17.44.080). Of the 273 proposed for removal, 152 trees are required to be removed due to construction impacts. The remaining 121 trees are dead (33 trees), diseased, have fallen, or are structurally unsound and are recommended to be removed to eliminate the risk to future users of the site. A comprehensive preservation and replanting plan consisting of redwood trees and various native plants is proposed for the project site. The project is conditioned to require review by the City Arborist of the final grading and planting plans prior to tree removal and grading of the site.

Landscaping

Extensive tree plantings are proposed throughout the campus. Additionally, as part of the tree replacement described above, extensive native tree and understory planting will occur north of the proposed connector road. Drought-tolerant understory plants will be incorporated to compliment and reinforce a forest setting. Turf areas (less than one acre) will be limited to small areas south of Williams Hall and the Dining Hall. Irrigation will be limited and used only to the extent practical to establish new plants and maintain them in healthy conditions. The irrigation system will utilize drip irrigation technology, programmable irrigation controls, and permeable hard surfaces (to the extent practical) for all pathways and outdoor patios. In the event that at a future date recycled water becomes available for use on the site, the Water District has conditioned that all landscape irrigation be installed to recycled water standards.

Biological Resources

A Biological Report was prepared for the site by the Biotic Resources Group, dated July, 2014 (Attachment 7). The project area is characterized by the presence of a mixed evergreen forest, with a relatively dense understory of young trees. No sensitive habitats or species were identified on site. The proposed project would result in the removal of native trees that have value to wildlife, particularly if used by nesting raptors. Project Mitigation Measures include a survey for nesting bats and birds prior to commencement of grading and tree removal and if raptor nests are discovered, grading and tree removal shall be postponed until nestlings have fledged. Mitigation Measures regarding the protection of woodrats and the protection of on-site trees have also been identified for the project.

Grading

A Geotechnical and Geologic Investigation, dated April 2014, was prepared for the proposed project by Pacific Crest Engineering, Inc. (Attachment 8) Approximately, 16,530 cubic yards will be excavated on the project site, with 14,415 cubic yards re-distributed on site and 2,115 cubic yards to be exported off site. A significant portion of the grading will occur with the re-grading and realignment of Bethany Drive. This roadway will be moved south through the center of the campus from west of Gaston Circle, east to the beginning of Bethany Loop. The hilltop knoll near the existing library building will be lowered by approximately eight feet. This soil will be moved further west to raise the elevation at Bethany Drive / Gaston Circle by about six (6) feet. The purpose of this re-grading and realignment is to construct a flatter and straighter Bethany Drive and surrounding area, and thereby create a safer and more walkable central campus. The roadway up to the Gaston Circle parking lot will be re-graded to integrate better with the realigned Bethany Drive and accommodate accessible parking north of Stowell Center. Grading will also be required to accommodate the new connector road. This will involve cutting into the hillside generally along the alignment of the existing trail and constructing a series of retaining

walls along the roadway. Minor grading will also be required to construct the surface parking lot on the existing West Field.

The results of the geotechnical investigation indicate that, from a geotechnical engineering standpoint, the project site may be developed as proposed provided the recommendation for design and construction are incorporated, all recommendations are incorporated as Conditions of Approval for the project, and that a design-level geotechnical report be prepared and incorporated into the final project design and construction documents for each phase of the project. All of these requirements have been incorporated as conditions of approval.

Cultural Resources

The Scotts Valley 1994 General Plan, Figure OS-2 ("Archeological Sensitivity Zones"), indicates that the subject parcel is located within an area of archaeological sensitivity. City regulations require that all grading for the project be monitored by a qualified archaeologist. Monitoring by a qualified archaeologist is included as a Condition of Approval. The subject parcel is underlain by Santa Cruz Mudstone, an indicator for paleontological sensitivity. Monitoring during any site disturbance of this bedrock layer is a condition of project approval.

Hydrology

Of the total project site square footage, the total pre-project impervious surface area is approximately 250,354 s.f. Construction of the proposed project on the site would result in approximately 60,107 s.f. of increased impervious surface area on the project site, for a total site impervious surface area of 310,461 s.f. A Stormwater Control Plan has been prepared for the project, which identifies opportunities for the usage of Low Impact Development (LID) strategies to retain potential runoff from the site. Mitigation will be required ensuring that prior to issuance of the final grading permit by the City, the project applicant shall demonstrate a reduction in the project site's 10-year post-development runoff rate below that of the site's 10-year pre-development runoff rate through the incorporation of additional LID measures to be implemented on the project site.

Noise

The Noise Contour Map for the City indicates that the subject parcel area is in an area of less than 60 dBA. The City of Scotts Valley General Plan requires interior sound levels for residential housing to be controlled to a noise level of 45 Ldn when indoors and windows are closed and exterior levels controlled to a level less than 60 Ldn. Operation of the proposed Center is not anticipated to significantly alter the ambient noise levels of the surrounding area. During construction, noise levels will increase due to grading and construction activities. The project is located adjacent to the Early Childhood Learning Center (ECLC) which is a noise sensitive land use. The ECLC building is approximately 50 feet below the project site and the outdoor play area for children is on the other side of the two story building and over 100 feet from the area of construction. The noise will be

temporary and will diminish when construction is completed. All construction within the City of Scotts Valley is limited to the hours between 8 AM and 6 PM, Monday through Friday, and between 9 AM and 5 PM on Saturday. No construction activity is allowed on Sundays.

Traffic

Traffic Generation Data was prepared by Kimley-Horn Associates, Inc., June 2014, which was used to form traffic impact analysis in the project's Initial Study (Attachment 9). Overall, the proposed project would produce fewer daily trips as compared to the existing baseline conditions (i.e. existing with Bethany University). The existing baseline conditions would generate 800 daily trips during lower volume conditions (i.e. Monday – Thursday and Saturday) and 1,479 daily trips during higher volume conditions (i.e. Friday and Sunday). Comparatively, the proposed project at build out would generate 546 daily trips during lower volume conditions (255 fewer daily trips) and 1,171 during higher volume conditions (308 fewer trips).

