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# **Mitigated Negative Declaration**

**1440 Center**

**City of Scotts Valley, CA**

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## Mitigated Negative Declaration

### Lead Agency Name and Address

City of Scotts Valley  
Community Development Department  
One Civic Center Drive  
Scotts Valley, CA 95066

### Contact Person and Phone Number

Mr. Taylor Bateman  
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831/440-5630

### Project Sponsor

Mr. Scott Kreins  
Director  
1440 Foundation  
P. O. Box 3141  
Saratoga, CA 95070

### Project Location

The 80 acre project site is located at 800 Bethany Drive in Scotts Valley, CA 95066.

### Name of Project

1440 Center

### Project Description

The proposed project, known as the 1440 Center, involves the redevelopment of the existing Bethany University Campus site into an educational learning center for individuals, groups, and corporations through a variety of faculty and curriculum. Guests will attend either a weekday

session occurring Sunday through Friday, or a weekend session occurring Friday through Sunday, and will be provided overnight accommodation with on-site dining facilities.

As described in [Table 1: Land Use Summary](#), development plan calls for the 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, Coast Live Oaks, and other native plantings.

The central core of the campus will be on the northern side of the 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.

The 1440 Center will be developed in two phases. In Phase 1, the 1440 Center will accommodate up to 360 guests (which includes faculty and faculty assistants), and employ approximately 150 full-time equivalent employees. In Phase 2, accommodations for 140 additional guests will be constructed as well as a parking garage. At project buildout, the proposed project will accommodate up to 500 guests and employ approximately 225 employees.

At full buildout, the proposed project will increase the total habitable square footage on the project site by only 29,795 sf., or an increase of about 16% as compared to existing conditions.

**Table 1: Land Use Summary**

	<b>Demolished Structures (sf.)</b>	<b>Remodeled Structures (sf.)</b>	<b>New Structures (sf.)</b>	<b>Guest Beds</b>	<b>Parking Spaces</b>	<b>Total Building Space (sf.)</b>
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. <sup>(1)</sup>	140	590	328,155
<b>Campus Totals</b>	<b>69,916</b>	<b>93,867</b>	<b>234,288</b>	<b>500</b>	<b>590</b>	<b>328,155</b>
Less Non-habitable Space (parking garage)						113,860 <sup>(1)</sup>
<b>Total Habitable</b>						<b>214,295</b>
<b>Net New Habitable</b>						<b>29,795</b>

Notes:

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

Source: Gerald Yates Architect, 2014.

## Review Period

July 21, 2014 through August 11, 2014

## Comments

Any individual, group, or agency disagreeing with this determination or wishing to comment on the proposed project may submit written comments to the City of Scotts Valley at the address listed above. All comments received by 5:00 PM on August 20, 2014 will be considered by the City of Scotts Valley.

## Findings and Reasons

The Initial Study identified potentially significant effects on the environment. However, the proposed project has been mitigated (see Mitigation Measures below which avoid or mitigate the effects) to a point where the proposed project will not have the potential to significantly degrade the environment; will have no significant impact on long-term environmental goals; will have no significant cumulative effect upon the environment; and will not cause substantial adverse effects on human beings, either directly or indirectly.

The following reasons will support these findings:

1. Identified adverse impacts are proposed to be mitigated through implementation of mitigation measures incorporated herein.
2. The proposed project is consistent with the adopted goals and policies of the *City of Scotts Valley General Plan* (including those as amended by the proposed project), and the *City of Scotts Valley Municipal Code*.
3. City staff has independently reviewed the Initial Study, and this Mitigated Negative Declaration reflects the independent judgment of the City of Scotts Valley.

## Mitigation Measures

### ***Biological Resources***

MM 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.

MM 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.

MM 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.

MM BIO-4: **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.

### **Geology and Soils**

MM 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.

### **Hazards and Hazardous Materials**

MM 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.

MM 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.

### ***Hydrology and Water Quality***

MM 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.

### **Transportation and Traffic**

MM T-1: 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 width and configuration as well as installing the appropriate infrastructure including curbs, sidewalk(s), and storm drains