Santa Cruz County

2025 Multi-Jurisdictional Hazard Mitigation Plan

Volume 2, Section 2: City of Scotts Valley (SVL)

Municipal Annex

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Adoption Record

To comply with the Federal Disaster Mitigation Act of 2000 (DMA 2000), the City of Scotts Valley has officially adopted this 2025 Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan, including Volume 1 in its entirety as well as this Volume 2 Municipal annex. The adoption of the MJHMP recognizes the city's commitment to reducing the impacts of natural hazards within its jurisdiction and across Santa Cruz County.

A copy of the city's adoption record is provided on the following pages. Adoption records for all jurisdictions are summarized in Volume 1, Table ES-1.

RESOLUTION NO. 2088

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY ADOPTING THE SANTA CRUZ COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2025 UPDATE

WHEREAS, Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update ("the Plan") recognizes the threat that natural hazards pose to people, property infrastructure and natural resources within our community; and

WHEREAS, the implementation of hazard mitigation actions can significantly reduce the risk of injury, loss of life, property damage, and disruption caused by future natural hazard events; and

WHEREAS, the federal Disaster Mitigation Act of 2000 (DMA 2000) requires all cities, counties, and special districts to have adopted a Hazard Mitigation Plan to receive pre- and post-disaster mitigation funding from the Federal Emergency Management Agency (FEMA); and

WHEREAS, Santa Cruz County fully participated in the FEMA-prescribed mitigation planning process to prepare the Plan; and

WHEREAS, the Plan has been developed with assistance and cooperation by the participating jurisdictions of City of Capitola, City of Scotts Valley, City of Watsonville, Scotts Valley Water District, Soquel Creek Water District, Pajaro Valley Water Management Agency, Resource Conservation District of Santa Cruz County, Santa Cruz Port District, and Cabrillo College and officially recognizes these agencies as participating jurisdictions within the multi-jurisdictional planning process; and

WHEREAS, the Plan is comprised of two volumes, including Volume 1: Base Plan, which contains the countywide hazard mitigation framework and risk assessment, and Volume 2: Jurisdictional Annexes, which document the hazard profiles, vulnerabilities, and mitigation actions of other participating jurisdictions; and

WHEREAS, the City hereby adopts Volume 1 of the Plan in its entirety and acknowledges that Volume 2 represents the individual mitigation strategies and responsibilities of participating jurisdictions, each of which is responsible for the adoption, maintenance, and implementation of its respective annex; and

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Plan; and

WHEREAS, the California Governor's Office of Emergency Services (Cal OES) has reviewed and approved the Plan and has forwarded the plan to FEMA Region IX for final review and approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley that the City adopts the "Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update" as an official plan and the respective officials and agencies identified in the implementation strategy of the Plan are hereby encouraged to implement the recommended activities assigned to them; and

BE IT FURTHER RESOLVED, the City Council authorizes staff to make minor technical edits or administrative corrections to the Plan, as necessary to address FEMA review comments, prior to final adoption; and

BE IT FURTHER RESOLVED, per Assembly Bill 2140, the City Council resolves to integrate the Plan by reference into the Public Safety Element of the General Plan in accordance with the requirements of Government Code sections 65302, 65302.6, and 8685.9; and

BE IT FURTHER RESOLVED the adoption of the Plan is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15061(b)(3) (common sense exemption), and Section 15262 (Feasibility and Planning Studies); and

BE IT FURTHER RESOLVED, on behalf of the City, Santa Cruz County Staff will submit this Adoption Resolution to the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials to enable the Plan's final approval.

The above and foregoing Resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 1st day of April 2026 by the following vote:

AYES: LIND, CLARK, JETT, TIMM, WIMP

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Approved: DocuSigned by: D90D370E47BF4E4... Donna Lind, Mayor

Attest: DocuSigned by: Cathie Simonovich 00BDB2B26C07422... Cathie Simonovich, City Clerk

Section 2. City of Scotts Valley

2.1 Scope & Purpose

This annex details the elements specific to the City of Scotts Valley in the 2025 Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). This annex is not intended to be a standalone document but appends to and supplements the information contained in the umbrella plan document (Volume 1). As such, all sections of the umbrella plan, including the planning process and other procedural requirements, apply to and were met by the city. This annex provides additional information specific to the city, with a focus on providing additional details on the planning process, risk assessment, and mitigation strategy for this jurisdiction.

City of Scotts Valley Points of Contact

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2.2 Jurisdictional Setting

The City of Scotts Valley is an incorporated municipality located in northern Santa Cruz County, California, approximately six miles north of Santa Cruz and 30 miles southwest of San Jose, with an average elevation of 570 feet above sea level. The current population is approximately 12,183 and the Scotts Valley General Plan projects the city to grow to a population of 15,804 by 2045.

It lies within the coastal foothills of the Santa Cruz Mountains, and is bisected by State Route 17, a major regional corridor connecting Silicon Valley to Monterey Bay. The city was officially incorporated on August 2, 1966, in response to growing local interest in self-governance and land use control following postwar suburban expansion and proposals for annexation by the City of Santa Cruz.

Scotts Valley operates under a Council–Manager form of government, with a five-member City Council elected at-large and supported by a full-time City Manager. The city directly provides public services such as police protection, wastewater treatment, recreation, land use planning, and road maintenance. Fire protection services are provided by the independent Scotts Valley Fire Protection District (SVFPD), and water supply and groundwater management are provided by the Scotts Valley Water District (SVWD). These special districts serve the same general area as the city but are governed separately and play integral roles in hazard mitigation and response planning.

The incorporated boundary of Scotts Valley spans approximately 4.6 square miles, while its broader Planning Area covers around 8.3 square miles, extending into adjacent unincorporated areas that are influenced by or affect City operations and infrastructure. The Sphere of Influence, shown in Figure 2-1, established by the Santa Cruz County Local Agency Formation Commission (LAFCO) in 1985, defines the anticipated long-term boundary and service area of the City and includes areas that may be annexed in the future.

Topographically, Scotts Valley occupies a valley floor surrounded by steep forested hills and ridgelines, with key drainage corridors such as Carbonera Creek and Bean Creek traversing the urbanized core. The city's land use pattern is shaped by these natural features, with lower-density hillside residential neighborhoods such as Whispering Pines, Glen Canyon, and Hacienda/Cadillac developed on slopes, and higher-density residential, commercial, and civic uses concentrated in the valley floor. The primary commercial corridors are critical transportation and economic lifelines but are also highly exposed to traffic congestion and potential hazard impacts during emergencies.

Scotts Valley is largely built out, with future development expected to occur through infill and redevelopment. The Town Center is envisioned as a mixed-use, pedestrian-friendly downtown core, and its phased buildout represents one of the most significant planning and capital priorities for the city.

Scotts Valley continues to grow steadily, with ongoing efforts in urban planning, housing development, transportation improvements, and flood mitigation projects that reflect the city's forward-thinking approach to resilience and livability.

- **Date of Incorporation:** August 2, 1966
- **Current Population:** 12,183 (CAS 5-Year, 2018-2023)
- **Population Growth:** The city has experienced an estimated population increase of 8% between 2010 and 2023

2.2.1 Geography & Climate

The City of Scotts Valley is located in the central portion of Santa Cruz County, nestled within the Santa Cruz Mountains, a subrange of the Pacific Coast Ranges. The city's geography is defined by a narrow valley floor surrounded by steep, forested hillsides, with elevations ranging from approximately 500 to 1,200 feet above sea level. This rugged topography plays a central role in shaping land use patterns, development constraints, watershed function, and hazard exposure.