Circulation

The Bethany University campus is located at the end of Bethany Drive, and access is primarily to and from Bethany Drive. To improve circulation in the project site's vicinity, Bethany Drive will be realigned further south and straightened between Bethany Way and Bethany Loop. Arriving guests will turn left off from Bethany Drive to Gaston Circle and cross a newly constructed bridge and check-in at Stowell Center. Guests will then self-park at the Gaston Circle or West Field surface parking lots.

A new "connector" road will be constructed along the hillside on the northern side of the project site connecting Gaston Circle to the new West Field surface parking lot where the current athletic field exists. This roadway will be 20 feet wide and include retaining walls along some portions.

To facilitate on-site pedestrian circulation, an extensive network of pedestrian paths will be constructed to create an aesthetically pleasing and walkable campus.

Project plans include a new roadway extending from Bethany Way north uphill to the proposed parking lot (Phase 1) and garage (Phase 2). Initially, this roadway extension will service as an emergency vehicle access (EVA) road only with a bollard system installed (as approved by the Scotts Valley Fire Prevention Department) that will prohibit non-emergency access. Under these conditions, guests parking in the West Field area will utilize the proposed connector road as the sole means of ingress and egress.

However, depending on the number of guests and operational conditions, the project applicant may wish to utilize the EVA road for guests to exit the proposed parking garage downhill to Bethany Way and then south onto Bethany Drive. During peak periods, namely Friday and Sunday mornings, a portion of the vehicles parked in the garage would exit via Bethany Way.

Given the fact that Bethany Way is a substandard roadway, the increased traffic resulting from the proposed project could potentially result in conflicts for access to the adjacent five single-family residents. This is considered a potentially significant impact. Implementation of the Mitigation Measure T-1 would reduce this impact to less than significant.

Mitigation Measure T-1, as defined in the project's Initial Study, states that before project-related traffic to/from the West Field parking area is allowed, the project applicant shall work with the City of Scotts Valley, the Scotts Valley Fire Protection District, and residents of Bethany Way to determine the final roadway width and configurations as well as installing the appropriate infrastructure including curbs, sidewalk(s), and storm drains. Therefore, future collaboration between the City, applicant, and area residents will occur before project-related traffic is allowed to access the West Field parking area via Bethany Way.

Parking

As described in Table 2: Phase 1 Parking Plan, parking for Phase 1 will accommodate a total of 427 parking spaces. The existing parking lot on Gaston Circle will be reconfigured to accommodate 120 parking spaces. The West Field will be re-graded and a new surface parking lot constructed to accommodate 197 parking spaces. Additional parking will be provided adjacent to the Redwood Auditorium, and Burnett, Harp, and Gerhart residence halls, providing 110 additional parking spaces.

Table 2: Phase 1 Parking Plan

Parking Area / Lot	Standard Spaces	ADA Spaces	Total Spaces
Gaston Circle	120	0	120
West Field	191	6	197
Stowell Center	4	5	9
Redwood Auditorium	20	4	24
Burnett Hall	46	2	48
Harp & Gerhart Hall	20	1	21
Maintenance Building	8	0	8
Total	409	18	427

Source: Gerald Yates Architects, 2014.

As part of Phase 2, the surface parking lot at Gaston Circle will be removed. To accommodate the additional parking demand, the West Field surface parking lot will be replaced with a new two-story, three-level garage that will accommodate 474 parking spaces over a covered building area of approximately 113,860 s.f. The garage will be constructed essentially at-grade and will be approximately 36' tall at its highest point, which will be at the corner towers containing stairways. The remainder of the structure will be approximately 24' in height. The exterior of the garage will be comprised of colored

sand blasted concrete. A series of pergola structures will be constructed on the top level to soften its visual appearance and provide shade.

Lighting for the garage will consist of wall and pole mounted fixtures around the perimeters of buildings and parking areas on the site. City conditions requiring that exterior lighting be the minimum necessary for security purposes and that all exterior lighting be downward facing and not directly visible from adjacent properties will be applicable to all development proposed on the site, including the parking garage.

Ingress to the garage will be from the new connector road from Gaston Circle via a bridge at the third (top) parking level on the east side of the structure. Depending on occupancy rates and traffic patterns, the project applicant may convert the emergency vehicle access road to Bethany Way to a private roadway. This will allow guest the option of exiting from the garage at the ground level on the southwest side of the structure and travel south downhill to Bethany Way.

Parking on the remainder of the site will remain unchanged, with the exception of six spaces in Gaston Village. A summary of the total parking for Phase 2 is described in Table 3: Phase 2 Parking Plan.

Table 3: Phase 2 Parking Plan

Parking Area / Lot	Standard Spaces	ADA Spaces	Total Spaces
West Field	464	10	474
Stowell Center	4	5	9
Redwood Auditorium	20	4	24
Burnett Hall	46	2	48
Harp & Gerhart Hall	20	1	21
Gaston Village	4	2	6
Maintenance Building	8	0	8
Total	566	24	590

Source: Gerald Yates Architects, 2014.

Use Permit

The project site is in the Public/Quasi Public (P/QP) zoning district. Per Section SVMC section 17.30.030, educational facilities in the P/QP zoning district require Use Permit approval from the Planning Commission.

The P/QP district is designed to accommodate governmental, public utility, educational, community service, religious or recreational facilities. Such uses are somewhat unique in that their proximity to sensitive land uses is not generally detrimental to the quality of life and in many cases is desirable and convenient. The district is intended to provide space for community facilities needed to complement urban residential areas and for institutions which may complement a residential environment.

Due to their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and provide the district use regulations the necessary flexibility, the Planning Commission is empowered to grant and to deny applications for use permits and to impose such reasonable conditions in connection with a use permit as it deems necessary to secure the purposes of this title.

Items associated with the Use Permit application are discussed in the Planned Development section of the staff report.

