



SCOTTS VALLEY WATER DISTRICT

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Engineering and Water Resources Committee

District Conference Room

2 Civic Center Drive, Scotts Valley, California

8/25/25 at 4:00 p.m.

This meeting is being conducted in a hybrid setting.

Members of the public may attend the meeting remotely or in person. Join the meeting remotely using zoom link: [826 7971 0239](https://svwd.zoom.us/j/82679710239) or by phone: 1-253-215-8782 access code 826 7971 0239. Remote access is available 5 minutes before the start of the meeting.

Agenda

1. Convene
2. Oral Communications
3. Business Items
 - 3.1. Town Center Project (EIR) - Water Supply Assessment
 - 3.2. Proposal for Maintenance and Safety Upgrades to Glass Lined Tanks: Sole Source Contract
4. Discussion Items
 - 4.1. Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan
5. District Updates
6. Committee Member Reports
7. Future Agenda Items
8. Adjourn

Posted:

Scotts Valley Water District

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E-mail Distribution:

Danny Reber, Committee Member

Ruth Stiles, Committee Member

Greg Kassner, Committee Member

Allyson Violante, Committee Member

Bill Ekwall, 1st Alternate

Chris Perri, 2nd Alternate

Wade Leishman, 3rd Alternate



TOWN CENTER SPECIFIC PLAN
WATER SUPPLY ASSESSMENT

TOWN CENTER SPECIFIC PLAN WATER SUPPLY ASSESSMENT

PREPARED FOR:

CITY OF SCOTTS VALLEY



PREPARED BY:

BKF ENGINEERS





TOWN CENTER SPECIFIC PLAN WATER SUPPLY ASSESSMENT

Prepared for

City of Scotts Valley

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Date

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Date

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Date



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LIST OF ACRONYMS AND ABBREVIATIONS

af	Acre-Feet
af/yr	Acre-Feet per Year
CASGEM	California Statewide Groundwater Elevation Monitoring
CEQA	California Environmental Quality Act
City	City of Scotts Valley
DWR	Department of Water Resources
EIR	Environmental Impact Report
ET _o	Evapotranspiration
GIS	Geographic Information Systems
gpcd	Gallons per Capita per Day
GSP	Groundwater Sustainability Plan
mgd	Million Gallons per Day
NOP	Notice of Preparation
Town Center Specific Plan	Proposed Project
SB X7-7	Water Conservation Act of 2009



TOWN CENTER SPECIFIC PLAN WATER SUPPLY ASSESSMENT

SB 211

State Bill 211

SB 610

State Bill 610

sf

Square Feet

SGMA

Sustainable Groundwater Management Act

SLVWD

San Lorenzo Valley Water District

SMGB

Santa Margarita Groundwater Basin

SVWD

Scotts Valley Water District

SWRCB

State Water Resources Control Board

USBR

United States Bureau of Reclamation

UWDF

Unit Water Demand Factor

UWMP

Urban Water Management Plan

Water Code

California Water Code

WSA

Water Supply Assessment

WSCP

Water Shortage Contingency Plan

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CHAPTER 1 INTRODUCTION

The purpose of Chapter 1 is to provide background on the regulatory environment associated with this water supply assessment and list the format for the upcoming sections.

1.1 LEGAL BACKGROUND

Senate Bills 610 (Chapter 643, Statutes of 2001) and Senate Bill 221 (Chapter 642, Statutes of 2001) amended state law, effective January 1, 2002, to improve the link between information on water supply availability and certain land use decisions made by cities and counties. SB 610 and SB 221 are companion measures which seek to promote more collaborative planning between local water suppliers and cities and counties. Both statutes require detailed information regarding water availability to be provided to the city and county decision-makers prior to approval of specified large development projects. Both statutes also require this detailed information be included in the administrative record that serves as the evidentiary basis for an approval action by the city or county on such projects. Both measures recognize local control and decision making regarding the availability of water for projects and the approval of projects.

This WSA has been developed to determine whether adequate water supplies can be provided to meet the long-term needs of its proposed Town Center Specific Plan Update (Proposed Project). Prepared in compliance with Senate Bill 610 (SB 610) and California Water Code (Water Code) Sections 10910 – 10915, the WSA also serves as a supporting document for the Environmental Impact Report (EIR) for the Proposed Project. The WSA examines the water supply sufficiency to satisfy both existing and anticipated water demands including those tied to the Proposed Project as well as broader growth within the City of Scotts Valley (City). The assessment is performed under a full range of hydrologic conditions, including normal, single dry, and multiple dry years.

1.2 WATER SUPPLY ASSESSMENT FORMAT

The WSA includes the following sections:

- Section 1: Introduction
- Section 2: Proposed Project Description
- Section 3: SB 610 Determinations
- Section 4: Scotts Valley Water District Overview
- Section 5: Scotts Valley Water District Demands
- Section 6: Scotts Valley Water District Water Supplies
- Section 7: Water Supply Sufficiency
- Section 8: Water Supply Assessment Approval
- Section 9: References

Citations of Water Code sections are included as *italicized text* within the WSA to demonstrate compliance with requirements of SB 610.



CHAPTER 2 PROPOSED PROJECT DESCRIPTION

The purpose of Chapter 2 is to describe the Proposed Project including location, size, land use, and projected demands.

2.1 PROJECT DESCRIPTION

The Town Center Specific Plan Update envisions the Town Center as the “Heart of the City”, bringing to life a long-held community goal of establishing a vibrant town center. To fulfill this vision, the Specific Plan is proposed to allow a blend of commercial and residential spaces, which would be complimented by existing amenities, including a library, community theater, movie theater, senior center, outdoor dining, and open gathering spaces that encourage community gathering.

