

HOUSING CONSTRAINTS

Chapter 3



State law requires the housing element to analyze potential and actual governmental and non-governmental constraints to housing. To that end, this section analyzes market factors that increase housing costs, governmental factors that regulate development, and environmental factors that limit the type and amount of development as well as mitigating actions.

A. Market Constraints

1. Development Costs

Development costs for housing can vary significantly, depending on the type of housing and amenities. According to the International Conference of Building Officials (ICBO), the average value of good quality construction is \$117 per square foot for single family homes and \$135 for apartments. Construction costs are not anticipated to be higher in Scotts Valley than in other jurisdictions within Santa Cruz County. The City adopted the latest 1997 version of the California Building Codes, which was based in large part on model codes produced by various trade organizations. Scotts Valley also participated in the Silicon Valley Uniform Building Code Program to standardize building codes, streamline unnecessary technical or time processes, and eliminate wide variations in local modifications.

2. Labor Costs

Similar to the cost of construction materials, labor costs are relatively stable throughout a metropolitan area and beyond the control of local governments. Thus, labor costs become a fixed cost in comparison to other more site-specific costs, such as the cost of land. In 2002, recent legislation changed this context. SB 975 requires payment of prevailing wages for most private projects built under an agreement with a public agency providing assistance to the project. Senate Bill 972 provided some relief by exempting a self-help housing project, transitional housing, and an affordable housing project funded by below-market interest rate. Scotts Valley's labor costs are lower than other communities (e.g., Watsonville and Santa Cruz), which have a local hire or living wage ordinance that raises wage rates.

3. Fees and Exactions

To help finance the high costs associated with providing needed public services and facilities, Scotts Valley charges various development and impact fees. Infrastructure fees currently required by Scotts Valley include: general facilities and equipment, law enforcement, library, parks and recreation, storm drainage, streets and thoroughfares, and wastewater treatment. Scotts Valley's water and transportation fees are higher than other communities due exclusively to the need to provide water infrastructure. Currently, fees total \$56,391 per single-family unit and \$42,064 per multi-family unit.

4. Land Costs

Another key component is the price of raw land and any necessary improvements. Limited supply combined with a high demand keeps land costs relatively high throughout the Monterey Bay Area. As of 2008 land prices in Scotts Valley are \$2 to \$5 per square foot for vacant lots zoned for single-family homes. Vacant multi-family sites have sold for \$3-\$4 per square foot in residential zones but available land in commercial districts sells for \$11-\$15 per square foot. However, land costs in Scotts Valley are generally lower than in Santa Cruz and Watsonville and have not change significantly with the 2008 economic downturn in housing prices. There is so little land available for development it appears to be holding its value. **Chart 3-1** summarizes land costs, construction costs and fees charged for new development in Scotts Valley.

Chart 3-1
Typical Housing Development Costs

Development Costs Per Housing Unit	Housing Costs		
	Single-Family Project	Townhome or Condominium	Multi-Family Project
Land Costs	\$2-\$5 psf	varies	\$11-\$15 psf
Planning/Building Permit	\$5,168	\$4,160	\$3,484
Impact Fees	\$20,394	\$15,120	\$12,799
School Fees	\$12,620	\$10,096	\$7,572
Water Impact Fees	\$18,209	\$18,209	\$18,209
Total Fees/Unit	\$56,391	\$47,585	\$42,064

Source: City of Scotts Valley 2009.

psf = per square foot

Impact fees include parks and recreation, streets/thoroughfares, wastewater and connection, water recharge, and school fees

B. Governmental Constraints

Local policies and regulations can affect the price and availability of housing and in particular, the provision of affordable housing. Land use controls, development regulations, permit processing procedures, building codes, and various other issues may affect the maintenance, development and improvement of housing in Scotts Valley. This section discusses potential governmental constraints in Scotts Valley and efforts to address them.

1. Land Use Controls

Scotts Valley's General Plan sets forth policies for guiding local development. These policies, together with zoning regulations, designate the amount of land for different uses in the City. The City's land use plan is intended to protect the environmental features that distinguish the character of Scotts Valley and develop the urban core near major transportation corridors. **Chart 3-2** describes General Land Use designations that allow housing.