Design Review

In the P/QP zoning district, architectural and site plan review by the Planning Commission is required for all structures, alterations to structures and signage in the P/PQ zoning district. The Design Review process is established to carry out the objectives of the city's general plan and related zoning ordinances and to ensure that permits for construction as set out hereinafter will be carried out in a manner which is not detrimental to the surrounding uses and is consistent with the overall planning goals of the city.

Items associated with the Design Review application are discussed in the Planned Development section of the staff report.

CEQA REVIEW

A Mitigated Negative Declaration has been prepared in conjunction with this project. The Initial Study / Mitigated Negative Declaration was circulated for a 30-day public review period. The site was posted and a public notice was posted on the City's website and in three public places and mailed to surrounding property owners within 300 feet of the project site pursuant to State law. The City received the following written comment letters on the Negative Declaration:

1. State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit (August 20, 2014)
2. State of California, Department of Transportation (August 18, 2014)
3. Monterey Bay Unified Air Pollution Control District (August 18, 2014)
4. Santa Cruz County Regional Transportation Commission (August 18, 2014)
5. San Lorenzo Valley Water District (August 18, 2014)
6. Scotts Valley Water District (August 7, 2014)
7. Marc Sacoolas (August 19, 2014)
8. Marnye Sacoolas (August 20, 2014)

Comments on the IS/MND focused on the following issues:

- Establishment of a baseline for the project to include Bethany University as a functioning operation.
- Traffic.
- Water Use.
- Site Drainage.
- Potential Biological Impacts.
- Emergency Access.

All comments received on the IS/MND were reviewed and considered by the City. The City determined that in no instance did the comments result in the identification of a new or previously unidentified significant adverse impact to the environment.

Responses to comments received described in Attachment 4, Response to Comments on the Draft IS/MND. Revisions to the Initial Study in response to comments received are provided in Attachment 5.

PUBLIC NOTICE

The site was posted and a public notice was posted in three (3) public places and mailed to surrounding property owners within 300 feet pursuant to State law. Additionally, the IS/MND was submitted to the State of California Governor's Office of Planning and Research (State Clearinghouse). The public review period of the IS/MND occurred between July 21st and August 19th. Eight comment letters were received in response to review of the IS/MND, as identified above. Two property owners in the project vicinity provided comments on the Initial Study/Mitigated Negative Declaration, as identified and addressed above.

ATTACHMENTS

PAGE No.

Resolution to Approve GPA14-002, AZO14-001, PD14-001, U14-006 & DR14-005

(Action Item)	17
1. Location Map	38
2. Project Plans (received June 17, 2014)	Attached
3. Initial Study	Attached
4. Comment Letters Received and Response to Comments	Attached
5. Revisions to Initial Study	Attached
6. Tree Resources Analysis, JP Allen & Associates (May 2014)	Attached
7. Biological Report, Biotic Resources Group (July 2014)	Attached
8. Geotechnical Report, Pacific Crest Engineering, Inc. (April 2014).....	Attached
9. Traffic Generation Data, Kimley-Horn Associates, Inc. (May 2014)	Attached

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE MITIGATED NEGATIVE DECLARATION, APPROVE A GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT PLANNED DEVELOPMENT DISTRICT AND PERMIT, USE PERMIT AND DESIGN REVIEW FOR THE 1440 CENTER PROJECT ON THE FORMER BETHANY UNIVERSITY CAMPUS LOCATED AT 800 BETHANY DRIVE.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by 1440 Foundation for General Plan Amendment No. GPA14-002, Zoning Ordinance Amendment No. AZO14-001, Planned Development No. PD14-001, Use Permit No. U14-006 and Design Review No. DR14-005 for the 1440 Center project on the former Bethany University campus located at 800 Bethany Drive; and,

WHEREAS, 1440 Foundation, (referred to as "applicant") has presented substantial evidence which supports the application; and

WHEREAS, the application is a "project" pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, a Mitigated Negative Declaration has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

WHEREAS, as mitigated, the project is determined to not have a significant impact on the environment based upon the results of the initial study; and

WHEREAS, a public hearing on the proposed project was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law and a duly noticed hearing was held by the Planning Commission on September 11, 2014.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley ("Commission"), that the Commission hereby recommends that the City Council:

SECTION 1: Certify the Mitigated Negative Declaration

SECTION 2: Approve the Planned Development Permit as shown on the plans as submitted to the Planning Commission with the Conditions of Approval provided in Exhibit A and the Mitigation Monitoring Reporting Program provided in Exhibit B based on the following findings:

1. *The Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration for the project has been completed in compliance with CEQA, and the requirements of CEQA Section 15063 have been met.*
2. *All mitigation measures identified in the Mitigated Negative Declaration are included in the resolution approving the project and are made conditions of approval for the project. All mitigation measures have been included in the Conditions of Approval.*
3. *Documents and other material constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director. Copies of the Mitigated Negative Declaration have been made available to the public for review pursuant to CEQA requirements.*
4. *The Mitigated Negative Declaration represents the independent judgement of the City. The City prepared the Mitigated Negative Declaration. All supporting information has been reviewed and approved by the City.*

General Plan Amendment

5. *The General Plan Amendment is consistent with the City's General Plan. The proposed zoning ordinance amendment will eliminate the requirement of a specific plan for the Bethany College Special Treatment Area but any development of the area will still require special consideration by requiring a Planned Development Permit and compliance with the Scotts Valley Municipal Code Chapter 17.36 which is consistent with the intent of the General Plan and will protect the public health, safety, general welfare and convenience and sound zoning practices.*

Zoning Ordinance Amendment

6. *The proposed zoning ordinance amendment is in general conformance with the General Plan and it is in the interest of the public health, safety, general welfare or convenience or sound zoning practices. The proposed zoning ordinance amendment will eliminate the requirement of a specific plan for the Bethany College Special Treatment Area but any development of the area will still require special consideration by requiring a Planned Development Permit and compliance with the Scotts Valley Municipal Code Chapter 17.36 which is consistent with the intent of the General Plan and will protect the public health, safety, general welfare and convenience and sound zoning practices.*