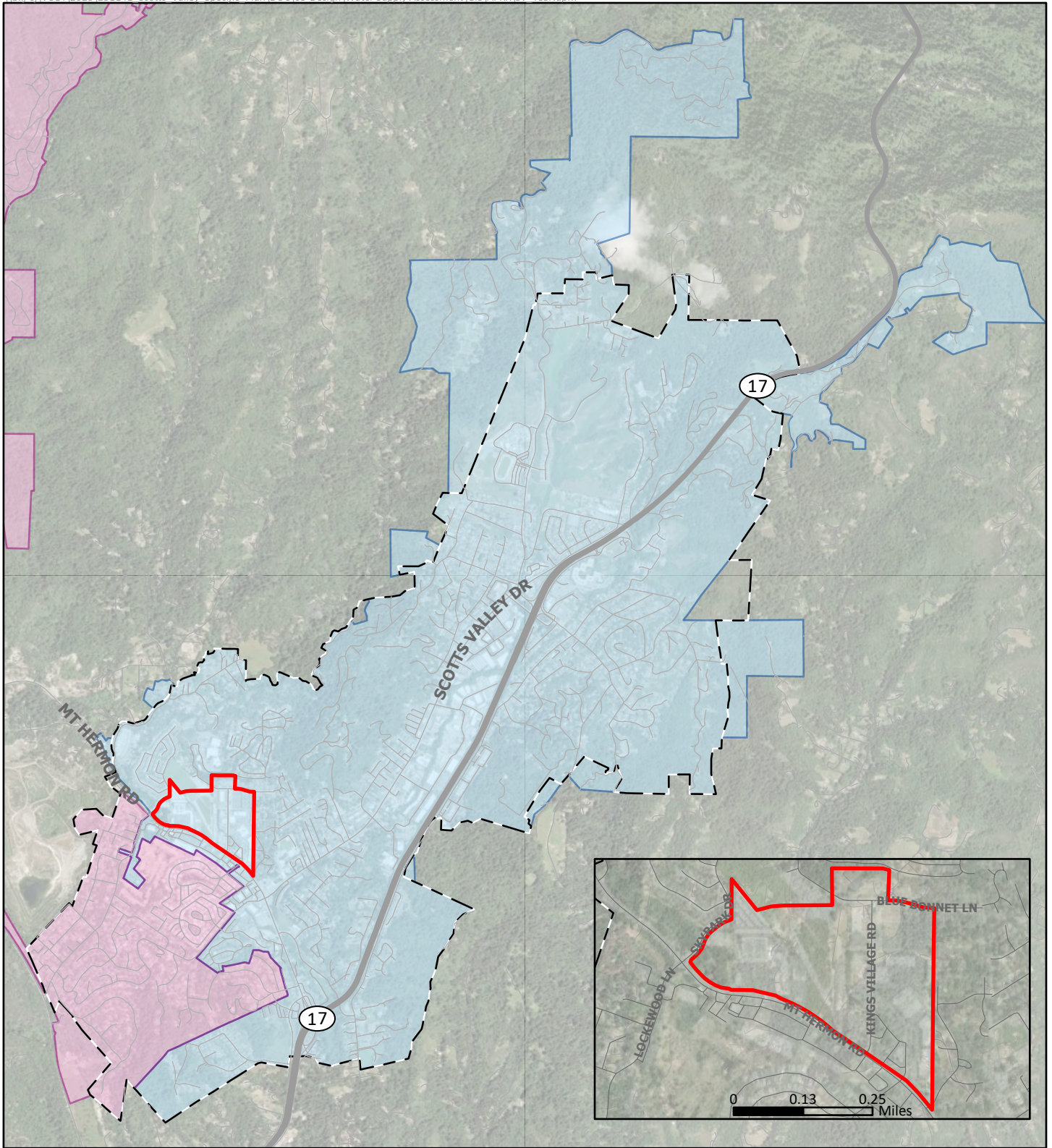
The Specific Plan area consists of approximately 58 acres within the City of Scotts Valley, including approximately 12.4 acres of vacant land centrally located in the core of the Specific Plan area that was formally part of the Skypark Airport. The Specific Plan area also includes a southeast portion of the Skypark, which is now a public park and open space. The Specific Plan area is roughly bound by Blue Bonnet Lane and Kings Village Road to the North, existing residential neighborhood (Hidden Oak Condominiums) to the east, Mt. Hermon Road to the south, Skypark Drive to the west, and Skypark to the northwest. The location of the Project Area is depicted on Figure 2-1.





2.2 LAND USE PLAN

The original Scotts Valley Town Center Specific Plan was adopted by the Scotts Valley City Council in 2008. The 2008 Scotts Valley Town Center Specific Plan analyzed 300 residential units, 275,000 square feet (sf) of commercial, and 35,000 sf of public/civic facilities. This land use plan was also used in the City’s 2023 General Plan for the Specific Plan area.

The Proposed Project anticipates new development and change over an approximate 20-year period through 2045 and would allow for an additional 657 residential units (consistent with the City’s Housing Element), up to 82,000 sf of commercial uses, up to 35,000 sf of public/civic uses, and 88,663 ac dedicated to parks. This represents a notable shift toward prioritizing residential development compared to the 2023 General Plan and the 2008 Specific Plan.

Existing development in the Specific Plan area consists of 46 residential units, approximately 396,000 square feet of commercial land uses, and approximately 52,000 sf of public/quasi-public land uses. None of the existing developments are proposed for removal as part of the Specific Plan, although expansion of existing uses may occur and is factored into the Specific Plan’s development assumptions. Refer to Table 2-1 for an existing and proposed land use summary within the Specific Plan area.



-  Proposed Project Area
-  Scotts Valley Sphere of Influence
-  Scotts Valley Water District Sphere of Influence
-  San Lorenzo Valley Water District Sphere of Influence



**Town Center Specific Plan
Proposed Project Area**

Figure 2-1

City of Scotts Valley
Town Center Specific Plan WSA

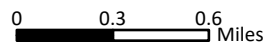




Table 2-1. Existing and Proposed Land Use within the Specific Plan Area

Development Type	Development Characteristics	
	Dwelling Units	Square Footage
Existing^(a)		
Residential - High Density	46	-
Commercial	-	396,000
Public/Quasi-Public	-	52,000
Parks	-	-
Subtotal	46	448,000
Proposed Project^(b)		
Residential - High Density	657	-
Commercial	-	82,000
Public/Quasi-Public	-	35,000
Parks	-	88,663
Subtotal	657	205,663
Total	703	653,663
Notes: (a) None of the existing developments are proposed for removal as part of the Proposed Project. (b) Refer to Table 1 of the City of Scotts Valley Notice of Preparation of a Draft Environmental Impact Report for the Town Center Specific Plan Update.		