Chart 3-2
Land Use Categories Allowing Residential Uses

Generalized Land Use Category	Zoning District(s)	Residential Type(s)
Estate/Rural Mountain	RR 2.5, RMT-5	Intended for larger estate homes and preservation of the topography on the perimeter of the valley walls and areas with limited access.
Low Density Residential	R-1-20	Intended for single-family detached homes on larger lots located in the hillsides.
Medium –Medium High Density Residential	R-1-10, RM-6, RM-8	Intended for single family and mobile home parks. The R-M-6 and R-M-8 zones are designed for lower density attached products on the valley floor.
High Density Residential	R-H	Intended for apartments, townhouses, condominiums, and small lot detached housing subdivisions close to shopping, services, and transportation facilities.
Very High Density Residential	R-VH	Intended for apartments, townhomes, condominiums and small lot detached housing subdivisions that provide more moderate or lower income housing.
Commercial and Industrial	C-S, C-SC	Intended primarily for commercial and service uses with allowance for R-H multi-family housing as vertical or horizontal.

Sources: Scotts Valley Zoning Code, 2007.

2. Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites that will be made available, through appropriate zoning and development standards, to encourage the development of various types of housing for all economic and social segments. **Chart 3-3** summarizes housing permitted in Scotts Valley's residential, commercial, and institutional zones. Residential uses are designated as permitted by right (P) or conditionally permitted (C).

Chart 3-3
Housing Types Permitted by Zone

Housing Types Permitted	Zone Districts Allowing Housing						
	R-M, R-H, & R-VH	All R-1	Rural	C-S C-SC	PD	Public/Quasi	I
Single-family dwellings	P	P	P		P	P	
Townhouses/Condos.	P	C			P		
Mixed Use				P*			
Guest/Second Units	P	P	P	P	P	P	
Multi-family dwellings	P			P*	P		
Mobile/Manufactured	P	P			P		
Family day- care homes	P		P		P	C	
Residential Care Facility	P	P	P		P	C	
Transitional housing							C
Emergency shelters				P		P	
Congregate Housing	C	C					
Faculty/Student Housing					P	C	

Source: Zoning Code, City of Scotts Valley; 2007. *Site designated in the 2002-2007 Housing Element.

C: Conditional use permit approved by Planning Commission review only

Conventional Residential

The City allows single and multiple-family homes at a variety of densities. The Housing Plan is expanding the range of multiple-family housing types by creating a very high density residential land use designation that can facilitate apartments, town homes, or condominiums. Second units are permitted by right provided that development is consistent with standards in State law. The City's Zoning Code was amended in 2003 to comply with State law. Guesthouses on the same lot as a primary home and which are not rented, let or leased, are permitted by right in residential zones.

Mixed Residential-Commercial Use

The General Plan and Zoning Code was changed in 2007 to allow mixed residential and commercial in the C-S and C-SC zone as a permitted use on sites listed in the 2002-2007 Housing Element with a density of 15 – 20 units per acre. The multi-family dwelling should be located either above the ground-level commercial use or at ground level at the rear of the commercial space. Although the Zoning Code specifies minimum development standards, in particular lot size, coverage, and height for all uses, it does not indicate desired design aspects or specific standards tailored to mixed-use projects. The Housing Plan will provide greater guidance for mixed use projects and reduce potential constraints.

Housing for People with Disabilities

The Community Care Facilities Act requires that community care facilities serving six or fewer persons be permitted by right in all residential zones and that facilities cannot be subject to requirements that are more stringent than those imposed on single-family residences in the same district. The City's Zoning Code was changed to be consistent with state law in 2007.

Housing for People who are Homeless

Housing element law requires that jurisdictions designate a zone in which emergency shelters and transitional housing is permitted, at least conditionally. The Zoning Code allows emergency shelters in the C-S and C-SC zones (both of which are along major service and transit corridors) as well as the P/QP and I zones. However, the Zoning Code does not currently have a provision for transitional housing. Chapter 5 includes a program to change the City's zoning regulations to allow transitional housing and emergency shelters as a permitted use in the C-S zoning district and the I zoning district.

Housing for Students

Student housing, such as dormitories or college apartments, is considered an institutional facility and is conditionally permitted in the P/QP district. The City is home to Bethany College, which enrolls approximately 500 full-time students. Given the high cost of housing in North Santa Cruz County, Bethany College provides conventional and dormitory units for 300 students. Bethany's Master Plan calls for the construction of 14 duplexes for married students, 200 dormitory style units, and faculty housing as well. This will help meet the need for an estimated 1,700 new students anticipated by 2012.

3. Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Code also helps preserve the character and integrity of neighborhoods. **Chart 3-4** details the City's development standards in residential zones. The City of Scotts Valley has allowed and facilitated single-family units, condominiums, apartments, and low-cost apartments. In today's housing

**Chart 3-4
Residential Development Standards**

Development Standard	Districts Allowing Housing						
	R-VH	R-H*	R-M	R-1	R-R-2.5	R-MT	C-S
Density Range (du/ac)	15-20	9-15	5-9	1-4	<1	1/5	N.S.
Max. building height	35'	35'	35'	35'	35'	35'	35'
Min. lot area (sq.ft.)	3,000'	3,000'	6,000-8,000'	10,000-40,000'	2.5 acres	5 acres	10,000'
Minimum lot width/depth (ft.)	60' x 60'	60' x 60'	60' x 100'	60' x 100'	100' x 150'	100' x 150'	100' x 100'
Minimum lot frontage (ft.)	60'	60'	60'	60'	100'	100'	100'
Front yard (ft.)	20'	20'	20'	20'	40'	40'	20'
Side yard (ft.)	min. 5'	min. 5'	6-8'	10'	15'	20'	0'
Rear yard (ft.)	min. 15'	min. 15'	15'	15'	20'	25'	0'
Max. Site Coverage	55%	55%	55%	50%	35%	35%	45%
Parking Requirements	Multi-family= 2 spaces per unit +0.2 guest spaces per unit Single-family= 2 car garage + one uncovered per unit						

Sources: Scotts Valley Zoning Code, 2007.

Land Use Element, Scotts Valley General Plan, 1994.

market, the most difficult market segment to address continues to be lower-income housing. A local affordable housing developer was asked about what conditions were necessary to build an affordable housing project. First Community Housing stated that a 100% affordable senior project was feasible under four assumptions: 1) two story structure with surface parking; 2) preferred site of 2 to 3 acres to allow for desired amenities; 3) density of 19-20 units per acre; and 4) land costs averaging \$35,000-40,000 per unit.

Development Standards

The City's lot coverage standards in higher density zones (C-SC, C-S, and R-H) ranges from 45% to 55%, which is higher than in Watsonville (50%) but less than in Santa Cruz (70%). The City's maximum building height of 35 feet is comparable to other cities, except that it is lower than in Santa Cruz. The City parking standard of two spaces per dwelling unit is equivalent to Watsonville but slightly higher than in Santa Cruz. However, in commercial zones, the City's lot coverage and density requirements are generally lower.

Density Standards

Density is often equated with housing affordability in that lower land costs can result in lower development costs and housing prices. Recent apartments in Scotts Valley have been built at low gross densities, including Emerald Hill (10 units/acre), Baytree (12 units/acre), Acorn Apartments (12 units/acre). To facilitate these projects, the City's General Plan permits the transfer and clustering of units; thus, projects have achieved higher net densities around 20 to 25 units per acre. The City has created a very high density residential zone that allows 15.1 to 20 units per gross acre by right, which will satisfy the prerequisite density necessary to facilitate quality affordable housing.

Land Costs

Comparison of land costs showed significant differences among the three north county cities. High density residential land ranges from \$25 to \$40 per square foot in Santa Cruz and \$11 to \$15 per square foot in Watsonville. Based on a dozen appraisals conducted for the City's Redevelopment Agency, land costs range from \$11 to \$15 per square foot in Scotts Valley for either high density residential land (R-H & R-VH zone) or commercial land (C-S zone). Because Scotts Valley's land costs are significantly lower than in comparison with north Santa Cruz County cities, land costs are not deemed to be a constraint to the production of affordable housing.

Minimum Lot Sizes

Minimum lot sizes are important because they allow for a certain threshold of units to meet economies of scale, grant funding requirements, and provide on-site management. Scotts Valley's minimum lot sizes do not constrain the production of affordable housing. The minimum lot size for lots that could accommodate affordable housing ranges from 3,000 to 10,000 square feet in size. Sites chosen for potential affordable housing, as discussed in Chapter 4, exceed these standards and are actually one to three acres in size, which are sufficient to facilitate affordable housing.

4. Development Review Process

The City requires different levels of review for housing projects depending on the type of project and size. These reviews are designed to ensure that the

proposed project meets applicable City and State regulations. The development review process is described below and shown in **Chart 3-5**.

City Staff Review

For conventional single-family homes on existing lots of record, City staff will approve the project over-the-counter unless the development requires an exception or modification. The scope of review is primarily to ensure that applicable local, state and federal regulations are met. No design review is required unless the development proposes grading on slopes exceeding 30% grade. Depending on the location, size, and type of new development, additional reviews may be required as described below.

Design Review

Residential neighborhoods that are situated among hillsides and in steeply sloped areas and multi-family projects require a noticed public hearing and design review. Smaller projects are reviewed by the Planning Commission. To facilitate quality projects and timely approval, the City provides design review guidelines that illustrate preferred construction techniques with objective guidelines. These guidelines reduce the uncertainty, time, and costs and thus facilitate timely review and approval of projects.