Planned Development Zoning

7. *The proposed Planned Development zoning is consistent with the underlying zoning designation, the City of Scotts Valley General Plan and the Bethany Neighborhood Special Treatment Area (BNSTA). The proposed project is consistent with the Public/Quasi Public land use prescribed in the General Plan. The project is consistent with the purpose and intent of the Public/Quasi Public district. The project is consistent with the objectives of special treatment area.*

Planned Development Permit

8. *The planned development permit, as issued, furthers the policies of the general plan and the Bethany Neighborhood Special Treatment Area (BNSTA). The General Plan and the Bethany Neighborhood Special Treatment Area (BNSTA) specifies a mix of land uses to further the goals and objectives of the General Plan by providing housing and educational opportunities and the necessary City infrastructure and services needed to provide those activities.*
9. *The planned development permit, as issued, conforms in all respects to the planned development zoning of the property. Planned Development district and permit will allow the development to be designed to meet the needs of the individual property and the requirements of the BNSTA while maintaining the character of the neighborhood. This permit will enable the applicant to continue to offer educational opportunities and housing in the city.*
10. *The interrelationship between the orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious. The project meets the requirements of this finding in that the siting and size of the proposed buildings are designed in a compatible and cohesive manner for the campus and surrounding area and utilize the existing topography and development to create harmony.*
11. *The environmental impacts of the project have been reviewed and considered. A Mitigated Negative Declaration has been prepared and comments have been reviewed and considered.*

Design Review

12. *The siting of the structure on the site as compared with the siting of other structures in the immediate neighborhood is appropriate. The neighborhood has been home to structures and facilities related to Bethany University since the 1950s. The 1440 Center project will re-use and re-habilitate existing structures associated with the former Bethany University. Proposed new structures will be compatible with the existing neighborhood setting.*

13. *The materials, colors, proportion, mass, and detail of the exterior improvements are in good proportion, have simplicity of mass and detail, and are compatible with the appearance of the surrounding structures.* All of the proposed remodeled or new buildings/structures on the site 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 environment. None of the proposed new buildings will exceed the maximum height limit of 35 feet. The proposed materials, colors, proportion, mass, and detail of exterior improvements will be compatible with the surrounding neighborhood.
14. *The landscaping is in keeping with the character and design of the proposed development.* Extensive tree plantings are proposed throughout the project site to re-establish a more natural forest environment on the site. Native species of trees and drought-tolerant understory plants are proposed to compliment and reinforce a forest setting on the site.
15. *The size, location, and arrangement of on-site parking and paved areas.* Based on review of proposed on-site parking for the site, the size, location, and arrangement of on-site parking is in compliance with City parking requirements.
16. *Ingress, egress and internal traffic circulation.* Ingress, egress, and internal traffic will be provided in compliance with City requirements. Access to the site is provided via Bethany Drive and the project has been condition to at no point during on-site construction activities to have full closure of Bethany Drive. The re-alignment of Bethany will allow for safe traffic movement.

Use Permit

17. *The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.* The applicant is proposing the reuse and rehabilitation of a former educational facility which is permitted as a conditional use in the zoning ordinance.
18. *The establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.* The project is required to implement mitigation measures and conditions of approval have been added to the project so that project will not be detrimental to the neighborhood.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission recommends that the City Council certify the mitigated negative declaration, approve General Plan Amendment No. GPA14-002, Zoning Ordinance Amendment No. AZO14-001, Planned Development No. PD14-001, Use Permit No. U14-006 and Design Review No. DR14-005 for the 1440 Center project on the former Bethany University campus located at 800 Bethany Drive, subject to the Conditions of Approval set forth in Exhibit A and the Mitigation Monitoring Reporting Program set forth in Exhibit B, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 11th day of September, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chair, Russ Patterson

Corrie Kates, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL

(Nos. 1-x)

Standard

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council approval, the property owner shall sign the Conditions of approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits, transfer of title, or within 30 days of approval of this application, which ever occurs first.
3. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.
4. All peer review work required by the project applicant to comply with the Conditions of Approval shall be done at the project applicant's expense through a reimbursement agreement with the City.

PLANNING DEPARTMENT

5. The colors, materials, size, location, and design of the improvements shall match the approved plans and material boards for all buildings. Modifications to the approved project may require approval at the discretion of the Community Development Director.
6. The landscaping improvements shall use native landscaping and be irrigated only in the initial period of planting.
7. All landscape irrigation shall be installed to recycled water plumbing standards as prescribed by the Scotts Valley Water District. This condition may or may not be required, depending on final Main Extension Agreement terms.
8. Any new landscape irrigation system shall be metered separately from the existing new buildings. Purple pipe shall be used for landscape lines to facilitate

constructed use and/or potential future conversion to recycled water use. A minimum 10-foot spacing shall be maintained between all potable and purple-pipe landscape lines. This condition may or may not be required, depending on final Main Extension Agreement terms.

9. To the maximum extent feasible, landscape installation shall provide for low water consumption plantings, drip irrigation technology, programmable irrigation control, and permeable hard surfaces.
10. All signs shall be in compliance with the Scotts Valley Municipal Code.
11. All exterior lighting shall be the minimum necessary for security and all lighting shall be down shining with the light source not directly visible from adjacent properties. The lighting plan shall be reviewed and approved by the Community Development Director prior to issuance of all final building permits. Where deemed necessary by the Community Development Director, light cutoffs/shields shall be installed.
12. The final design of all new and remodeled buildings shall receive Design Review approval from the City.
13. The property owner shall take measures to reduce congestion and single-occupant vehicle use and will incorporate measures as part of the marketing materials produced for the project. For example, carpooling and alternative mode of transportation will be strongly encouraged.
14. An erosion control plan shall be reviewed and approved by the Director of Public Works prior to winter grading for the project.
15. If deemed necessary by the City the property owner shall work with residents and the City to provide alternative scheduling patterns (i.e. class times and guest arrival and departure times) to improve traffic circulation.