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2.2 UNIT WATER DEMAND FACTORS

The Proposed Project land use plan is based on the land use designations and development characteristics detailed in the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Town Center Specific Plan Update. However, unit water demand factors (UWDF)¹ are not identified in the NOP for the Draft EIR for the Town Center Specific Plan Update within the City’s 2023 General Plan (Kimley Horn, 2023), SVWD’s 2020 Urban Water Management Plan (Water Systems Consulting, 2021), or SVWD’s 2017 Water System Master Plan (Michael Baker, 2017).

BKF worked with SVWD staff to identify UWDFs that are representative of existing and future demand conditions within the Proposed Project area. SVWD determined 38 gallons per capita per day (gpcd) as the appropriate UWDF based on usage over the last five years for high density dwelling units. The UWDFs were used to project the Specific Plan’s impact on future water demands. The additional demands incurred by the updated land use plan for the Proposed Project were projected through the use of the UWDFs, as detailed further in Section 2.3.

Table 2-2. Land Use and Unit Factors for the Proposed Project

Land Use Designation	Residential Unit Water Demand Factor		Non-residential Unit Water Demand Factor	
	gpd/du	af/yr/du	gpd/sf	af/yr/k-sf
Residential - High Density ^(a)	109	0.12	-	-
Commercial ^(a)	-	-	0.17	0.19
Public/Quasi-Public ^(b)	-	-	0.17	0.19
Parks ^(c)	-	-	-	-

Notes:
 (a) The unit water demand factor for this land use designation (38 gallons per capita/day) was developed by SVWD and is based on an audit of billing and usage over the period of January 2020 to July 2025 for high density dwelling units (see Appendix A). SVWD demand factor assumes 2.86 persons per household per the 2023 five-year Estimates U.S. Census American Community Survey.
 (b) A unit water demand factor was not available for the Public/Quasi-Public. Accordingly, the unit water demand factor was assumed to match that of the Commercial land use designation.
 (c) All parks within the Proposed Project area will be served by recycled water. Accordingly, there will not be any potable water demand associated with the parks.

gpd = gallons per day; du = dwelling unit; af = acre-feet; yr = year; sf = building square feet; k-sf = thousand building square feet

2.3 PROJECTED WATER DEMAND

As shown in Table 2-3, the projected water demand at buildout for the Proposed Project is approximately 193 af/yr, based on the UWDFs discussed in Section 2.2. This represents an increase of approximately 95.4 af/yr compared to the water demand estimated under the General Plan land uses for the same area. Water losses were assumed at 7 percent of projected demand, consistent with the SVWD’s 2020 UWMP.

¹ A unit water demand factor is a standardized rate that represents the average amount of water used per unit of development (i.e., per dwelling unit, per acre, per person, or per square foot) for a specific land use type.



Table 2-3. Projected Buildout Water Demand for the Proposed Project						
Land Use Type	Buildout Development Characteristics (a, b)		Water Use Factor ^(c)	Units	Water Demand	
	Dwelling Units	Square Footage			gpd	af/yr
Existing						
Residential - High Density	46	-	109	gpd/du	4,999	5.6
Commercial	-	396,000	0.17	gpd/sf	67,320	75.4
Public/Quasi-Public	-	52,000	0.17	gpd/sf	8,840	9.9
Parks	-	-	-	-	-	-
Losses ^(d)	-	-	-	-	6,109	6.8
Subtotal	46	448,000	-	-	87,268	97.8
Total Demand = Existing + 2025 Town Center Specific Plan						
Residential - High Density	703	-	109	gpd/du	76,402	85.6
Commercial	-	478,000	0.17	gpd/sf	81,260	91.0
Public/Quasi-Public	-	87,000	0.17	gpd/sf	14,790	16.6
Parks	-	88,663	-	gpd/acre	-	-
Subtotal	703	653,663	-	-	72,452	193.2
Net Increase	657	205,663	-	-	85,184	95.4
Notes: (a) Refer to City of Scotts Valley Town Center Specific Plan EIR NOP for the Baseline Buildout Development Characteristics. (b) Refer to Table 2-1 for the 2025 Town Center Specific Plan Buildout Development Characteristics. (c) Refer to Table 2-2. (d) Losses are assumed to be 7 percent of water consumption per the Scotts Valley Water District & San Lorenzo Valley Water District 2020 Urban Water Management Plan. gpd = gallons per day; af/yr = acre-feet per year; du = dwelling unit; sf = building square feet						



CHAPTER 3 SB 610 DETERMINATIONS

The purpose of Chapter 3 is to determine if SB 610 applies to the Proposed Project, which public water system would be responsible for purveying water to the Proposed Project, and if the water demands in the water purveyors most recent urban water management plan account or partially account for the demands of the Proposed Project.

3.1 SB 610 APPLICABILITY

10910(a) Any city or county that determines that a project, as defined in Section 10912, is subject to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) under Section 21080 of the Public Resources Code shall comply with this part.

10912(a) "Project" means any of the following:

10912(a)(1) A proposed residential development of more than 500 dwelling units.

10912(a)(2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.

10912(a)(3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.

10912(a)(4) A proposed hotel or motel, or both, having more than 500 rooms.

10912(a)(5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.

10912(a)(6) A mixed-use project that includes one or more of the projects specified in this subdivision.