Conditional Use

Conditional use permits are required for residential care facilities which have more than 6 residents, large family day care homes, congregate senior housing, condominiums and mixed-use projects. The Planning Commission may grant the permit when the proposed use is in accordance with the General Plan and the Zoning Code and appropriate conditions are met. However, given the few homeless people in Scotts Valley and larger regional center just three miles south in Santa Cruz, no applications for such facilities have been sought in Scotts Valley, although the City permits a drug and alcohol rehabilitation facility, known as the Camp.

Cultural Resource Review

Scotts Valley's location adjacent to perennial streams and on an ancient seabed contributes to a wealth of historical, archaeological and paleontological resources. The General Plan designates areas as moderate or high cultural resource sensitivity zones. In these areas, development proposals must have appropriate environmental clearance, which is reviewed by the City's Cultural Resource Commission. The Commission's procedures and scope of authority is set by Municipal Code, Section 17.44.

Historically, reviews were conducted by the Design Review Board, the Planning Commission, and Cultural Resource Commission – each staffed by different members. In 1996, the City consolidated and streamlined development review. The Planning Commission replaced the Design Review Board and staff developed design guidelines to help developers and policy-makers address design issues. The Planning Commission also appointed two ad-hoc members with expertise in archaeology and historical resources to assist in reviewing projects for potential impacts on cultural resources. These steps allow project review in their entirety on one evening.

**Chart 3-5
Development Review Process**

Type of Project	Type of Approval	Approving Authority	Time Frame for Review
Single-Family Residences	By right. No Design Review, unless grading on slopes with 30% grade.	Staff unless project requires exceptions	4-6 weeks
Condominiums	Design Review and Conditional Use Permit	Planning Commission	6 months to one year
Apartments	Approved by right in residential zones with Design Review. Noticing required if parcel exceeds 20,000 square feet. CUP if in commercial zones	Planning Commission	1 month; 3 to 6 mos. with design review.
Transitional Housing	Conditional Use Permit	Planning Commission	1 to 3 months
Emergency Shelters	Permitted Use	Planning Commission	4 – 6 weeks
Second Units	Approved by right when project conforms with Zoning Code and State law	Planning Commission	4 – 6 weeks

5. Building Codes and Site Improvements

Building codes and site improvements affect the cost of housing. Every three years, the State adopts new codes that contain the latest advances in construction practices and engineering concepts. The California Building Standards Commission adopted the California Building Codes in 2002, largely based upon “model” codes produced by professional organizations. Local agencies are required to adopt these codes, but may amend them to address local geological, climatic, or topographical conditions provided the modifications are no less restrictive than the state standards.

Scotts Valley participated in the Silicon Valley Uniform Code Program, a historical effort spearheaded by the Joint Venture, Silicon Valley Network. Through an unprecedented cooperative effort, 27 cities and 2 counties agreed on a standardized building code, reducing over 400 different local amendments to the state building code to only 11 amendments needed to address particular local conditions. Most of the amendments address seismic design or construction issues not addressed in the adopted State codes, because the City is located in one of the most active seismic zones.

The City of Scotts Valley’s on-site and off-site improvements for residential development are modest compared to standards in other Santa Cruz jurisdictions. For instance, local streets are required to have at least a 24-foot right-of-way. If parking is desired on any one street side, the City requires an additional 6 feet of right of way plus an additional 4 feet for sidewalks. The City does not require street trees, parkways, or landscaped medians, but does require the developer to install street lights, but only at intersections. Lastly, the Fire District requires developers to install fire hydrants.

6. Analysis of Housing for Disabled Persons

California law requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove government constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element process, the Zoning Code, Municipal Code, permitting procedures, development standards, and building codes were analyzed to identify potential impediments. The following summarizes findings from this analysis.

With respect to land uses, State and federal housing laws encourage an inclusive environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As such, State law has pre-empted local governments from regulating the siting of group homes, child care facilities, second units, emergency shelters, and transitional housing. Although the City conditionally allows large residential care facilities in all zones (with hearing only by the Planning Commission, a thorough review of City practices revealed the need to update the Zoning Code to comply with State law affecting special needs housing. The 2002-2007 Housing Element resulted in the City’s Zoning Ordinance be amended to allow the following;

- Permit small residential care facilities serving six or fewer persons by right in residential zones.
- Update family day care home provisions to reflect state law with respect to number of occupants, fencing requirements, and other factors
- Conditionally permit transitional housing and ensure that conditional use permit process encourages and facilitates such facilities

The 2009-2014 Housing Element includes a work plan to amend the City's zoning regulations to allow transitional housing and emergency shelters as a permitted use in the C-S and I zoning districts.