Trees

16. All recommendations in the *Tree Resource Analysis / Construction Impact Assessment*, prepared by James P. Allen & Associates, June 2014, are incorporated as conditions of project approval.
17. Tree removal shall not occur until a grading or building permit has been issued for the project and furthermore not until immediately before commencement of site grading.
18. The final grading plans and improvement plans shall be reviewed and approved by the City arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.

19. The city arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.
20. During the pre-construction phase of development the city arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.
21. The city arborist shall routinely inspect the development site through the term of the project.
22. The cost of the city arborist review and implementation of conditions, site inspection, and related work shall be borne by the applicant.

Biotic

23. All recommendations in the *1440 Center Biological Report*, prepared by Biotic Resources Group, July 2014, are incorporated as conditions of project approval.

Grading

24. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.

Archaeology and Paleontology

25. The project is located in an area of sensitivity for archaeological resources. If potential historical or unique archaeological resources are discovered during construction, suspend all work in the immediate vicinity (within approximately 50 feet) and avoid altering the materials and their context pending site investigation by a qualified archaeological or cultural resources consultant retained by the project applicant. Construction work shall not commence again until the archaeological or cultural resources consultant has been given an opportunity to examine the findings, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been encountered.
26. If the find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to

result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. Such reports shall be deposited with the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.

27. The project applicant shall assure that project personnel are informed that collecting significant historical or unique archaeological resources discovered during development of the project is prohibited by law. Prehistoric or Native American resources can include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources can include nails, bottles, or other items often found in refuse deposits.
28. If human remains are discovered, there shall be no further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains until the project applicant has complied with the provisions of State CEQA Guidelines Section 15064.5(e). In general, these provisions require that the County Coroner shall be notified immediately. If the remains are found to be Native American, the County Coroner shall notify the Native American Heritage Commission within 24 hours. The most likely descendant of the deceased Native American shall be notified by the Commission and given the chance to make recommendations for the remains. If the Commission is unable to identify the most likely descendent, or if no recommendations are made within 24 hours, remains may be reinterred with appropriate dignity elsewhere on the property in a location not subject to further subsurface disturbance. If recommendations are made and not accepted, the Native American Heritage Commission will mediate the problem.
29. All grading in the Santa Cruz Mudstone/bedrock layer shall be monitored by a qualified paleontologist.
30. The paleontologist shall attend a pre-grade meeting with project contractors to discuss the monitoring, collecting, and safety procedures for the project.
31. The paleontologist shall conduct full-time monitoring during any earth moving activities within the Santa Margarita Sandstone. The length of monitoring time is tied directly to the length of time for earth moving activities in the sensitive geologic unit. All recovered specimens would be donated to the designated repository.
32. Santa Cruz Mudstone, if encountered, will require intermittent monitoring. If the Santa Cruz Mudstone proves to be without significant fossil material on the project, the monitoring time can be lowered or eliminated at the discretion of the qualified

project paleontologist. The Recent alluvium/colluvium, and fill materials and diorite on the site will not require paleontological monitoring.

33. During the grading or trenching activities in the Santa Margarita Sandstone, the paleontologist or a paleontological monitor(s) under his or her direct supervision, shall conduct sediment screening as part of monitoring effort. To save time, reduce costs, and allow the project to continue on schedule, a matrix sample, earmarked by the paleontologist, could be moved by the contractor to one side of the project. The paleontological monitor(s) could then process the matrix for fossils and collect scientifically significant specimens. This allows the construction schedule to continue as planned while allowing paleontological mitigation.
34. The paleontological monitor shall have the authority to temporarily divert or redirect grading to allow time to evaluate any exposed fossil material. The term "temporarily" in this context is interpreted as within one working day for the evaluation process.
35. During monitoring and salvage, any scientifically significant specimens shall be properly collected after evaluation by, and under the supervision of, the paleontologist. During collecting activities, contextual stratigraphic data shall also be collected. This will include lithologic descriptions, photographs, a measured stratigraphic section(s), and field notes.
36. Specimens shall be prepared to the point of identification (not exhibition), stabilized, identified, and curated in a suitable repository that has a retrievable storage system, such as the Applicant of California Museum of Paleontology, Berkeley (UCMP). The UCMP is specifically recommended as the repository for this project.
37. A final report shall be prepared at the end of earth moving activities, and shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. This report shall be sent to the City of Scotts Valley, signifying the end of mitigation. Another copy shall accompany any recovered fossils, along with field logs and photographs, to the designated repository.

Noise

38. The operation of an amplified sound system shall not at any time be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood.
39. In the event that the operation of an amplified sound system becomes detrimental to the neighborhood, the Community Development Department shall evaluate issue and may refer the matter to the Planning Commission. The Planning Commission, at its discretion, may reverse or modify in whole or in part the conditions of approval associated with noise disturbances.

40. Operation of an amplified sound system shall not extend beyond the hours of 8:00 PM and not before 8:00 AM.

Air Quality

41. Construction equipment are required to use 2003 or later models for all onsite heavy-duty equipment during grading activities or install oxidation catalysts on heavy-duty equipment or use equipment that uses biodiesel fuel to minimize emission of diesel exhaust on all onsite equipment used during grading activities.
42. The applicant must provide proof to the City of MBUAPCD Notification (and asbestos surveys) prior to issuance of demolition permit. Any building materials classified as hazardous materials will be disposed of in conformance with Federal, State, and local laws.

BUILDING DEPARTMENT

43. All recommendations in the *Geotechnical and Geologic Investigation for the 1440 Center*, prepared by Pacific Crest Engineering, Inc., April 2014, are incorporated as conditions of project approval.
44. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.
45. A soils engineer shall review and approve the final site grading, drainage, erosion control, and foundation design details prior to issuance of a grading and building permit.
46. The final grading plan shall be reviewed and approved by the Building Department prior to issuance of a grading/building permit.
47. All construction shall be in compliance with current building code requirements.