10912(a)(7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

SB 610 applies to the Proposed Project based on the Water Code and the following project characteristics:

- The City of Scotts Valley has determined that the Proposed Project is subject to the California Environmental Quality Act (CEQA) and that an EIR is required.
- There is not a previously adopted WSA for the Proposed Project nor has the Proposed Project been included in a WSA for a larger project.
- The Proposed Project includes up to 657 residential units, 82,000 sf of commercial, 35,000 sf of public/quasi-Public, and 88,663 sf of Parks and, thus, meets the definition of "Project" as specified in Water Code section 10910(a) paragraph (1), (6), and (7).

3.2 PUBLIC WATER SYSTEM IDENTIFICATION

10910(b) The city or county, at the time that it determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration is required for any project subject to the California Environmental Quality Act pursuant to Section 21080.1 of the Public Resources Code, shall identify any water system whose service area includes the project site and any water system adjacent to the project site that is, or may become as a result of supplying water to the project identified pursuant to this subdivision, a public water system, as defined in Section 10912, that may supply water for the project. If the city or county is not able to identify any public water system that may supply water for the project, the city or county shall prepare the water assessment required by this part after consulting with any entity serving domestic water supplies whose service area includes the project site, the local agency formation commission, and any public water system adjacent to the project site.



10912(c) "Public water system" means a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections.

As shown on Figure 2-1, the Proposed Project is located within the City's limits and SVWD's service area. SVWD's water system service area includes most areas within the City limits. Accordingly, SVWD has been the identified public water system for the Proposed Project.

3.3 URBAN WATER MANAGEMENT PLAN

10910(c)(1) The city or county, at the time it makes the determination required under Section 21080.1 of the Public Resources Code, shall request each public water system identified pursuant to subdivision (b) to determine whether the projected water demand associated with a proposed project was included as part of the most recently adopted urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610).

The most recent SVWD UWMP was adopted by the Scotts Valley City Council in 2021. SVWD's 2020 UWMP included population-based water demand projections within the City. Anticipated water demands associated with future development projects and population growth are expected through the specified buildout year of 2045. Accordingly, the anticipated water demands for the Specific Plan area were included within the 2020 UWMP as characterized at the time of submission (i.e., as described in the 2008 Specific Plan). SVWD's ability to meet the projected water demands for the updated land use plan associated with the Proposed Project is described in Section 7 of this WSA.

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CHAPTER 4 SCOTTS VALLEY WATER DISTRICT OVERVIEW

The purpose of Chapter 4 is to document the characteristics of the water purveyor that will serve the Proposed Project, SVWD. The following sections describe the SVWD water service area, population, and climate.

4.1 WATER SERVICE AREA

According to the 2017 Water System Master Plan, SVWD is located six miles north of the City of Santa Cruz, along State Highway 17 and covers approximately six square miles. SVWD is within the Santa Cruz Mountains approximately five miles inland from the Monterey Bay and the service boundary runs approximately five miles from north to south and one mile from east to west encompassing the majority of the incorporated area of the City and a portion of the unincorporated area north of the City. Notable exceptions to the service area include the Pasatiempo Pines and Mañana Woods subdivisions, Vista Del Lago and Spring Lakes Mobile Home Parks that are served by the San Lorenzo Valley Water District. Figure 2-1 illustrates the SVWD service area.

4.2 POPULATION

The population served by SVWD is slightly lower than the City’s population since there is a small portion of the City that is served by San Lorenzo Valley Water District (SLVWD) south of Mt. Hermon Road. In the 2020 UWMP, the population served by SVWD was calculated using Department of Water Resources (DWR)’s Population Tool, which utilizes Geographical Information Systems (GIS) service area boundaries, Districts’ service connection data, and Census data. The DWR Population Tool overlaps GIS shapefiles with Census populations by Census block. The tool calculates the 2020 persons-per connection by creating a trend line of the persons-per-connection from the year 2000 to the year 2010 and continuing that trend to the year 2020. However, the persons-per-connection from the year 2010 was used to estimate 2020 population. SVWD population projections were developed in conjunction with the City Planning Department’s known and estimated development projects through 2030 as well as the General Plan buildout population of 15,000. It was assumed that SVWD’s water service area would grow at the same rate as the City from its 2020 population to the buildout population of 15,000, which resulted in an annual growth of 0.87 percent from 2020 to 2045. The existing and projected population served by SVWD is shown in five-year intervals to 2045 in Table 4-1.

Description	2020	2025	2030	2035	2040	2045
Population Served	10,582	11,082	11,582	12,082	12,582	13,082
Notes: (a) Refer to Table 3-2 of the 2020 Urban Water Management Plan.						

4.3 CLIMATE

The climate with SVWD’s service area is best described as Mediterranean, characterized by hot dry summers and cool wet winters. Precipitation and evapotranspiration (ET_o) average nearly 42 inches per year and 48 inches per year, respectively, as shown on Table 4-2. The City’s water use in the summer months is higher than in the winter, reflecting the increased water use for landscape irrigation purposes during the summer months.



Table 4-2. SVWD Climate Data^(a)

Month	Average ET _o , inches	Average Rainfall, inches
January	1.9	8.27
February	2.6	8.08
March	3.9	6.50
April	4.9	2.50
May	5.8	1.00
June	6.2	0.24
July	5.8	0.01
August	5.1	0.04
September	4.5	0.26
October	3.5	1.92
November	2.1	4.83
December	1.6	7.98
Annual Total	47.9	41.63

Notes:
(a) Refer to Table 3-1 of the 2020 Urban Water Management Plan.
ET_o = evapotranspiration



CHAPTER 5 SCOTTS VALLEY WATER DISTRICT DEMANDS

The purpose of Chapter 5 is to review the historical and existing potable water use, and evaluate the projected demand with the Proposed Project during various hydrologic conditions.

10910(c)(2) If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g).

SVWD’s 2020 UWMP describes SVWD’s historical, existing, and projected demands. Accordingly, much of the following sections and descriptions of SVWD’s water demands have been pulled from the 2020 UWMP. Where necessary, additional information has been included to comply with SB 610 requirements.

