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**Final Initial Study**  
**(Revisions to Draft Initial Study)**

**1440 Center**

**City of Scotts Valley, CA**

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September 2014

## 1. Introduction

### Project Name

1440 Center

### Lead Agency & Contact

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### Project Sponsor

Mr. Scott Kreins  
Director  
1440 Foundation  
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### Project Location

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

### Land Use Designation

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

### Entitlements and Permits

#### City of Scotts Valley

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

- Design Review
- ~~Development Agreement~~
- ~~Site Development Review~~
- Grading and Improvement Plans

**Other Agencies**

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

**(b, d) Water Supply and Infrastructure**Environmental Analysis

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

The District relies solely on groundwater to serve its customers. Groundwater sources are stored in the Santa Margarita Groundwater Basin and rainfall is the source of the basin's recharge. The District shares water supply in the basin with other users, including neighboring water districts.

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

~~Total groundwater pumping by the Scotts Valley Water District in 2010 was 1,358 acre-feet per year (AFY), which is the lowest it has been since 1990. Although there has been an overall decrease in groundwater production, the SVWD has implemented a number of groundwater management programs, such as the Water Conservation Program and the Recycled Water Program, to improve water supply security, reliability, and off-set future demand. As such, the District's groundwater production is projected to stay relatively stable and not exceed 1,352 AFY through the year 2035.~~

~~According to the Scotts Valley Water District's 2010 Urban Water Management Plan (2010 UWMP), the sustainable yield for the entire Santa Margarita Basin is estimated at 2,600 AFY. This volume represents the amount of water that is available to the water purveyors under the current pumping configuration without causing any overall change in storage. The sustainable yield represents the annual amount of water that can be taken from the existing wells in a basin over a period of years without "causing adverse impacts" (i.e. depleting storage beyond the ability of the basin to be replenished naturally). Exceeding the sustainable yield for the basin may lead to perennial declines in groundwater levels which over time may result in widespread loss of well production.~~

~~The 2010 UWMP states that SVWD's projected groundwater pumping is significantly below the estimated sustainable yield of 2,600 AFY and is expected to decline over time as recycled water is more fully utilized. Therefore, the potential increased pumping by other pumpers in the Scotts Valley groundwater subarea will likely be within the overall sustainable yield of the basin. The 2010 UWMP added that SVWD's groundwater pumping is anticipated to decline from 1,484 AFY in 2015 to 1,352 AFY in 2035 as more~~

recycled water becomes available for non-potable irrigation from the district's Recycled Water Program and water demand reduces as a result of the district's Water Conservation Program. The 2010 UWMP concludes that given the pumping projections being below the estimated of sustainable yield, water supply reliability issues are not anticipated to occur in the SVWD service area.

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

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

To accommodate future development on the site, ~~new existing~~ 8-inch and 10-inch potable water pipeline will be ~~extended-moved and replaced~~ throughout the site. Based on a ~~conservative~~ water demand rate of 55 gallons per day (gpd) per individual ~~as considered as a standard for similar land uses~~, total water demand for the site is estimated to be approximately ~~13,750—19,250~~ 19,250 - 39,875 gpd, compared to 19,250 gpd ~~estimated~~ for Bethany College.

The estimated potential water use of the site is an approximate estimation and it should be noted that potential potable water demand and use would be far less for employees on the site than for guests. Furthermore, the applicant proposes the use of water efficiency measures on the site and existing efficiency measures would be required based on the current plumbing code, which compared to previous operations of Bethany College, would represent increased efficiency and lower use of water on the site. Conditions of approval will require the use of water efficient fixtures on the project site.

Water usage for landscaping proposed for the site is expected to be minimal based on site plan design and conditions of approval limiting use of water for landscaping activities and requiring the project applicant to prepare and implement a Water Conservation Plan in coordination with the Scotts Valley Water District, which will require the use of native drought tolerant plants and more water efficient irrigation methods.

The maximum potential demand of ~~19,250~~ 39,875-gpd represents ~~.007%~~ approximately 3% of the ~~2.91.3~~ million gallons per day (mgd) ~~overall average~~ District daily potable water demand. Considering that this estimate does not account for proposed water-conservation effort associated with the proposed project, the actual demand from the

site will be lower. Therefore, the estimated future demand will not exceed the prior demand and built system capability. The Scotts Valley Water District has reviewed plans for the proposed project and indicated the District has existing capacity to provide water service to the site.

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

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

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

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

#### Status

Less than significant.

#### Source(s)

- Project Application/Project Site Plans
- Scotts Valley Water District, Website homepage, Available: <http://www.svwd.org/index/mn32416/Welcome>