WASTEWATER & WATER

48. The project shall comply with all Scotts Valley Water District and Scotts Valley Fire Protection District fire flow requirements.
49. Scotts Valley Water District approved backflow devices shall be installed at all new service connections, as determined applicable by Scotts Valley Water District.
50. Water-conserving plumbing fixtures shall be used exclusively, including, but not limited to, high efficiency toilets (1.28 gallons per flush), waterless urinals, and low-flow showerheads, and pre-rinse spray faucets.
51. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be property abandoned.

52. Prior to commencing realignment of Bethany Drive, applicant shall provide for relocation of the existing Bethany Drive water main pursuant to a main extension agreement with the District.
53. Applicant shall provide for any increase in storage or transmission capacity of the Water District's distribution system necessary for compliance with the Fire District minimum flow requirements for the project.
54. Any new building, as well as any existing building which requires an upgrade in meter size, will require payment of a Water Replenishment Impact Fee to the Scotts Valley Water District which will be used to offset any additional consumptive water demand associated with the proposed project. Furthermore, any new connection, as well as any existing connection that will be upgraded to a larger meter size, will require payment to the Scotts Valley Water District of the Connection Charge and Water Replenishment Impact Fee.
55. The Applicant shall be required to pay for all water main relocation costs and comply with all other terms of service specified in a water main extension agreement to be negotiated between the Applicant and the District.
56. Applicant shall pay the cost to accomplish the utility design and construction to underground the telephone, electric power, and television cables in each project contained easement, private, or public road frontage. This under-grounding of utilities to remove utility poles comes in addition to the State-required under-grounding of transmission lines for the project and any new service connections.

FIRE DISTRICT

57. The project applicant shall work in coordination with the Scotts Valley Fire Protection District to append the final buildings plans to enable the proposed park lot (Phase 1) and parking garage (Phase 2) in the West Field area to serve as a "safe haven" area for guests and employees in the event of an emergency.
58. All existing non-sprinkled residence halls shall be sprinkled as determined appropriate by the SVFPD.
59. Elevators will be able to accommodate local emergency response gurney size of 81 inches in the horizontal position.
60. Fire hydrants shall be installed on the site per the California Fire Code for the 27,000 square foot building. Location to be determined by SVFD. Hydrants shall be shown on the site/utilities drawing.

61. All requirements of the Scotts Valley Fire Protection District shall be met and, upon completion of all conditions of the permit, the Fire District shall sign the building permit prior to the allowance of occupancy.
62. The Fire District shall make the final determination for placement of the automatic fire sprinkler control valve and fire department connection prior to the approval of the final site map drawings.
63. All existing and new structure(s) shall have an automatic fire sprinkler system installed throughout in conformance with the latest edition of National Fire Protection Association or as modified. The fire sprinkler plans shall be submitted directly to the Fire District for review and permit prior to starting work on the system.
64. Install interior roof access ladders shall be installed for each roof section. Roof access ladder closets shall be a minimum of four feet deep.
65. Structures are required to have a NFPA 13 fire sprinkler system, Class 1 standpipe system, and a fire alarm system complying with NFPA 72.
66. All requirements of the Scotts Valley Fire Protection District shall be met and written acknowledgment from the Fire District shall be presented to the City stating that all conditions have been met prior to occupancy of the project.
67. A final site map shall be submitted to the Fire District prior to the issuance of any Fire District permits. The site map shall include each parcel, each building footprint, all access ways and each fire hydrant. Drawings of the plans shall be submitted on an Auto CAD drawing up to version 13 or a DWG file, on a high density 3.5" floppy disk. A legend of all the layers contained on the disk must be attached. An 11" x 17" hard copy of the site map must also be included.
68. Street names selected for the project are subject to the approval of the Fire District and shall be shown on the final map. Address numbers will be assigned by the Fire District.
69. The Fire District shall make the final determination for placement of the automatic fire sprinkler control valve and fire department connection prior to the approval of the final site map drawings.
70. Fire flow for the building(s) shall be the minimum gallons per minute required for construction type.
71. Fire hydrants shall be located in accordance with California Fire Code Appendix III-B. The Fire District shall approve placement of fire hydrants prior to the approval of the final site map drawings.

72. Structures shall have an automatic fire sprinkler system installed throughout in conformance with NFPA 13, latest edition for Light Hazard.
73. Class I standard piping is required to be used on the project site.
74. Automatic fire sprinkler plans shall be submitted directly to the Fire District for review and permit prior to starting work on the system.
75. If the automatic fire sprinkler system has 100 or more heads, the water supply valve and water flow switch shall be monitored by an approved central station, remote station, proprietary monitoring station or sound an audible signal at a constantly attended location.
76. A fire alarm system is required per California Fire Code section 1006.
77. Fire alarm plans shall be submitted directly to the Fire District for review and permit prior to starting work on the system.
78. Building egress shall comply with the California Building Code.
79. Access road and fire road drawings showing width, grade, profile view, surface, and length, will be required for review and comments when building plans are submitted.
80. The project applicant shall work in coordination with the Scotts Valley Fire Protection District to append the final buildings plans to enable the proposed park lot (Phase 1) and parking garage (Phase 2) in the West Field area to serve as a "safe haven" area for guests and employees in the event of an emergency.

DEPARTMENT OF PUBLIC WORKS

81. A final drainage report that verifying that the existing drainage infrastructure is adequate for the project site. The report will identify the use of on-site Low Impact Development (LID) measures. Such report shall be reviewed and approved by the Public Work Department prior to issuance of building permit for the project.
82. The final erosion control plan shall be reviewed and approved by the Building Department prior to issuance of a grading/building permit.
83. The erosion control plan shall be re-implemented with grading of the site. The erosion control measures should be functional prior, during and after construction. Specific measures shall be identified in the project plans and specifications should

include the following features: use of silt fencing and straw bales to prevent sediments from leaving the site, erosion control seeding and mulching following construction and other measures as appropriate. To be installed before grading occurs.