5.1 HISTORICAL AND EXISTING WATER DEMAND

Table 4-1 shows the historical potable water use by each customer category rounded to the nearest integer. Water losses were calculated as the difference between billed consumption and water entering the distribution system (2020 UWMP). The potable water use within SVWD has decreased since 2010 despite an increase in customers (population). This is likely due to stronger conservation policies, including the Water Conservation Act of 2009 (SB X7-7), drought restrictions, and conservation measures. In 2020, SVWD used 96 gallons per capita per day (gpcd) of potable water, approximately 38 percent less than their target of 154 gpcd.

Land Use Type	2010 ^(a)	2015 ^(b)	2020 ^(c)
Single-Family	772	627	661
Multi-Family	101	76	67
Commercial, Industrial and Institutional	298	242	226
Landscape	68	49	59
Fire Service	1	1	1
Bulk/Temp	-	-	4
Losses	118 ^(d)	138	118
Total Potable Water Use	1,358	1,333	1,135
Notes: (a) Refer to Table 2-1 of the 2010 Urban Water Management Plan. (b) Refer to Table 4-1 of the 2015 Urban Water Management Plan. (c) Refer to Table 4-1 of the 2020 Urban Water Management Plan. (d) Refer to Table 7-1 of the 2010 Urban Water Management Plan.			

5.2 FUTURE WATER DEMAND

Table 5-2 summarizes the City’s projected water demand through 2045 at buildout, incorporating existing use, anticipated demand under the General Plan, and differences between the General and Specific Plans in the Town Center area. The General Plan assumes a buildout year of 2045, consistent with this WSA. Preliminary projections show that water demand for the Specific Plan area would be higher than General Plan, primarily due to changes in projected land uses. This results in a net increase in demand if the Proposed Project is implemented.



Table 5-2. Projected Water Demand at 2045^(a), af/yr

Description	2025	2030	2035	2040	2045
Single-Family ^(a)	646	649	658	661	673
Multi-Family ^(a)	64	64	65	65	66
Commercial, Industrial and Institutional ^(a)	249	250	254	255	259
Landscape ^(a)	56	56	57	57	58
Fire Service ^(a)	1	1	1	1	1
Bulk/Temp ^(a)	6	6	6	6	6
Losses ^(a)	89	89	78	79	80
Subtotal (without the Proposed Project)	1,111	1,115	1,119	1,124	1,143
Town Center Specific Plan ^(b)	95	95	95	95	95
Total (with the Proposed Project)	1,206	1,210	1,214	1,219	1,238

Notes:
 (a) Refer to Table 4-3 of the 2020 Urban Water Management Plan.
 (b) Refer to Table 2-3.



5.3 DRY YEAR DEMAND

The City’s water use remained relatively unchanged between 2010 and 2015 and decreased by approximately 15 percent between 2015 and 2020 despite an increasing population. This is likely due to a series of water use efficiency regulations including the Governor’s April 2015 Executive Order B-29-15. The Executive Order aimed to reduce the amount of water consumed statewide in urban areas by 25 percent from 2013 levels – roughly 1.3 million acre-feet (af) of water – through demand management and pricing policies, and heightened public awareness about the need to reduce water consumption. The State Water Resources Control Board (SWRCB) is responsible for developing the regulatory framework to implement the Executive Order. On April 18, 2015, SWRCB issued updated proposed regulatory instructions that grouped urban water suppliers into nine tiers, with conservation standards ranging from 8 percent to 36 percent (SWRCB 2015). SVWD was placed into Tier 4, requiring a conservation standard of 16 percent (SWRCB 2016).

In the 2020 UWMP, drought peak factors are used to adjust the projected normal year water demand for varying hydrologic conditions. This includes multiplying the baseline water demand by the drought peak factor for the corresponding hydrologic condition, which was developed by evaluating historical water use behavior and conservation efforts during representative hydrologic conditions. The projected demands for the Proposed Project were added to the normal year demand beginning in 2025 and drought-adjusted demands were added to the demands for the corresponding hydrologic condition. The projected future dry year potable water demand is detailed on Table 5-3.

Conditions	2025	2030	2035	2040	2045
Normal Year	1,206	1,210	1,214	1,218	1,239
Single Dry Year	1,219	1,223	1,227	1,232	1,252
Multiple Dry Year First Year	1,206	1,210	1,214	1,218	1,239
Multiple Dry Years Second Year	1,210	1,214	1,218	1,226	N/A
Multiple Dry Years Third Year	1,209	1,213	1,217	1,228	N/A
Multiple Dry Years Fourth Year	1,193	1,197	1,201	1,215	N/A
Multiple Dry Years Fifth Year	1,191	1,196	1,200	1,217	N/A
Notes: (a) Refer to Tables 11-3, 11-4, and 11-5 of the 2020 Urban Water Management Plan for the baseline water demand of each condition. (b) Additional demands from the Proposed Project were peaked for each condition based on the Drought Peak Factors described in Tables 11-4, and 11-5 of the 2020 Urban Water Management Plan before being added to the baseline water demand for the appropriate condition.					
af/yr = acre-feet per year					



CHAPTER 6 SCOTTS VALLEY WATER DISTRICT WATER SUPPLIES

The purpose of Chapter 6 is to review the existing water supplies, future projects, and evaluate the water supply availability during various hydrologic conditions.

10910(2) If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g).

10910(d)(1) The assessment required by this section shall include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and a description of the quantities of water received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts.

10910(d)(2) An identification of existing water supply entitlements, water rights, or water service contracts held by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall be demonstrated by providing information related to all of the following:

10910(d)(2)(A) Written contracts or other proof of entitlement to an identified water supply.

10910(d)(2)(B) Copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system.

10910(d)(2)(C) Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.

10910(d)(2)(D) Any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.

10910(e) If no water has been received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts, the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall also include in its water supply assessment pursuant to subdivision (c), an identification of the other public water systems or water service contract-holders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts, to the same source of water as the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has identified as a source of water supply within its water supply assessments.