The valley itself is largely urbanized, with the densest development concentrated along Mount Hermon Road, Scotts Valley Drive, and adjacent residential neighborhoods. In contrast, the outer edges of the city, particularly in the western and southern hillsides, remain more sparsely developed and are characterized by extensive redwood forests, steep slopes, and natural drainage corridors such as Bean Creek and Carbonera Creek. Figure 2-1 provides a regional location map

Scotts Valley is typical of a mountain/alluvial environment. The alluvial valleys of Carbonera Creek and Camp Evers Creek form the historic and modern core of the urban area, which is bordered by mountains. most of the Scotts Valley uplands have steep hillsides, some of which are over 40% slope. Steep banks near the area's creeks are often evidence of the erosive force of floodwaters and may be hazardous. Limited areas of moderately steep slope (25%-40%) exist within the Scotts Valley planning Area. Gentle slopes (0%-25%) are found on mountain ridges in the Granite Creek, Glenwood, and Carbonera Creek valley, lower Bean Creek Road, Whispering Pines, and La Cuesta Drive areas and in most of the Mount Hermon Road area.

Scotts Valley experiences a mild Mediterranean climate with cool, wet winters and warm, dry summers. The average monthly temperature ranges from 54.3 degrees Fahrenheit (°F) in December to 67.7 °F in September. The city receives substantial annual rainfall due to its location within the orographic rainfall zone of the Santa Cruz Mountains. Figure 2-2 shows that the city receives between 35 and 50 inches of rainfall annually.