84. Following construction, the effectiveness of the erosion control measures shall be monitored during the first year's rainy season and remedial measures implemented if erosion is noted.
85. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, February 2014.
86. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted *City of Scotts Valley Stormwater Technical Guide*. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.
87. All required documents, final or parcel map sheets, covenants, developer and city improvement agreement and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the application of any building permit.
88. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
89. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
90. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.
91. Engineered Improvement Plans shall be submitted for all on-site and off-site work and will be approved by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to

commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required to satisfy tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.

92. The applicant shall establish the location of the property lines for the project site. If a proposed building encroaches over property lines the Applicant shall either merge the properties or adjust the lot line.
93. Prior to submittal of final site plans to the City, the applicant shall conduct an investigation into the stability of the sanitary sewer pipeline running parallel to Carbonera Creek. The applicant shall be responsible for providing evidence to the City of having conducted this investigation into the stability of the pipeline. Should the investigation determine improvements are required, the improvements will be recorded on final site plans as the applicant's responsibility to address prior to final site plan approval and the issuance of grading or building permits for the project site.
94. All access roads shall be kept clear of construction materials and all vehicles shall not stage or park for any reason.
95. Driveway drawings showing width, grade, profile view, surface, length, and turnaround will be required for review and comments when building plans are submitted.
96. Access roads shall be installed per the approved plan prior to any building construction on the site.
97. 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.
98. 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.
99. 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".

100. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
101. Prior to building occupancy, the project applicant shall work in coordination with the City of Scotts Valley Public Works and Police Departments to include install a traffic calming device (s) on Bethany Road. This could include the installation of a radar speed sign(s) (also called radar signs, driver feedback signs, speed display signs, and "Your Speed" signs) to alert motorists of their speed.

Exhibit B

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) is a CEQA-required component of the Mitigated Negative Declaration (MND) process for the project. The results of the environmental analyses, including proposed mitigation measures, are documented in the Initial Study/MND.

CEQA requires that agencies adopting MNDs take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval.

As part of the CEQA environmental review procedures, Section 21081.6 requires a public agency to adopt a monitoring and reporting program to ensure efficacy and enforceability of any mitigation measures applied to a proposed project. The lead agency must adopt an MMRP for mitigation measures incorporated into the project or proposed as conditions of approval. The MMRP must be designed to ensure compliance during project implementation. As stated in Section 21081.6(a)(1):

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

Table 1 is the MMRP matrix. The table lists each of the mitigation measures proposed in the Initial Study/MND and specifies the agency responsible for implementation of the mitigation measure and the time period for the mitigation measure.

Table 1: Mitigation Monitoring and Reporting Program

Environmental Impact	Mitigation Measures	Responsible Entity	Timing
Biological Resources			
Biological Resources: Impacts to Roosting Bats	Mitigation Measure BIO-1: Protection of Roosting Bats. The applicant shall hire a qualified bat biologist to assess trees scheduled for removal for the presence of roosting bats no more than 30 days prior to removal of any on-site trees. If roosting bats are observed, the biologist will prepare a plan in coordination with the California Department of Fish and Wildlife to allow bats to leave the roost, but not return by use of exclusion devices if necessary.	Project applicant and qualified biologist	Prior to project construction activities on the site
Biological Resources: Impacts to Nesting Birds	Mitigation Measure BIO-2: Protection of Nesting Birds. The applicant shall schedule all on-site tree removal, and grading for the west field parking garage and access road, to occur between August 15 and February 1 of any given year to avoid the bird nesting season. If this schedule is not practical, the applicant shall hire a qualified biologist to conduct preconstruction nesting bird surveys no more than two weeks prior to removal of trees and grading for the west field parking garage and access road. If nesting birds are observed, the biologist will establish a buffer zone where no tree removal or grading will occur until the biologist confirms that all chicks have fledged. The buffer zone may vary from 50 to 250 feet, depending upon the species of bird and exposure of the nest site.	Project applicant and qualified biologist	Prior to project construction activities on the site
Biological Resources: Impacts to Woodrats	Mitigation Measure BIO-3: Protection of Woodrats. The applicant shall hire a qualified biologist to survey the mixed evergreen forest along the route of the proposed Connector Road between on-site parking areas for the presence of woodrat nests. If woodrat nests are observed along the alignment, the biologist will prepare a plan in coordination with California Department of Fish and Wildlife to minimize impacts to woodrats. For example, the nest may be disassembled by hand to allow any woodrats present to escape, the nest may be relocated (if possible), or man-made woodrat nests may be constructed well outside the impact area to replace nests affected by the construction.	Project applicant and qualified biologist	Prior to project construction activities, on the site
Biological Resources: Impacts to On-Site Trees	Mitigation Measure IV-1. Protection of On-Site Trees. The applicant shall implement all measures contained within the project's arborist report for the avoidance and mitigation for tree removal. Measures include implementing a tree protection plan, maintenance of trees to remain, and implementing a tree replacement program. Measures from arborist report shall be incorporated into the final project design and construction documents for each phase of the project.	Project applicant	Prior to project construction

Environmental Impact Mitigation Measures Responsible Entity Timing

Geology and Soils

Geology and Soils: Exposure to impacts resulting from seismic-related ground shaking

Mitigation Measure GEO-1: Preparation of Design-Level Geotechnical Report. The project applicant shall consult with a registered geotechnical engineer to prepare a design-level geotechnical investigation that incorporates the recommendations in the Geotechnical and Geologic Investigation by Pacific Crest Engineering, Inc. (April 2014). The design-level geotechnical report shall address, but not be limited to, site preparation and grading, building foundations, and CBC seismic design parameters. A design-level geotechnical report shall be prepared and submitted in conjunction with Building Permit application(s) and reviewed and approved by the City for each phase (Phase 1 and Phase 2) of the project. Recommendations from the design-level geotechnical report shall be incorporated into the final project design and construction documents for each phase of the project.

Responsible Entity: Project applicant and qualified geologist

Timing: Prior to the issuance of building permits

Hazards and Hazardous Materials

Hazards and Hazardous Materials: Emergency Response on the project site

Mitigation Measure HAZ-1: No Full Closure of Bethany Drive. At no time during construction activities on the project site shall access to Bethany Drive be entirely closed to vehicular traffic. This includes providing temporary roadway access during all construction activities. This mitigation measure will be included on final construction plans by the applicant prior to review and approval of building permits for the project site by the City.