If approved by the City, the Proposed Project would be served by the City's existing and planned portfolio of water supplies, which is allowed by Water Code section 10631(b):

10631(b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).

The Proposed Project will receive water supplies with the same level of reliability and quality as those provided to the City's existing and future customers. Developers within the project area will be responsible for covering their share of costs associated with acquiring and delivering treated potable and recycled water to the site.

SVWD's 2020 UWMP describes the water supplies required to serve the Propose Project. Accordingly, much of the following sections and descriptions of SVWD's water supplies have been pulled from the 2020 UWMP. Where necessary, additional information has been included to comply with SB 610 requirements.



6.1 EXISTING WATER SUPPLIES

SVWD relies on groundwater as the sole source to meet potable water demands. Recycled water is used for nonpotable means (e.g., landscape irrigation), and distributed by SVWD which reduces the pumping from the groundwater basin. Since SVWD does not purchase water from any wholesale water suppliers and has no current or future plans to acquire imported water supplies, a section describing imported or surface water supplies has been omitted from this WSA.

6.1.1 Groundwater

10910(f) If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water supply assessment.

10910(f)(1) A review of any information contained in the urban water management plan relevant to the identified water supply for the proposed project.

10910(f)(2) A description of any groundwater basin or basins from which the proposed project will be supplied. For those basins for which a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has the legal right to pump under the order or decree.

10910(f)(2)(C) For a basin that has not been adjudicated that is a basin designated as high- or medium-priority pursuant to Section 10722.4, information regarding the following:

10910(f)(2)(C)(i) Whether the department has identified the basin as being subject to critical conditions of overdraft pursuant to Section 12924.

10910(f)(2)(C)(ii) If a groundwater sustainability agency has adopted a groundwater sustainability plan or has an approved alternative, a copy of that alternative or plan.

10910(f)(2)(D) For a basin that has not been adjudicated that is a basin designated as low- or very low priority pursuant to Section 10722.4, information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will become overdrafted if present management conditions continue, in the most current bulletin of the department that characterizes the condition of the groundwater basin, and a detailed description by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), of the efforts being undertaken in the basin or basins to eliminate the long-term overdraft condition.

10910(f)(3) A detailed description and analysis of the amount and location of groundwater pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), for the past five years from any groundwater basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

10910(f)(4) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), from any basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

10910(f)(5) An analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project. A water supply assessment shall not be required to include the information required by this paragraph if the public water system determines, as part of the review required by paragraph (1), that the sufficiency of



groundwater necessary to meet the initial and projected water demand associated with the project was addressed in the description and analysis required by subparagraph (D) of paragraph (4) of subdivision (b) of Section 10631.

6.1.1.1 Groundwater Overview

SVWD pumps groundwater from the Santa Margarita Groundwater Basin (SMGB) underlying the City and surrounding regions. SVWD's 2020 UWMP states that groundwater has been a main source of water in the SMGB for domestic, municipal, and sand mining users since the early part of the 20th century. SVWD produces groundwater from five active wells. The wells primarily extract groundwater from the Lompico aquifer with Well #3B and Orchard Well also extracting water from the Butano aquifer. Groundwater in the SMGB is generally of good quality and does not regularly exceed primary drinking water standards prior to treatment. However, both naturally occurring and anthropogenic constituents are present in some aquifers and areas.

6.1.1.2 Santa Margarita Groundwater Basin Description

The SMGB is a main source of water supply for Scotts Valley. The SMGB covers over 34 square miles (21,760 acres) in the Santa Cruz Mountains foothill forming a triangular area that extends from Scotts Valley to the east, Boulder Creek to the northwest and Felton to the southwest. The SMGB is a geologically complex area that was formed by the same tectonic forces that created the Santa Cruz Mountains. SMGB is bounded by two regional faults, the Ben Lomond Fault to the west and the Zayante Fault to the north. The SMGB is completely within the County and there are no adjudicated areas within the SMGB. To the southeast of the SMGB is the Santa Cruz Mid-County Basin, and to the south the West Santa Cruz Terrace Basin. The SMGB contains the City of Scotts Valley, and the communities of Boulder Creek, Brookdale, Ben Lomond, Lompico, Zayante, Felton, and Mount Hermon.

The SMGB has four principal aquifers, each with their own unique characteristics:

- Santa Margarita Sandstone (Santa Margarita aquifer)
- Monterey Formation
- Lompico Sandstone (Lompico aquifer)
- Butano Formation (Butano aquifer)

The Santa Margarita and Lompico aquifers have long been recognized as principal water supply aquifers. The Santa Margarita aquifer demonstrates rapid response to climatic conditions and recharges quickly, although it also appears to drain quickly to streams and creeks without holding much long-term storage.

6.1.1.3 Overdraft Conditions

The Sustainable Groundwater Management Act (SGMA) directs the DWR to identify groundwater basins and subbasins in conditions of critical overdraft. As defined by SGMA, "A basin is subject to critical overdraft when continuation of present water management practices would probably result in significant adverse overdraft-related environmental, social, or economic impacts." According to the DWR's most recent list of critically overdrafted basins, finalized in February 2019, the SMGB is not classified as critically overdrafted.

Under the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, DWR evaluates and ranks groundwater basins to determine where enhanced monitoring may be needed. In the draft prioritization published in April 2019, the SMGB was identified as a medium-priority basin.

6.1.1.4 Groundwater Management

Due to dry climatic events and growth in the region, the SMGB experienced a decline in groundwater elevations particularly in the Lompico aquifer. Starting in the 2000s, focused groundwater management and water use efficiency programs by SVWD and neighboring SLVWD have largely stabilized groundwater levels although levels are still well below 1980's levels. The total pumping from SMGB has decreased by 45% since 1997. Since 2010, groundwater levels in the SMGB have stabilized. The SMGB groundwater levels are monitored via a network of 40



wells, seven of which were installed in 2023. Furthermore, as of 2020, all SVWD extraction and monitoring wells have been equipped with pressure transducers to continuously record groundwater levels.