For new construction, the City enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. The City's building code requires compliance with the 1988 amendments to the Fair Housing Act, which requires a minimum percentage of dwelling units in new developments to be fully accessible to the physically disabled. The City does not require accessibility or visitability standards beyond state and federal law but has just started an ADA Advisory Committee to work on making new residential development accessible. Parking standards and development standards do not differentiate between uses.

Given that most housing was built prior to modern accessibility standards, the issue facing the majority of people with disabilities is retrofitting existing homes. To facilitate rehabilitation of these structures, requests for modifications to ensure housing access, such as ramps up to 30 inches in height, do not require a building permit and are processed over the counter. In Scotts Valley, a homeowner can also build, by right, a ramp that protrudes up to three feet into side setback or up to six feet into the front or rear yard, provided the ramp is not an enclosed structure.

Regarding permitting processes, housing occupied by people with disabilities is treated like any other residential use in the community. No unique restrictions are in place for disabled housing, such as minimum distances, special conditions for disabled housing, noticing procedures, special use permits, or other regulations that could constrain the development, maintenance, improvement, or alteration of housing for disabled persons.

C. Environmental/Infrastructure Constraints

Scotts Valley has environmental issues that affect the development of housing. These include geology, topography, sensitive habitats, plants and animals, and cultural resources. These factors affect the location and scale of new development. Adequacy of water, sewer, and roads must also be considered. This section discusses potential housing constraints in Scotts Valley, summarized in **Chart 3-6**.



land

1. Environmental Concerns

The majority of undeveloped in Scotts Valley is inside the City's urbanized areas and must accommodate a variety of natural hazards and environmental constraints that impact housing project costs. The following describes the most pertinent hazards and how they are addressed. The General Plan EIR and environmental clearance for the Housing Element provides greater detail on each of these issues.

Seismic Hazards

Scotts Valley is next to four major active or potentially active fault zones: San Andreas, Zayante, Butano, and Ben Lomond. Earthquakes and accompanying groundshaking are considerable hazards for housing, because much of the present development has taken place on alluvium. Moreover, ground shaking is likely to cause landslides on slopes of 15% or greater as well as liquefaction in areas with shallow ground water. In 1989, the 7.1 Richter Loma Prieta Earthquake damaged more than 500 structures. The City now requires detailed engineering and geologic studies when new development is proposed in areas subject to earthquake hazards. Development is prohibited on slopes in excess of 40% grade.

Flood Hazards

Scotts Valley is principally drained by Carbonera Creek, which runs through the community parallel to State Highway 17. The creek has two major tributaries in Scotts Valley. Camp Evers Creek runs south of Mt. Hermon Road; the West Branch of Carbonera Creek runs east of Glenwood Drive. The Scotts Valley area is subject to flooding, with the most recent flooding occurring in January 1982, particularly along Carbonera Creek and its tributaries. To reduce potential hazards, the City's floodplain management ordinance requires flood proofing or elevation of structures above flood heights in federally-designated flood plains. The City regulates development in flood hazard areas in accordance with the ordinance.

Fire Hazards

Scotts Valley is surrounded by forests; much of it is heavily wooded and contains steep slopes. Residential development is centered around Scotts

Valley Drive, but a significant amount is situated in heavily forested areas. Fire hazards have a greater potential in hillside developments, where roads have minimal widths and many have dead ends. Despite this unique setting, structural fires have been more common than forest fires. To minimize potential fire dangers, the City's Safety Element sets forth policies to ensure adequate water flow and road width requirements to meet fire-fighting needs. The Safety Element also sets forth an approach to reduce fire hazards in the design and location of development in the hillsides.

Slopes and Topography

Scotts Valley is a hillside community; most uplands have slopes exceeding 40% grade that are unsuitable for development. Limited areas of moderately steep slopes (25% to 40%) exist within the Planning Area and could be developed under certain circumstances. Hillside development is regulated as part of the "HR Hillside Residential Combining District." For instance, developers must typically submit soils and geology reports for lots in excess of 25% grade, topographic and grading information, and site plans. Developments must also conform to hillside regulations and no new lots with an average slope exceeding 40% are permitted. Lastly, the City has policies in place to protect scenic corridors and view sheds.

Sensitive Species and Habitats

The City's riparian woodland along rivers and Ponderosa Pines provides habitat for rare and endangered plant species. Scotts Valley is also home to a unique soil type called "Zayante Soil" and the Carbonera Creek, which is a habitat for steelhead trout. In Scotts Valley, 20 to 50 locally rare plant species exist and are concentrated in the Santa Margarita sand deposits, marshy habitats, grassland areas, and others. Five examples of rare and endangered species are present. The City is also a potential habitat for the Mt. Hermon June Beetle and the Ohlone Tiger Beetle, listed as Endangered Species by the Federal Government. The City requires development proposals in sensitive areas to provide biotic surveys and Habitat Conservation Plans to ensure compliance with the Endangered Species Acts.