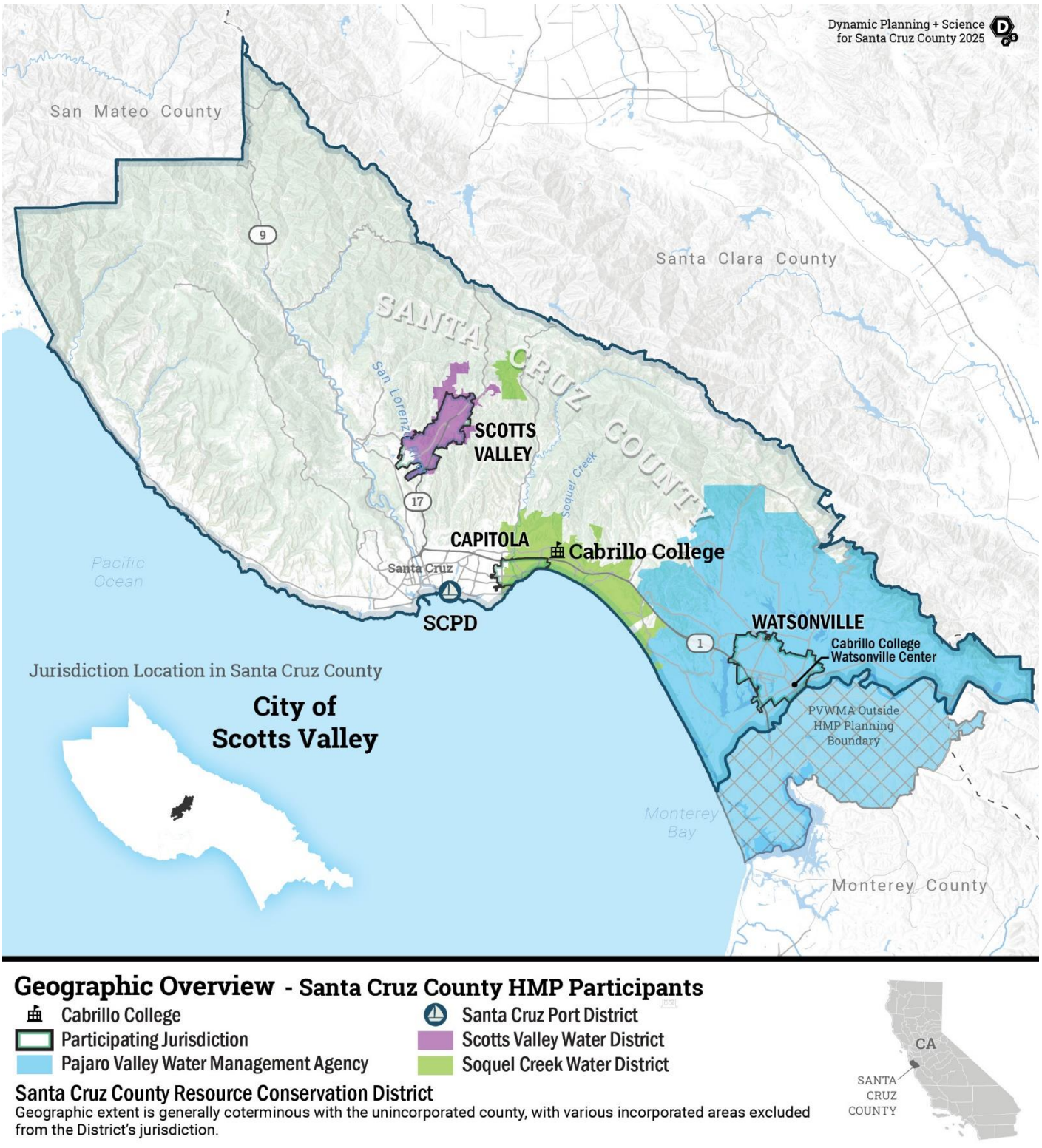


Figure 2-1: City of Scotts Valley Sphere of Influence

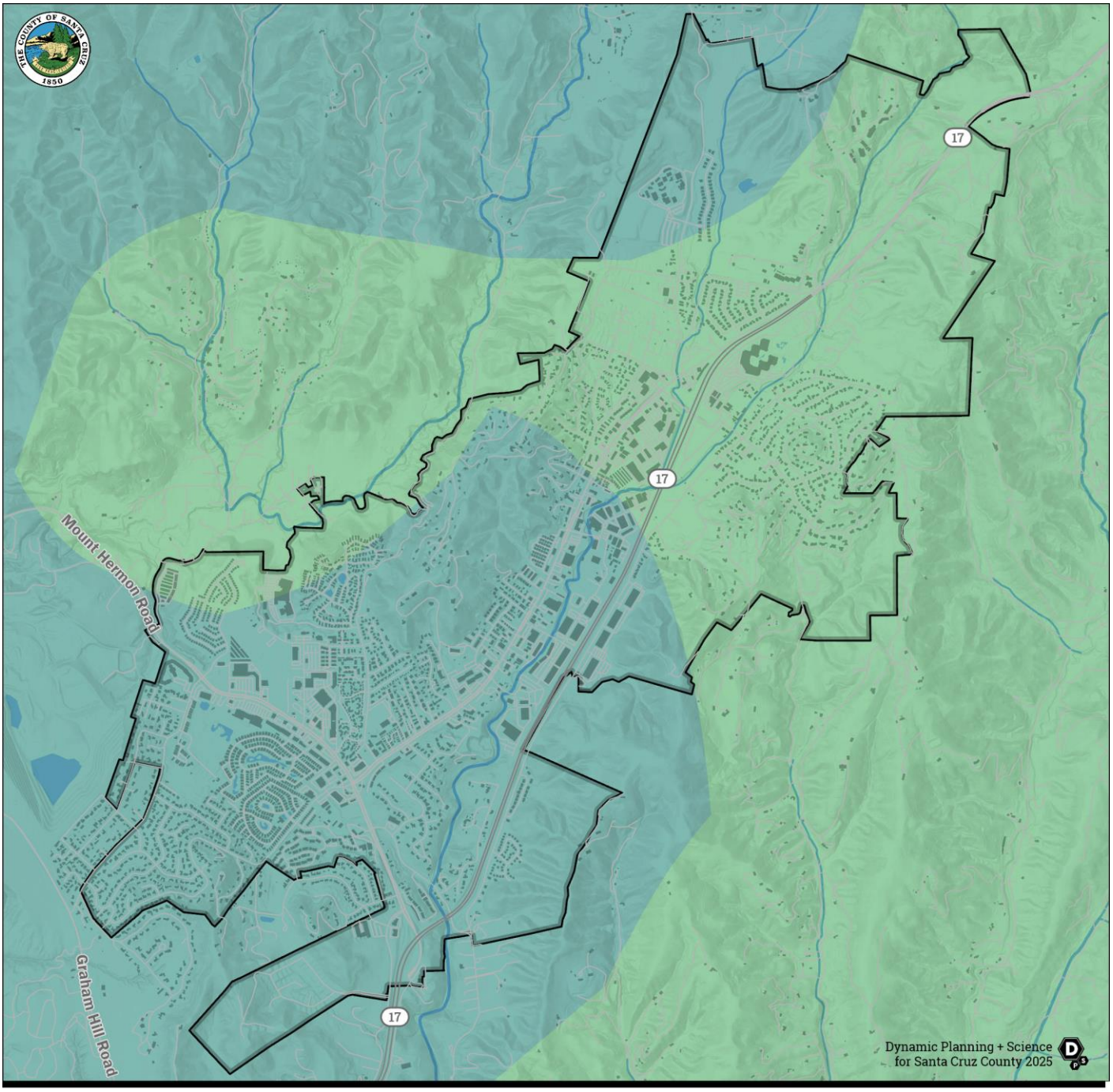


Figure 2-2: City of Scotts Valley Average Annual Precipitation Map

2.2.2 Historical Overview

The area now known as Scotts Valley has been inhabited for thousands of years, with archaeological evidence indicating that Paleo Indian peoples lived along the shores of an ancient lake that once occupied parts of the valley floor. Artifacts dating back 8,000 to 12,000 years have been discovered near the current location of City Hall, underscoring the long-standing human presence in this part of the Santa Cruz Mountains.

During the Spanish and Mexican periods of California history, the region formed part of the Rancho San Agustín, a 4,436-acre land grant. In 1833, the rancho was granted to José Antonio Bolcoff, a Russian sailor who had naturalized as a Mexican citizen and married into the Castro family of Santa Cruz. Bolcoff later transferred the land to his brother-in-law, Joseph Ladd Majors, an American trapper and veteran of the Rifleros Americanos, a group that supported Governor Juan Bautista Alvarado's 1836 revolution. Majors constructed a gristmill and adobe home on the rancho and became a prominent local figure, serving as alcalde (mayor) and county treasurer after California became part of the United States.

In the early 1850s, Majors sold the rancho to Hiram Scott, a Maine seaman who had arrived in California during the Gold Rush. Scott established a homestead and built the Scott House in 1853, a Greek Revival–style residence that still stands today and is listed on the National Register of Historic Places. Over the following decades, Scott and his family sold off parcels of the rancho, which were acquired by a variety of settlers, including British and American immigrants. These early residents engaged in dairy farming, grain milling, and lumber production, taking advantage of the valley's fertile soils and abundant tanbark oak trees.

By the late 19th and early 20th centuries, Scotts Valley had developed into a small agricultural community, with dairies, poultry farms, and apple orchards dominating the local economy. Stagecoach routes connected the valley to Santa Cruz and San Jose, and key roads like Glenwood Drive served as important regional transportation links. In the 1930s and 1940s, the area began attracting recreational and tourism uses, with the development of gardenia farms, mushroom cultivation, blueberry farms, and even a polo stable built by Marion Hollins, a pioneering woman in American sports and real estate.

The mid-20th century brought more dramatic changes. The opening of Highway 17 in the 1950s led to the decline of some older businesses along Scotts Valley Drive but also made the community more accessible to Bay Area travelers. Tourism-oriented attractions like Santa's Village (opened in 1957), a mini-zoo, and the Tree Circus attracted families traveling to the coast. Concerns about land use and the proposed annexation by the City of Santa Cruz prompted local residents to pursue incorporation. After several years of debate and organizing, Scotts Valley was officially incorporated on August 2, 1966, with Bill Graham as the city's first Mayor and Friend Stone as its first City Administrator.

Since incorporation, Scotts Valley has grown into a family-oriented suburban community, with a balance of residential, commercial, and light industrial development. The city's topography and open space character have helped preserve its identity as a small town surrounded by natural beauty. While regional commuting and the Silicon Valley tech economy have shaped modern demographics and land use, the city continues

to maintain a distinct historical legacy that blends early Native American, Mexican Rancho, and pioneer American influences.

2.2.3 Demographics & Vulnerable Populations

This section describes the demographic characteristics of the city to guide hazard mitigation planning efforts. Natural disasters affect communities both physically and socially, with demographic composition playing a central role in determining how impacts are distributed, particularly among vulnerable groups facing greater challenges in preparedness, response, and recovery. Understanding the area's social and economic landscape also helps assess potential social costs from infrastructure damage, including housing, industry, public facilities, essential services, and transportation.

Exploring local demographic data may help to identify groups and geographic areas with specific vulnerability to hazard events. In the context of all-hazards preparedness and response planning, at-risk individuals (often used interchangeably with "vulnerable populations") are defined federally as "children, pregnant women, senior citizens, and other individuals who have access or functional needs in the event of a public health emergency." (42 U.S.C. § 2802(b)(4)(B) (2019)) These populations may include, but are not limited to, individuals who are economically disadvantaged, living with disabilities, dependent on caregivers, from historically marginalized communities, have limited English proficiency or are non-English speaking, lack access to transportation, are experiencing homelessness, or have chronic medical conditions.

Certain populations face greater risk following a natural hazard event due to age, economic mobility, physical disability, geographic location, or a combination of factors. Vulnerability in the face of a hazard event is not a fixed characteristic; the same individual may be at risk for some hazards but not at risk for others. Planning for vulnerable populations in the context of hazard mitigation can help communities to prioritize limited resources where they will be the most effective. Refer to Volume 1, Section 1.4.3 for a more in-depth discussion of planning for vulnerable populations, at-risk individuals with access and functional needs, and environmental justice.

The total population, total number of households, and average household size of the City of Scotts Valley are presented in Table 2-1, compared to the other municipalities and Santa Cruz County. The city has the second smallest population of all the incorporated municipalities.

Table 2-1: Population and Household Summary

Jurisdiction	Total Population	Total Households	Average Household Size
City of Scotts Valley	**12,138**	**5,440**	**2.18**
Santa Cruz County	266,021	106,635	2.36

Source: ACS 5-Year, 2018-2023

2.2.3.1 Income & Housing

Economic mobility is one of the most important predictors of natural hazard vulnerability. Low-income residents are more likely to occupy housing which is inadequately maintained or otherwise poorly built to withstand extreme events. For example, mobile or modular homes are more susceptible to damage in earthquakes and floods than other types of residences and are less likely to contain A/C units to cope with high heat events. In urban areas, low-income residents are more likely to occupy older homes and apartment complexes with unreinforced masonry, which is particularly susceptible to seismic damage.

Low-income households and communities face disproportionate financial burden from costs associated with disaster preparedness, response, and recovery. Disasters create unexpected expenses which may serve as "tipping points" for families and individuals living on the edge of poverty or homelessness. Recovery costs may be higher for those without resources to conduct hazard mitigation activities ahead of time. Families and individuals who lack access to transportation may be unable to evacuate ahead of an emergency. (Krause & Reeves, 2017)

Low-income residents and renters are also less likely to purchase insurance, meaning that those with the most to lose during an event are also the least prepared to deal with potential losses. Major hurricane events in recent history such as Harvey, Irma, and Katrina all demonstrate that low-income and/or historically marginalized communities face increased vulnerability to hazard events and struggle the most to recover.