Responsible Entity: Project applicant and City of Scotts Valley

Timing: Prior to the issuance of building permits

Mitigation Measure HAZ-2: Temporary Construction Plan. The applicant shall prepare a temporary construction plan which includes coordination with utility providers and noticing to all affected property owners of construction activities, planned partial lane closures, and a 24-hour phone contact. The plan shall be reviewed and approved by the City prior to issuance of grading or building permits for the project site.

Responsible Entity: Project applicant

Timing: Prior to the issuance of building permits

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Environmental Impact Mitigation Measures Responsible Entity Timing

Hydrology and Water Quality

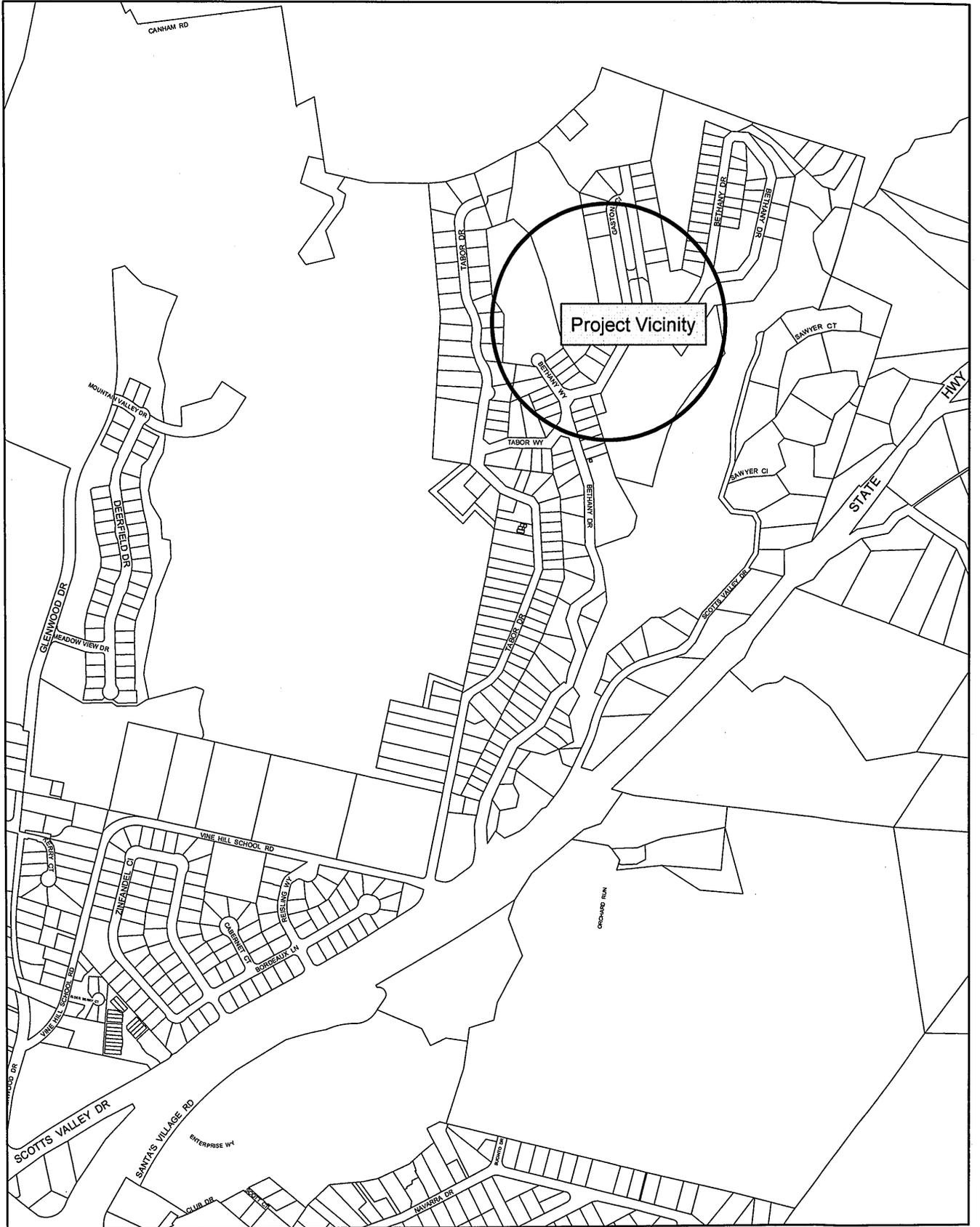
<p>Hydrology and Water Quality: Impacts to existing drainage patterns</p>	<p>Mitigation Measure HYD-1. Reduction of Post-Development Runoff Rate. Prior to issuance of the final grading permit by the City, the project applicant shall demonstrate a reduction in the project site's 10-year post-development runoff rate below that of the site's 10-year pre-development runoff rate through the incorporation of additional Low Impact Development (LID) measures to be implemented on the project site.</p>	<p>Project applicant</p>	<p>Prior to issuance of grading permits</p>
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Transportation and Traffic

<p>Transportation and Traffic: Inadequate emergency access</p>	<p>Mitigation Measure T-1: Bethany Way Widening. Before project-related traffic to/from the West Field parking area is allowed, Bethany Way shall be widened to a width sufficient to allow safe access for two way traffic as well as emergency vehicles. The project applicant (or its successor) shall work in coordination with the City of Scotts Valley, the Scotts Valley Fire Protection District, and residents of Bethany Way to determine the final roadway with and configuration as well as installing the appropriate infrastructure including curbs, sidewalk(s), and storm drains..</p>	<p>Project applicant, City of Scotts Valley, Scotts Valley Fire Protection District</p>	<p>Prior to any use of Bethany Way use to access West Field Parking area</p>
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Location Map



800 Bethany Drive

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