Cultural Resources

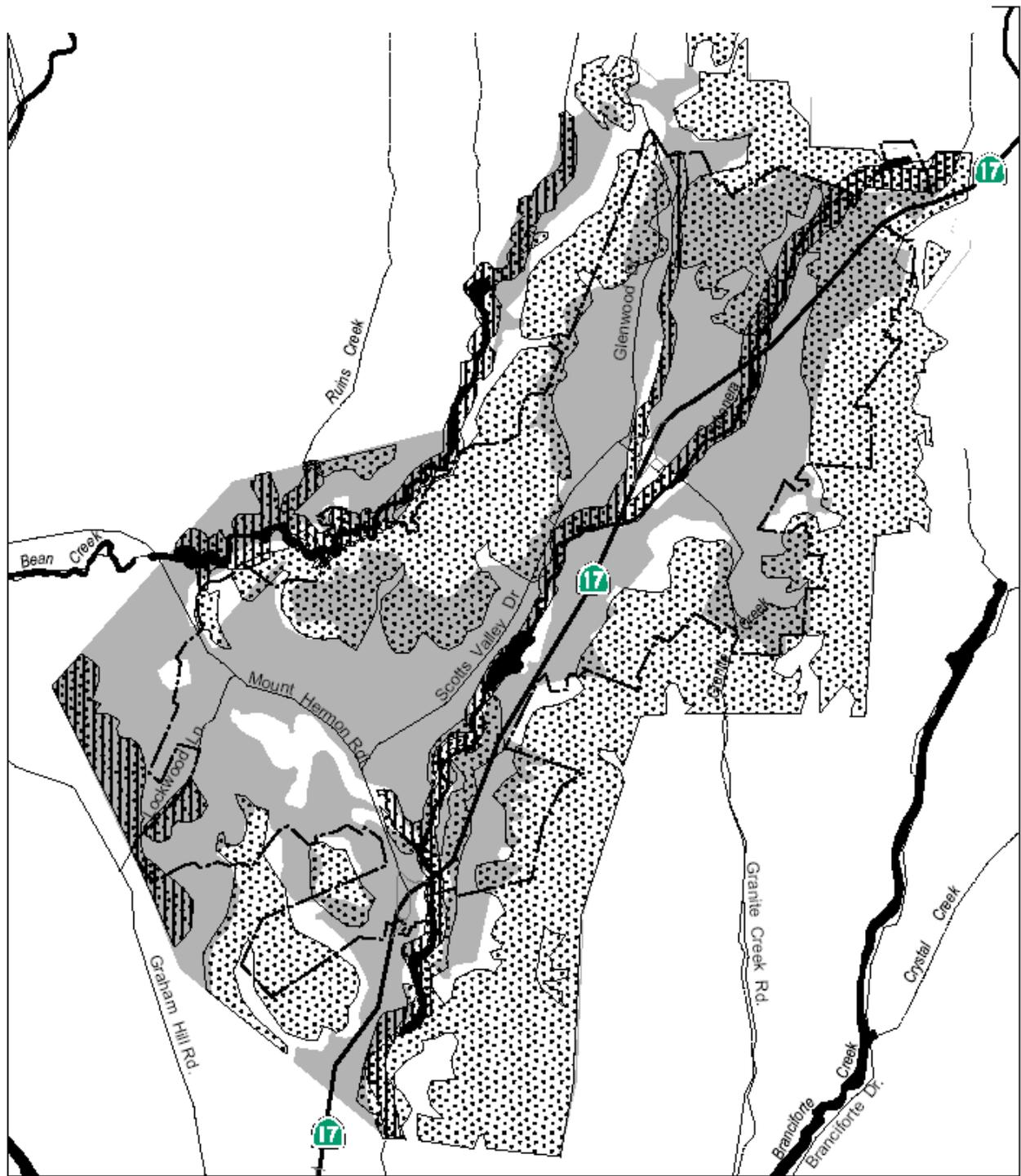
Scotts Valley's location adjacent to perennial streams and on an ancient seabed has contributed to a wealth of archaeological and paleontological resources in the community today. Additional sites, some of which are included in the land inventory, are known to have contained tools and other implements from Native Americans. Finally, fossils are also known to exist in the community. In Scotts Valley, the General Plan designates areas that have or are known to have cultural resources as moderate or high cultural sensitivity zones. In these areas, development proposals must have appropriate environmental clearance pursuant to state and federal laws.