Median household income in the City of Scotts Valley was $140,887, with an overall poverty rate of 4.8%. By comparison, median income and poverty rates for Santa Cruz County were $109,266 and 11.2%, respectively. In sum, Scotts Valley is a rather prosperous community with very little poverty; refer to Table 2-2. Median income and poverty rates are also shown on the block group level in Figure 2-4 and Figure 2-5.

Table 2-2: Household Income and Poverty Levels

Jurisdiction	Median Income	Poverty Rate
City of Scotts Valley	**$140,887**	**4.8%**
Santa Cruz County (Total)	$109,266	11.2%

Source: ACS 5-Year, 2018-2023

Renters are also more vulnerable to natural hazards, as they are less likely to take out property insurance and the decision to make major structural improvements typically lies with the property owner. Federal disaster recovery services can exacerbate inequality between renters and homeowners; payout amounts are significantly higher for homeowners applying through FEMA's Individual Assistance (IA) program; from 1999 to 2013 U.S. homeowners saw their wealth increase with local hazard damages, whereas renters' wealth decreased. (Howell & Elliot, 2019)

Approximately 27% of occupied housing units in City of Scotts Valley are renters, compared to 40% for Santa Cruz County as a whole; refer to Table 2-3. As a bedroom community, Scotts Valley has a much higher supply of owner-occupied, single-family residential dwelling units than other municipalities in Santa Cruz County. Figure 2-3 depicts housing occupancy in Scotts Valley.

Table 2-3: Owner- and Renter Occupied Households

Jurisdiction	# Occupied Housing Units	# Renter Occupied	% Renter Occupied	# Owner Occupied	% Owner Occupied
City of Scotts Valley	**5,008**	**1,377**	**27.5%**	**3,631**	**72.5%**
Santa Cruz County	96,873	38,771	40.0%	58,102	60.0%