6.1.1.5 Historical Groundwater Use

Table 6-1 presents SVWD annual production from 2016 to 2020. Historical groundwater pumping data dating back to 1976 shows that prior to 2003, groundwater extraction increased linearly with increasing population in Scotts Valley. From 1977 through 2003, groundwater extraction rose steadily from about 500 AFY to 2,100 AFY in 1997. However, since 2004 SVWD has actively worked on reducing the system demand through introduction of a recycled water supply, implementation of water use efficiency programs, and minimizing water waste.

Table 6-1. SVWD Historical Groundwater Production^(a), af/yr					
Source	2016	2017	2018	2019	2020
Santa Margarita Groundwater Basin 3-027	1,104	1,164	1,130	1,113	1,135
Notes: (a) Refer to Table 9-3 of the 2020 Urban Water Management Plan.					

6.1.1.6 Projected Future Groundwater Availability

According to the 2020 UWMP, pumping within the sustainable yield is the collective responsibility of all SMGB pumpers. The available groundwater supplies for SVWD is based on projected long-term average annual pumping under groundwater model simulated baseline conditions. The projected future groundwater available to SVWD for potable water production is presented in Table 6-2.

Table 6-2. SVWD Projected Future Groundwater Supply Availability, af/yr					
Conditions	2025	2030	2035	2040	2045
Normal Years ^(a)	1,300	1,300	1,300	1,300	1,300
Dry Years ^(b)	1,300	1,300	1,300	1,300	1,300
Notes: (a) Refer to Table 11-2 of the 2020 Urban Water Management Plan. (b) Refer to Table 11-4 of the 2020 Urban Water Management Plan.					

6.1.1.7 Groundwater Sufficiency

Based on the information presented in the previous sections, SVWD has enough groundwater supply to meet the water demands of the Proposed Project. Refer to Chapter 7 for additional dialogue on water supply sufficiency.

6.2 FUTURE WATER PROJECTS

SVWD has been involved in coordinating with local water and wastewater agencies to explore the feasibility of using excess recycled water to supplement groundwater and surface water. SVWD has completed evaluations of potential project alternatives for expanding the use of recycled water, but implementation of such alternatives, at this time, is dependent on establishing partnerships in the region. Based on the evaluations done by SVWD, the most likely projects that provide higher return on investment are regional indirect potable reuse projects. Exploratory conversations with regional partners are taking place; however, detailed studies need to be completed before future projects can be implemented.

6.3 SUMMARY OF EXISTING AND PLANNED WATER SUPPLIES

10631(b): Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).



SVWD’s historical and projected available water supplies are summarized on Table 6-3.

Source	2020	2025	2030	2035	2040	2045
Groundwater ^(a)	1,300	1,300	1,300	1,300	1,300	1,300
Total Potable Water Supply	1,300	1,300	1,300	1,300	1,300	1,300
Recycled Water ^(b)	130	136	140	145	149	154
Total Water Supply	1,430	1,436	1,440	1,445	1,449	1,454

Notes:
 (a) Refer to Table 9-1 of the 2020 Urban Water Management Plan.
 (b) Refer to Table 9-2 of the 2020 Urban Water Management Plan.

af/yr = acre-feet per year

6.4 WATER SUPPLY AVAILABILITY AND RELIABILITY

This WSA evaluates the water supply during normal, single dry, and multiple dry hydrologic conditions during a 20-year water projection, as required by Water Code section 10910(c)(4). The following subsections document the 20-year evaluation.

6.4.1 Normal, Single Dry, and Multiple Dry Years

As noted in previous sections, groundwater has historically been SVWD’S primary and most reliable water source, even during varying hydrologic conditions. SVWD anticipates having approximately 1,300 af/yr available from the SMGB, assuming the groundwater basin continues to be sustainably managed and monitored. In addition, recycled water use is expected to expand across the SVWD service area in the coming years. While the availability of recycled water is projected to remain stable during single- and multi-year dry periods, the volume of wastewater available for recycling may decrease slightly over time due to ongoing water conservation efforts. The potable water supply over varying hydrologic conditions between 2025 and 2045 is summarized in Table 6-4.

Conditions	2025	2030	2035	2040	2045
Normal Year	1,300	1,300	1,300	1,300	1,300
Single Dry Year	1,300	1,300	1,300	1,300	1,300
Multiple Dry Years First Year	1,300	1,300	1,300	1,300	1,300
Multiple Dry Years Second Year	1,300	1,300	1,300	1,300	N/A
Multiple Dry Years Third Year	1,300	1,300	1,300	1,300	N/A
Multiple Dry Years Fourth Year	1,300	1,300	1,300	1,300	N/A
Multiple Dry Years Fifth Year	1,300	1,300	1,300	1,300	N/A

Notes:
 (a) Refer to Tables 11-3, 11-4, and 11-5 of the 2020 Urban Water Management Plan.

af/yr = acre-feet per year



CHAPTER 7 WATER SUPPLY SUFFICIENCY

The purpose of Chapter 7 is to evaluate if the projected water supplies available to SVWD are sufficient enough to accommodate for the additional demands associated with the Proposed Project under varying hydrologic conditions.

10910(c)(4) If the city or county is required to comply with this part pursuant to subdivision (b), the water supply assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

Based on the evaluations performed as part of this WSA, the projected water supplies available for the Proposed Project during Normal, Single Dry, and Multiple Dry years through the required 20-year projection will exceed the projected water demand required for the existing water use, planned water use, and the additional water use associated with the Proposed Project. Most notably, the potable water demand is projected to total 1,252 af/yr during a single dry year in 2045, which is 48 af/yr less than that projected supply of 1,300 af/yr. Accordingly, SVWD's water supply portfolio is sufficient to accommodate for the additional demands associated with the Proposed Project under all evaluated hydrologic conditions between 2025 and 2045. A comparison of the available water supply and water demand is provided on Table 7-1.