Groundwater Recharge

Scotts Valley derives water entirely from aquifers so groundwater recharge is critical. Scotts Valley lies wholly within the San Lorenzo River watershed. Scotts Valley depends solely on groundwater, so development activity over the past several decades has raised significant concerns over groundwater recharge. To ensure that groundwater can be replenished with rainfall, the General Plan designates most of the city in a High Protection Recharge or High Management Recharge Zone. In these areas, the Municipal Code requires all new housing projects to incorporate storm water detention to mitigate concerns over groundwater recharge.

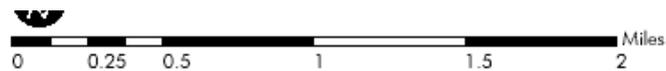
**Chart 3-6
Potential Environmental Constraints on
Major Housing Opportunity Sites in Scotts Valley**

Environmental Issues	Residential Development Areas				
	Town Center	Gateway South	Bethany College	Quarry Site	Major Corridor
Critical Habitat Zone	x				x
Cultural Resource Zone		x	x	x	x
Fire Hazard			x	x	
Slope and Topography		x	x	x	
Viewshed				x	
Hydrology Recharge	x	x		x	x
Water Constraint	x	x	x		x
Floodplain 100or500 yr		x	x		x
Seismic Hazards	x				x
Special Treatment Area	x	x	x		



Source: Scotts Valley General Plan, January 2001;
 FEMA, May 1996; Census TIGER®, 2000

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|--------------------------|-----------------------------|
| Sensitivity Zones | |
| — City Boundary | ▨ Critical Habitat Zone |
| — River/Creeks | ■ Cultural Sensitivity Zone |
| | ■ 100 Year Floodplain |



Environmental Constraints

2. Water Services

The Scotts Valley Water District (SVWD) provides the majority of water to the city through six production wells. Wells 3A and 7B serve the SVWD's Orchard Run Treatment Plant (located north of the Polo Ranch site) and pump water primarily from the Butano Formation. Wells 11A and 11B serve the El Pueblo Water Treatment Plant (located in the central area of town) and pump water solely from the Lompico Formation. Wells 9 and 10A (located in the Camp Evers area the south end of town) pump water from the Santa Margarita, Monterey, and Lompico Formations. Potable water is distributed through 55 miles of mains, seven storage tanks, and nine booster pump stations.

In 2005, the SVWD prepared an Urban Water Management and Water Shortage Contingency Plan (UWMP) to govern the District's long-range water plans. This plan concluded that water could meet growth in the District projected by AMBAG; increase of 155 customers from 3,773 in 2005 to 3,928 customers in 2010; further increase to 4,001 customers by 2015; and further increase to 4070 customers by 2020; and 4100 customers by 2025. The Plan also noted that some limited growth beyond the rate projected by AMBAG could be accommodated by expansion of the Water Recycling Project, artificial recharge, or other water supply development programs. The Districts UWMP will be updated in 2010.

Like many areas in Santa Cruz County, Scotts Valley is faced with water supply challenges. To assure a reliable water supply, the District has implemented many water management measures over the past decade. These measures include the construction of a Water Recycling Facility Project a million gallon storage facility, and collection of water impact fees for funding additional water development projects. The District joined the California Urban Water Conservation Council in 2005, formalizing its commitment to implementing water conservation best management practices.

In 2006, the District completed a Groundwater Modeling Study, which documented the long-term loss of groundwater in storage due to well pumping by the District and others in excess of natural recharge. This Study also documented that the current level of groundwater in storage can be maintained or increased by expanding the Water Recycling Project, constructing one or more new municipal supply wells to better distribute the location of well pumping across aquifer systems, enhancing water conservation programs, and implementing water management measures.

Scotts Valley was the first recycled water system in Santa Cruz County. The recycled water is produced in a tertiary treatment plant operated by the City's Wastewater Treatment staff. The treated water is then distributed by the SVWD through a dedicated system consisting of 5.5 miles of mains, one 625,000 gallon storage tank, and two booster stations. The project affords a mechanism to accommodate finite growth without further impact on groundwater storage levels. The tertiary water-filter system has the capacity

to treat up to 1 MGD of effluent at a level that allows for the direct irrigation at City parks, schools, and commercial and residential landscaping increased from 19 acre feet in 2003 to 161 acre feet in 2008. Further project expansion is anticipated in 2009 - 2010 as the District will construct three new recycled main extensions with \$705,000 in state grant funding as part of the Northern Santa Cruz County Integrated Regional Water Management Plan.