Source: ACS 5-Year, 2018-2023

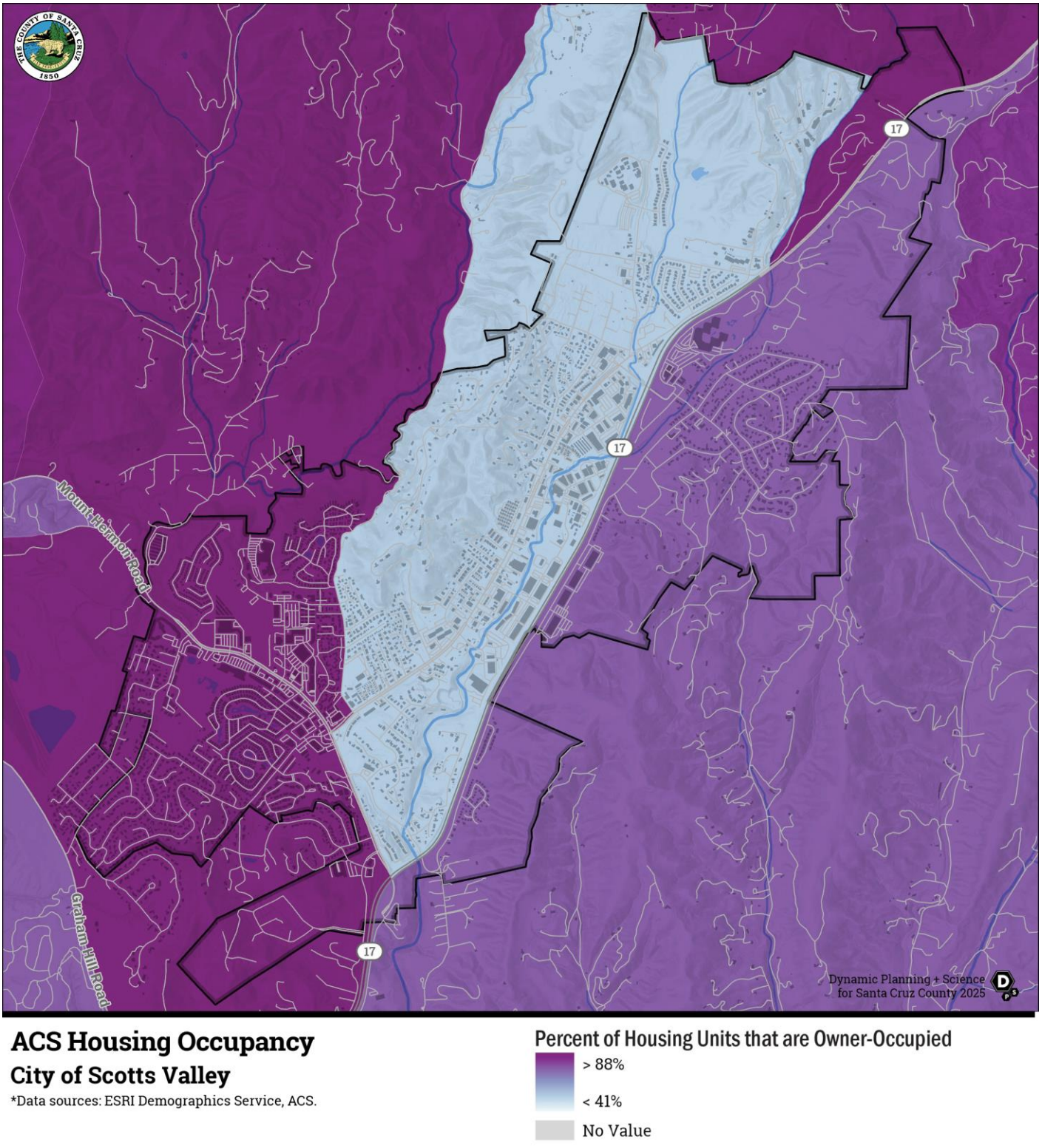


Figure 2-3: City of Scotts Valley Owner-Occupied Housing Units Map

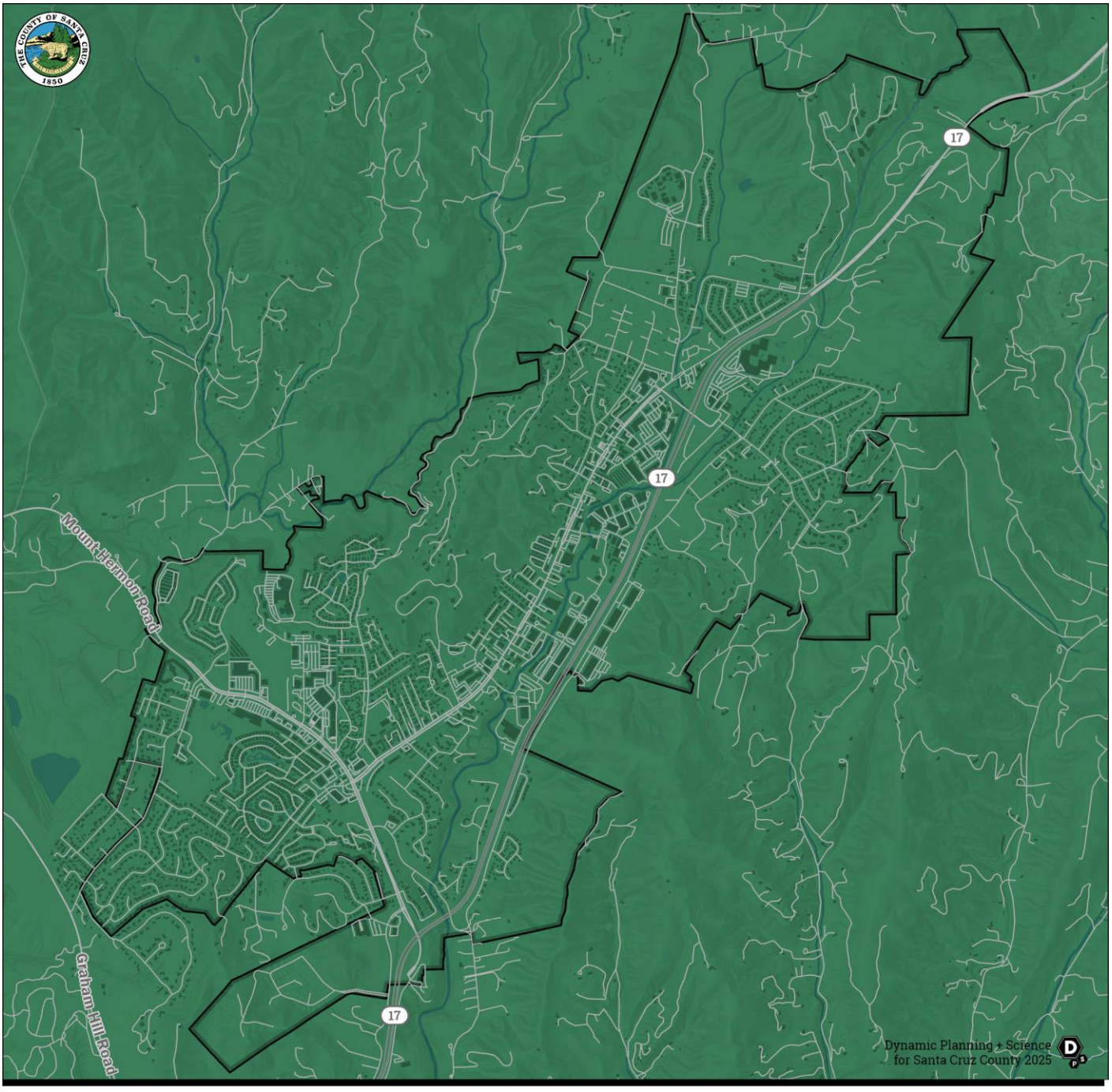


Figure 2-4: City of Scotts Valley Median Household Income Map

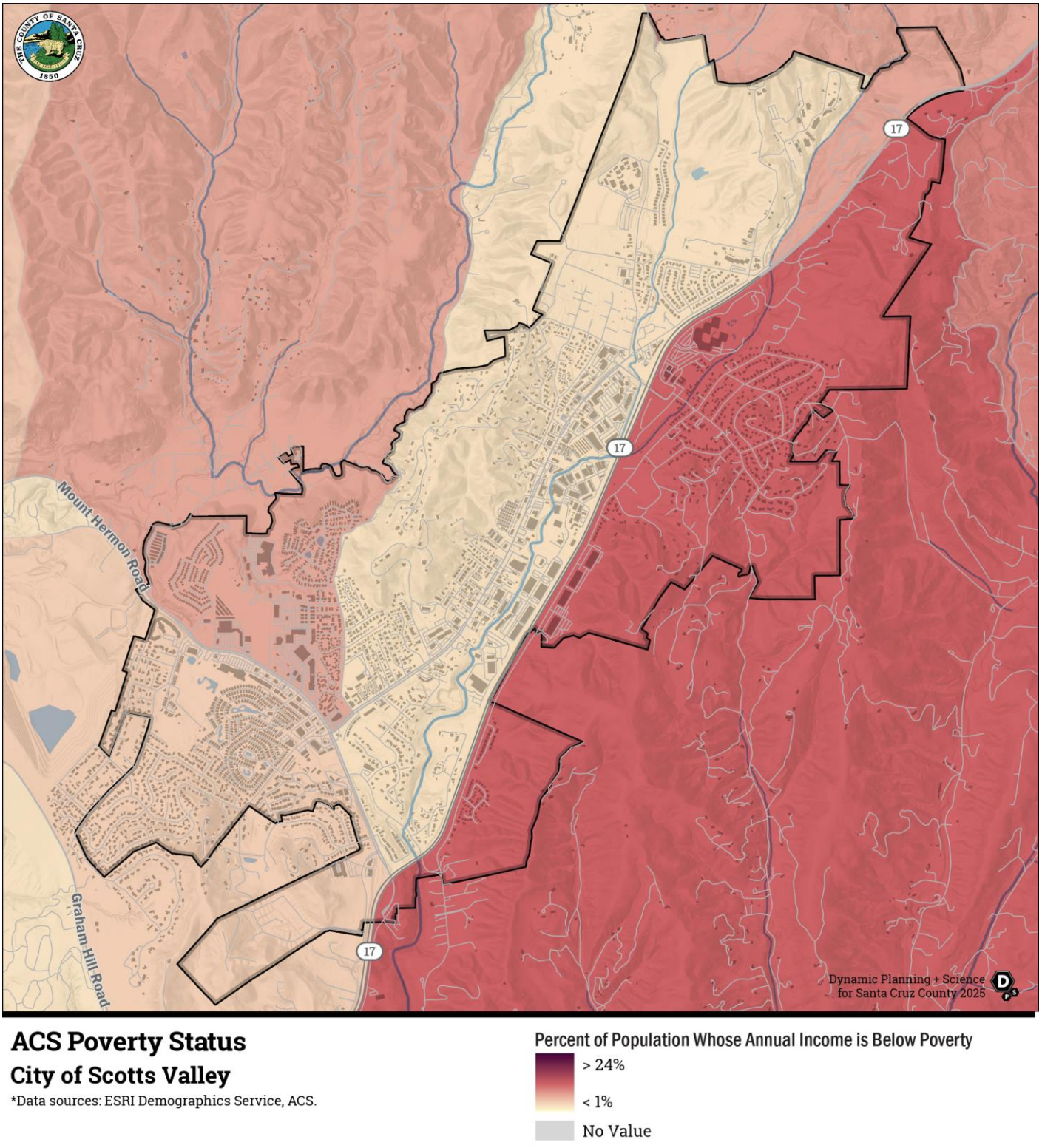


Figure 2-5: City of Scotts Valley Poverty Status Map

2.2.3.2 Dependent & Disabled Populations

Age plays a significant role in vulnerability to natural hazards, as both seniors and children are dependent populations who rely on caregiver networks for support and protection. Seniors may have mobility challenges and increased health concerns, necessitating assistance during evacuations and recovery. Similarly, children have limited ability to protect themselves and depend on caregivers to ensure their safety and well-being during emergencies. When combined with factors such as low-income status of a household, age vulnerabilities can be further compounded, highlighting the importance of targeted interventions to address the unique needs of these populations.

Approximately 40% of households in the City of Scotts Valley include at least one senior individual (over 65 years of age), over 2% of whom experience poverty; refer to Table 2-4 Additionally, seniors over 65 living alone constitute nearly 8% of total households in Scotts Valley. Seniors who live alone often face greater challenges in emergency situations, including difficulties with evacuation, limited access to real-time alerts due to digital literacy or lack of internet access, and chronic health conditions that require special care. These factors make seniors, especially those who are low-income or socially isolated, among the most vulnerable in a disaster context. Critical facilities such as assisted living centers require advanced coordination for evacuation and continuity of care and are therefore prioritized in emergency response plans.

Children are another key dependent population. In Scotts Valley, over 23%% of households include individuals under 18, with 5% of these households headed by a single caregiver (Table 2-4). Children rely entirely on caregivers for transportation, shelter, and decision-making during emergencies. The disruption of school systems, childcare, and social services during disasters can have significant emotional, developmental, and educational impacts on youth. Additionally, families with limited economic means or single caregivers may struggle to maintain access to necessary resources and recovery support.

Figure 2-6 highlights areas of the city with elevated concentrations of economically dependant age groups.