Table 7-1. Summary of SVWD Water Supply vs. Water Demand under Varying Hydrologic Conditions, af/yr

Description	2025	2030	2035	2040	2045
Normal Year					
Available Potable Water Supply	1,300	1,300	1,300	1,300	1,300
Total Potable Water Demand (with the Proposed Project)	1,206	1,210	1,214	1,218	1,239
Surplus or (Deficit)	94	90	86	82	61
Single Dry Year					
Available Potable Water Supply	1,300	1,300	1,300	1,300	1,300
Total Potable Water Demand (with the Proposed Project)	1,219	1,223	1,227	1,232	1,252
Surplus or (Deficit)	81	77	73	68	48
Multiple Dry Years First Year					
Available Potable Water Supply	1,300	1,300	1,300	1,300	1,300
Total Potable Water Demand (with the Proposed Project)	1,206	1,210	1,214	1,218	1,239
Surplus or (Deficit)	94	90	86	82	61
Multiple Dry Years Second Year					
Available Potable Water Supply	1,300	1,300	1,300	1,300	1,300
Total Potable Water Demand (with the Proposed Project)	1,210	1,214	1,218	1,226	N/A
Surplus or (Deficit)	90	86	82	74	N/A
Multiple Dry Years Third Year					
Available Potable Water Supply	1,300	1,300	1,300	1,300	1,300
Total Potable Water Demand (with the Proposed Project)	1,209	1,213	1,217	1,228	N/A
Surplus or (Deficit)	91	87	83	72	N/A
Multiple Dry Years Fourth Year					
Available Potable Water Supply	1,300	1,300	1,300	1,300	1,300
Total Potable Water Demand (with the Proposed Project)	1,193	1,197	1,201	1,215	N/A
Surplus or (Deficit)	107	103	99	85	N/A
Multiple Dry Years Fifth Year					
Available Potable Water Supply	1,300	1,300	1,300	1,300	1,300
Total Potable Water Demand (with the Proposed Project)	1,191	1,196	1,200	1,217	N/A
Surplus or (Deficit)	109	104	100	83	N/A
Notes: (a) Refer to Tables 11-3, 11-4, and 11-5 of the 2020 Urban Water Management Plan.					
af/yr = acre-feet per year					



CHAPTER 8 WATER SUPPLY ASSESSMENT APPROVAL

10911(g)(1) Subject to paragraph (2), the governing body of each public water system shall submit the assessment to the city or county not later than 90 days from the date on which the request was received. The governing body of each public water system, or the city or county if either is required to comply with this act pursuant to subdivision (b), shall approve the assessment prepared pursuant to this section at a regular or special meeting.

10911(b) The city or county shall include the water supply assessment provided pursuant to Section 10910, and any information provided pursuant to subdivision (a), in any environmental document prepared for the project pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.

Before the Proposed Project can move forward, the Scotts Valley City Council must formally adopt this WSA during a scheduled meeting. Once adopted, the findings must be incorporated into the Draft EIR for the Proposed Project.

The Proposed Project must also comply with Senate Bill 221 (SB 221), which mandates written proof of adequate water supply for residential developments with more than 500 units before final approvals can be issued. Given that the Proposed Project includes up to 657 residential units, it falls under SB 221 requirements, as specified in Government Code Section 66473.7.



CHAPTER 9 REFERENCES

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<https://www.svwd.org/media/Reports/Water%20and%20Planning/UWMP2020.pdf>

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APPENDIX A

High Density Residential Water Use Analysis Summary
 Scotts Valley Water District
 Data from 01-2020 - 07- 2025

Total Addresses		943			
Neighborhood / Development	# Homes	Average Monthly Consumption	Average Annual Consumption	Average Daily	Average Daily Per Person
Bay Tree	65	3226.901366	38722.81639	106.0899079	37.88925283
Bean Creek Villas	11	4153.288261	49839.45914	136.5464634	48.76659407
Dunslee	25	2473.274827	29679.29793	81.31314501	29.04040893
Hidden Oaks	186	2673.899287	32086.79145	87.90901766	31.39607774
Hidden Pines	18	3443.03858	41316.46296	113.1957889	40.42706748
Monteville	218	2874.608118	34495.29741	94.50766414	33.75273719
Oak Terrace	16	3161.514257	37938.17109	103.9401948	37.12149813
Scottsboro	140	3417.303993	41007.64791	112.3497203	40.12490011
Town Center & Blue Bonnet	105	3759.083684	45109.00421	123.5863129	44.13796889
Village Green	29	2471.977912	29663.73494	81.27050669	29.02518096
Wood Hill DR	21	4426.360173	53116.32208	145.5241701	51.97291788
Cathy Ln	12	3101.83642	37222.03704	101.9781837	36.42077988
Woodside Homes	47	3421.829219	41061.95062	112.4984949	40.17803388
The Grove	50	3176.740104	38120.88125	104.4407706	37.3002752
Weighted Average					36.71283937

Row Labels	Average of Average Monthly	Count of Address
Bay Tree	3226.901366	65
Bean Creek Villas	4153.288261	11
Dunslee	2473.274827	25
Excluded	4511.38894	27
Hidden Oaks	2673.899287	186
Hidden Pines	3443.03858	18
Monteville	2874.608118	218
Oak Terrace	3161.514257	16
Scottsboro	3417.303993	140
Transit Center	3759.083684	105
Village Green	2471.977912	29
Wood Hill Drive	4426.360173	21
Cathy Lane	3101.83642	12
Woodside Homes	3421.829219	47
The Grove	3176.740104	50
Grand Total	3165.252758	970

Addresses were selected using Zillow and Google Maps Data to identify street names with high density housing. I queried our billing system for historical billed consumption for all lots on the streets identified. I attempted to eliminate addresses that were obviously not high density housing ("Exclude" category). I did not eliminate any outlier data such as vacant units.

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