The SVWD is planning to construct two new deep municipal supply wells to shift a portion of its pumping from the Lompico to the Butano aquifer. The 2006 Groundwater Modeling Study shows this management measure would help offset current impacts on groundwater storage. In 2008 the District was awarded a \$250,000 grant from the Department of Water Resources for a Butano test well project. This project will help determine whether the proposed new deep wells are feasible and affordable, as part of the Northern Santa Cruz County Integrated Regional Water Management Plan. This difference of 239 acre-feet is more than enough to accommodate the units associated with the six sites identified for the Housing Element. At an estimated 0.33 acre-feet per year per unit, the new demand would be 173 acre feet. The District's 2009 Water Recycling Facilities Planning Report projects that the system will ultimately provide up to 0.75 MGD or 400 acre feet of recycled water annually. Thus the future expansion capacity of the system is 239 acre feet per year over the 2008 delivery amount of 161 acre feet.

The District's emphasis on water conservation has resulted in substantially lower customer water usage. During the five year period ending 2004, customer use averaged 2,006 acre-feet per year. Since then, it has averaged 1,726 acre feet per year. The District's 2009 Water Recycling Facilities Planning Report estimates that tertiary plan influent available for recycling will decrease as a direct result of customer water conservation.

Should water supply and delivery become an issue, the District adopted Resolution No. 07-06, which established policy regarding water service for affordable housing. The policy states that "Scotts Valley Water District shall not deny or limit water supplies to a proposed development that includes affordable housing units unless the District makes a written finding that it lacks a sufficient water supply, that it is subject to a State Department of Health Services compliance order that prevents new water connections, or that the applicant has failed to agree to reasonable, generally applicable terms and conditions of water service. Procedures for implementing this policy shall be consistent with Government Code Section 65589.7 and the District's Urban Water Management and Water Shortage Contingency Plan.

3. Wastewater Capacity and Treatment

Scotts Valley owns and operates a municipal wastewater treatment plant, seven lift stations, and approximately 40 miles of pipeline. The City's wastewater plant currently handles flows of 0.872 million gallons per day (mgd.) for dry weather flow and 0.933 mgd. for wet weather flow. Despite increased residential and commercial development in Scotts Valley, the wastewater treatment plant's average daily dry weather discharge flow has

declined to 0.701 mgd. in 2005 as a direct result of increased recycled water usage. There are no conveyance issues that would limit wastewater flow.

In 1994, the City received a federal EDA grant of \$2.5 million to complete expansion of the wastewater treatment plant to accommodate projected buildout of all commercial, industrial, and residential areas. With these improvements in place, the expanded facility can accommodate a dry flow 1.5 mgd and peak wet weather flow of 5.0 mgd. Taken together, the City's wastewater treatment plant has adequate capacity to accommodate future development anticipated by the Housing Element in Scotts Valley.

The City is undertaking capital projects to improve the performance and increase capacity of the sewer system. In 2005, the City installed a new gravity sewer line to eliminate the El Pueblo Lift Station, allowing wastewater to bypass the old station and flow directly into an existing sewer main. The City is completing a design to totally reconstruct the Carbonero Lift Station, which pumps half of the total daily flow received at the treatment plant. The City plans to bid the project this spring with construction by summers end. The new station includes a 3-pump system and larger wet well.

4. Energy Conservation

Recent events underscore the importance of energy conservation to reduce the overall life cycle costs of housing and also housing affordability. Despite recent stabilization of the energy crisis, the state's electrical system continues to be vulnerable to increasing electricity demand, generation supply shortages, transmission constraints, and high wholesale electricity costs caused by an unstable market.

The Warren-Alquist Act requires that all new buildings in California must meet energy efficiency standards codified in Title 24, Part 6 of the California Code of Regulations. All new residential construction must comply with the standards in effect on the date a building permit application is made. The California Energy Commission adopted new standards as mandated by the California Energy and Reliability Act of 2000, which were incorporated into model building codes adopted by each local agency.

Scotts Valley enforces Title 24 to ensure that new residential construction incorporates the latest in energy efficient technologies. Under Title 24, developers can comply with such regulations by either: 1) adopting a prescriptive package whereby each component of the proposed building must meet a prescribed minimum energy requirement; or 2) adopting a performance method which evaluates the building as a whole to determine whether energy conservation targets are achievable. In addition, both approaches require certain mandatory energy conservation technologies.

In 2007 the City adopted a Green Building ordinance to encourage the development of energy efficient residential units. In 2008 the City adopted the Town Center Specific Plan which will guide the development of over 300 new residential units in the City. This plan requires that the units be designed to reduce their energy demand by at least 10%.