Table 2-4: Economically Dependent Age Groups

Jurisdiction	% Households 65+	% Households 65+ Living Alone	% Households 65+ in Poverty	% Households <18	% Households <18 w Single Caregiver
City of Scotts Valley	**40.1%**	**7.8%**	**2.4%**	**23.3%**	**5.3%**
Santa Cruz County	33.4%	7.9%	2.7%	24.8%	6.0%

Source: ACS 5-Year, 2018-2023

Elderly populations face increased risks during disaster events due to age-related health conditions, mobility limitations, and potential social isolation. In Scotts Valley approximately 11% of the non-institutionalized population lives with a disability, a similar to the countywide average of 11.1% (Table 2-5).

Table 2-5: City of Scotts Valley Non-Institutionalized Disabled Population

Jurisdiction	# Persons w Disability	% Persons w Disability
City of Scotts Valley	**1,318**	**10.9%**
Santa Cruz County	29,557	11.1%

Source: ACS 5-Year, 2018-2023

Among those with access and functional needs, elderly individuals with disabilities represent a highly vulnerable subpopulation when it comes to disaster preparedness, response, and recovery. This group includes seniors living with physical or cognitive impairments such as hearing or vision loss, reduced mobility, reliance on assistive medical devices, neurodivergence, or chronic health conditions that may be exacerbated by hazard events (e.g., exposure to wildfire smoke or extreme heat).

Figure 2-7 shows that there are notable geographic variations in where these vulnerable populations live. The highest concentrations of elderly residents with disabilities, where more than 47 percent of seniors report one or more disabilities, are found in the southwestern and western portions of the city, including the hillside neighborhoods near Whispering Pines, Glen Canyon, and west of Mount Hermon Road. Elevated proportions are also present in the southern neighborhoods along Bean Creek and near the city's boundary. By contrast, the central valley floor and northeastern portions of Scotts Valley, including areas along Scotts Valley Drive and near Highway 17, have lower concentrations of disabled elderly residents, with less than 19 percent of seniors in these census tracts reporting disabilities.

The combination of advanced age and disability can present significant challenges not only during emergency response but also in implementing hazard mitigation measures. Elderly individuals with disabilities may face physical, financial, or logistical barriers to undertaking activities such as seismic retrofitting, anchoring fuel tanks, installing foundation bracing, or implementing residential flood-proofing techniques. Many live in older housing stock that is more vulnerable to earthquake damage or repetitive flooding and may lack the resources or support networks needed to complete mitigation upgrades.

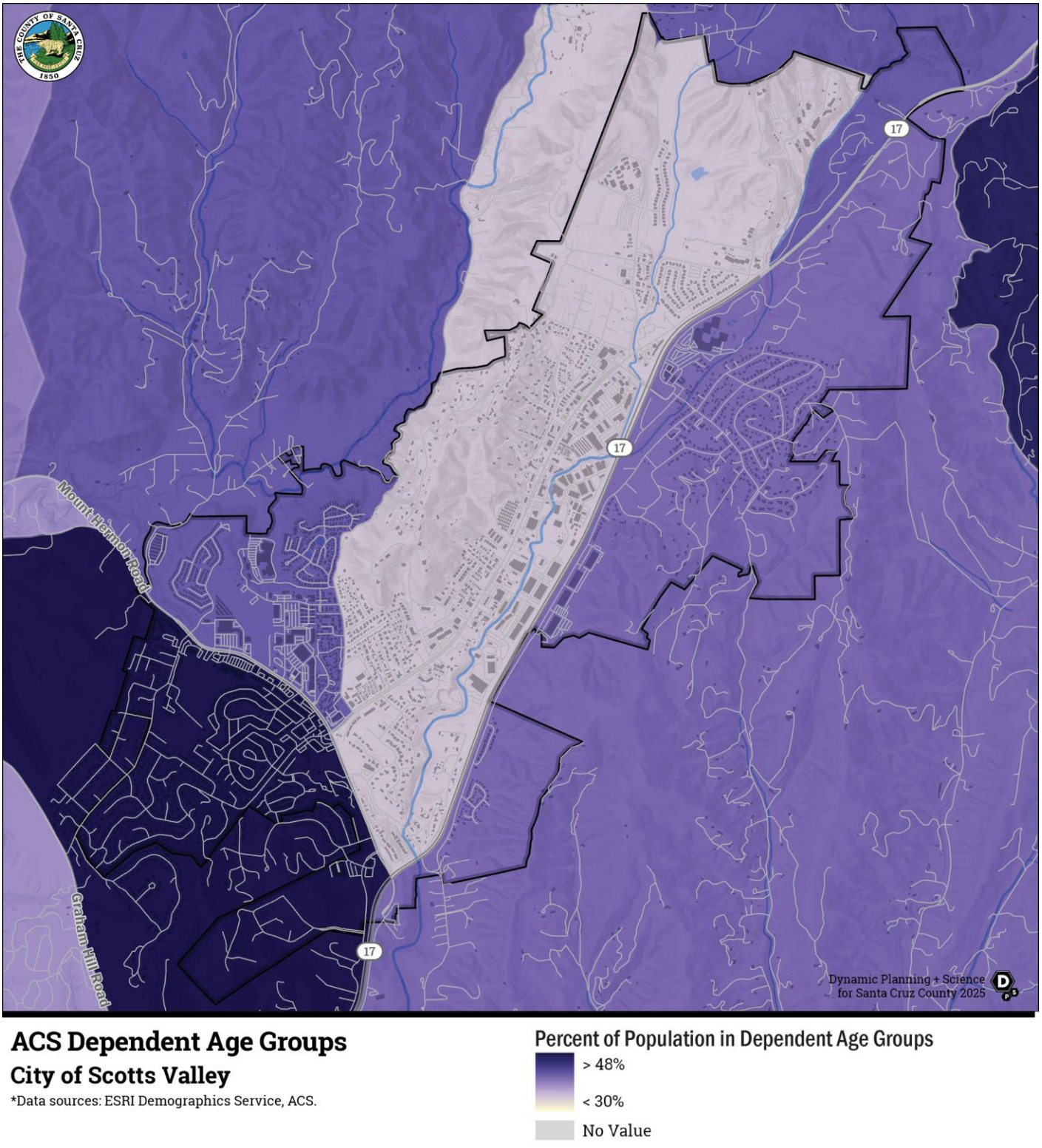


Figure 2-6: City of Scotts Valley Economically Dependent Age Groups Map

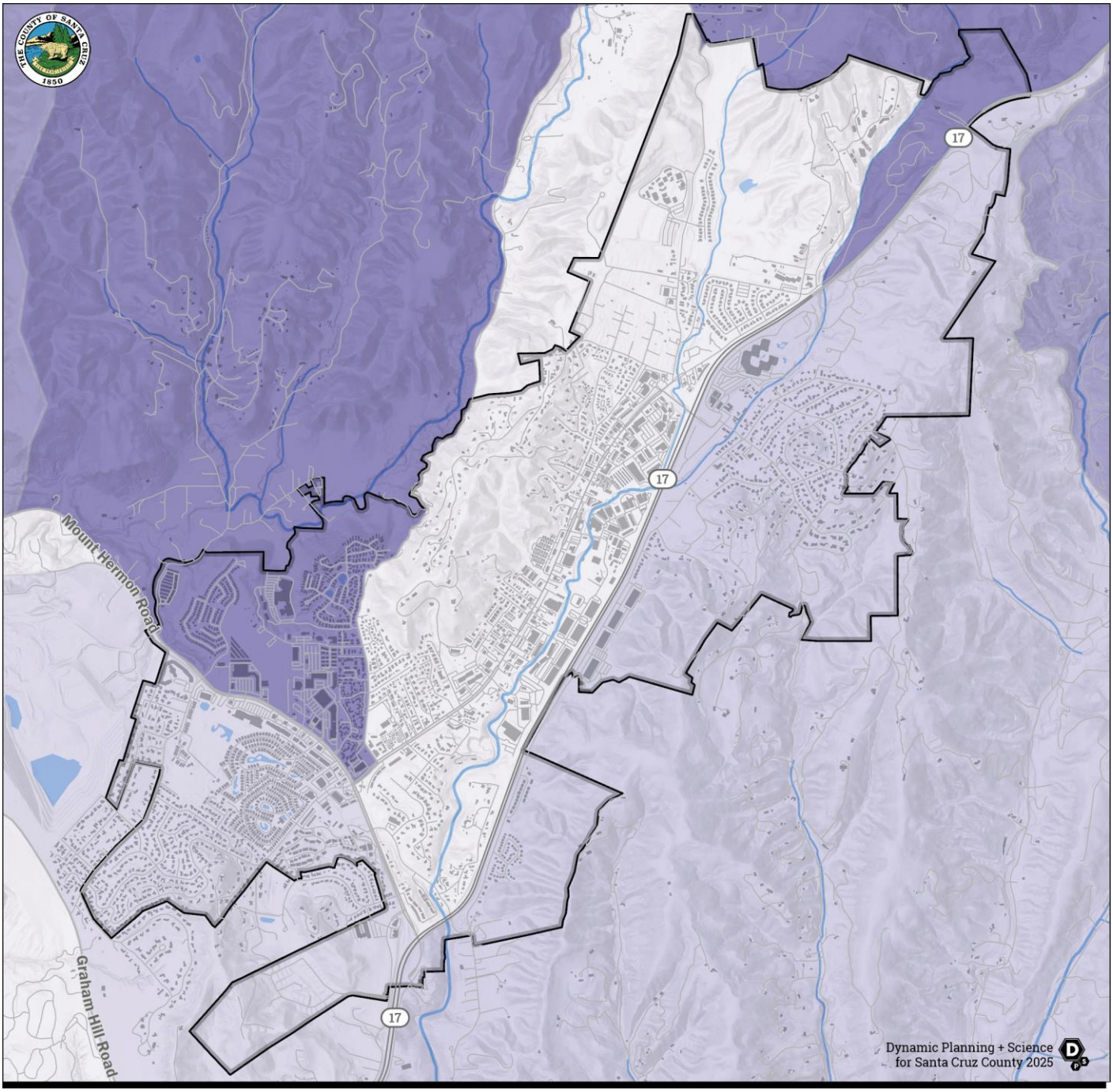


Figure 2-7: City of Scotts Valley Disabled Elderly Map

2.2.3.3 Race, Ethnicity & Language

Natural disasters compound racial disparities; non-white individuals and communities receive less recovery aid from FEMA than their white counterparts, even where the amount of damage is the same. (Howell, Junia; Elliott, James R., 2019) (National Advisory Council, 2020) These disparities are evidence of the complicated relationship between disaster recovery and overlapping social vulnerabilities including race, income, language, and health. Black and Latinx residents are more likely to be low income and renters, conditions which create barriers to navigating FEMA's Individual Assistance programs. Communities with more non-white residents may have lower tax revenue and property values, which means less investment in mitigation and rebuilding efforts before and after an emergency.

The City of Scotts Valley has historically been and remains a relatively homogeneous community in terms of race and ethnicity. Figure 2-8 indicates that the city is overwhelmingly predominantly White, non-Hispanic, with very limited variation across neighborhoods. Unlike more diverse nearby communities in Santa Cruz County, Scotts Valley does not exhibit large concentrations of Hispanic/Latino, Asian, Black/African American, or multi-racial populations according to the ACS estimates. The predominance of a single demographic group has implications for cultural representation, inclusiveness, and the need for targeted equity considerations in hazard mitigation planning, especially to ensure outreach efforts are effective for all residents, including those in smaller minority populations.

Figure 2-8 provides further insight into Scotts Valley's demographic profile. The map highlights that the vast majority of residents primarily speak English at home, with only very small portions of the population (fewer than 1 percent in most tracts) reporting Spanish as the primary household language. This contrasts with other jurisdictions in Santa Cruz County, where bilingual or Spanish-speaking populations are much more significant. The lack of large non-English-speaking communities reduces the scale of translation needs for the city compared to neighboring areas, but it does not eliminate the responsibility to provide linguistically accessible materials and emergency communications. Even a small percentage of residents who primarily speak Spanish at home may be disproportionately vulnerable in disaster situations if communication materials, warnings, or evacuation notices are not provided in multiple languages.

Residents with limited English proficiency (LEP) face heightened barriers to understanding emergency alerts, accessing preparedness resources, and navigating post-disaster recovery programs. In Scotts Valley, only around 6% of households speak Spanish and less than 1% report limited English proficiency, rates significantly lower than the county average (Table 2-6). Figure 2-9 shows where Spanish-speaking populations are concentrated in Scotts Valley.

Many LEP residents are renters or frontline workers living in high-risk areas, making it critical to provide translated preparedness materials, culturally competent outreach, and tailored emergency alerts. Partnering with trusted community organizations can enhance outreach effectiveness and help ensure equitable access to mitigation resources and life-safety information.

Table 2-6: County-Wide Household Languages

Jurisdiction	# Spanish Speaking Households	% Spanish Speaking Households	# Limited English Households	% Limited English Households	# Other Language Households
City of Scotts Valley	**319**	**5.9%**	**12**	**0.2%**	**0**
Santa Cruz County (Total)	18,325	17.2%	3,354	3.1%	90

Source: ACS 5-Year, 2018-2023

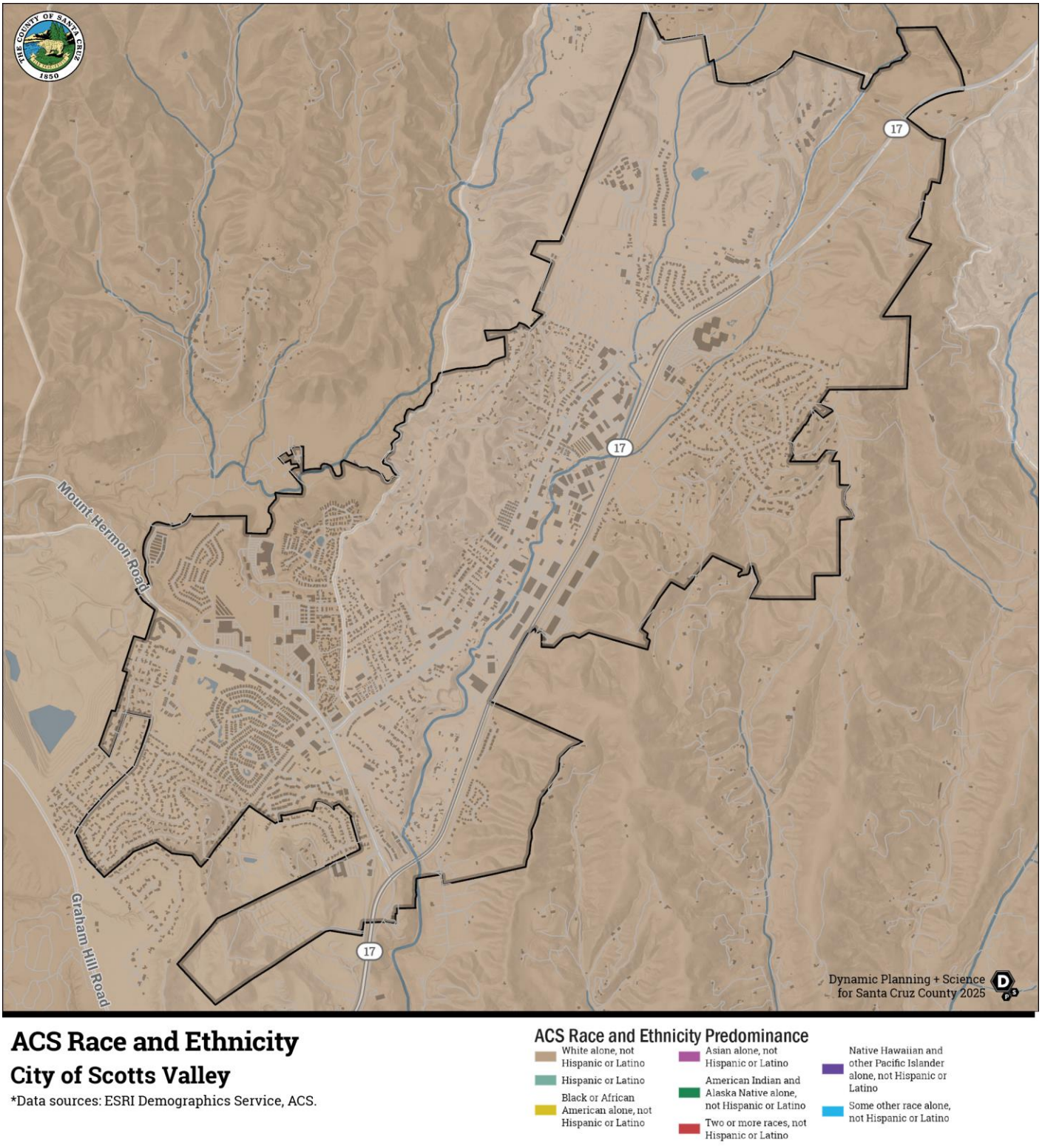


Figure 2-8: City of Scotts Valley Race and Ethnicity Predominance Map

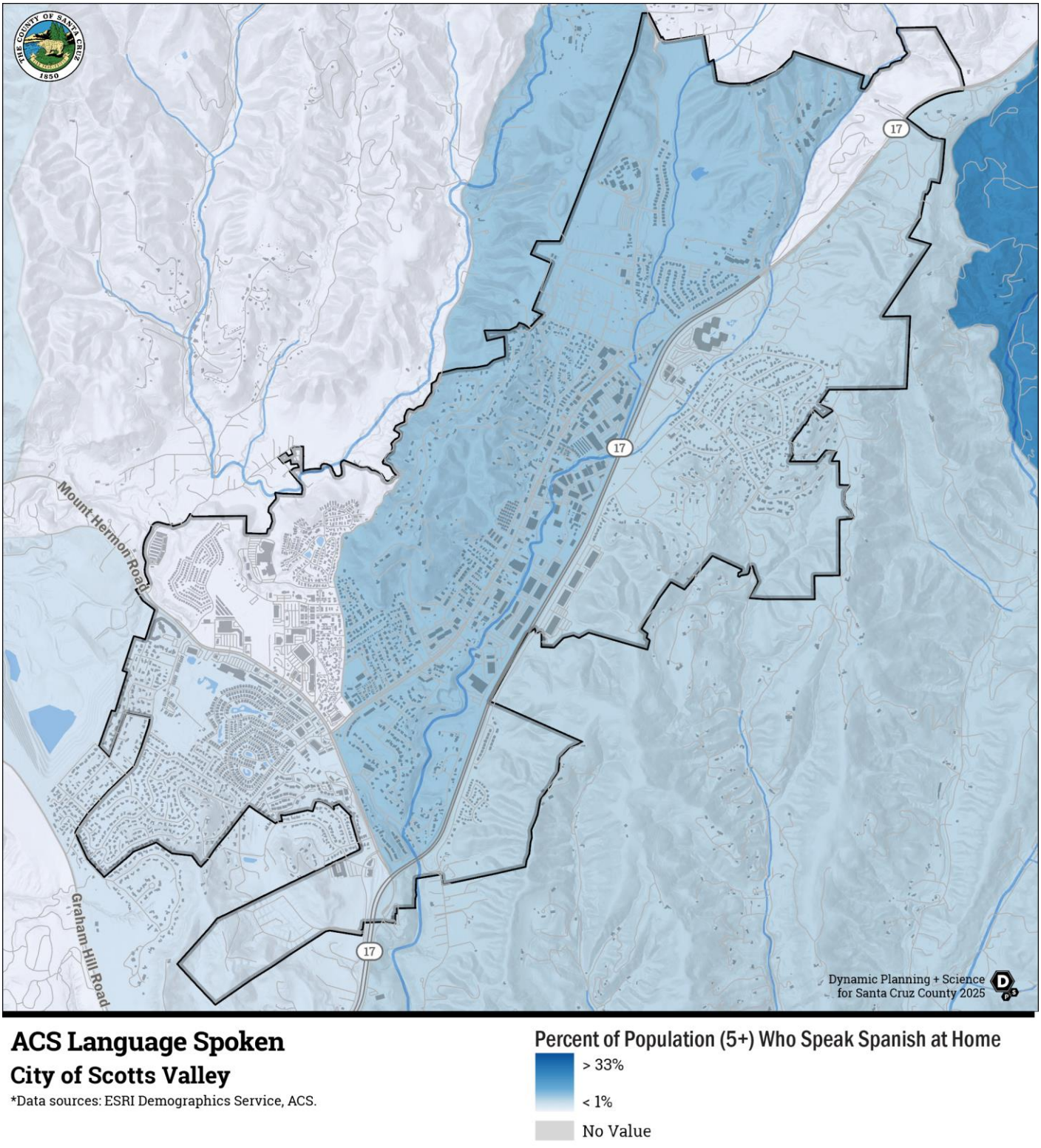


Figure 2-9: City of Scotts Valley Spanish-Speaking Population Map

2.2.3.4 Social Vulnerability Index (SVI)

The Centers for Centers for Disease Control and Prevention (CDC) Social Vulnerability Index (SVI) for the City of Scotts Valley reveals important spatial and demographic patterns that have direct implications for equitable hazard mitigation planning. As discussed in detail in Volume 1, Section 1.4.3.6 the SVI is a composite measure developed by the CDC to identify communities that are more likely to require support before, during, and after a disaster. It incorporates a range of factors across four key dimensions: socioeconomic status, household composition and disability, minority status and language, and housing type and transportation access. The resulting index score ranges from 0 (lowest vulnerability) to 1 (highest vulnerability).

Figure 2-10 provides a composite measure of community resilience and vulnerability to disasters. The SVI incorporates multiple demographic and socioeconomic factors, including poverty, age, disability, housing type, minority status, and language ability, to assess a community's ability to prepare for, respond to, and recover from hazards.

For Scotts Valley, the map shows that most census tracts fall within the lower ranges of social vulnerability, primarily in the 0.2501–0.5000 categories. This indicates that, on a relative scale, the city's population generally faces fewer socioeconomic barriers compared to other communities in Santa Cruz County or across California. The absence of census blocks in the higher ranges (0.7501–1.0000) reinforces that Scotts Valley is not identified as a high-vulnerability area under CDC criteria.

Despite these overall favorable indicators, there are still localized populations that experience elevated vulnerability. As highlighted in supporting demographic maps (elderly with disabilities, race/ethnicity, and language spoken at home), specific groups such as older adults in hillside neighborhoods, residents of age-restricted mobile home parks, and lower-income renters may not be fully reflected in the citywide SVI average. These groups remain disproportionately at risk during wildfire evacuations, storm-related power outages, and other hazard events. In addition, Scotts Valley's reliance on Highway 17 as its primary regional lifeline route creates a geographic vulnerability not directly measured by SVI but critical in disaster contexts.

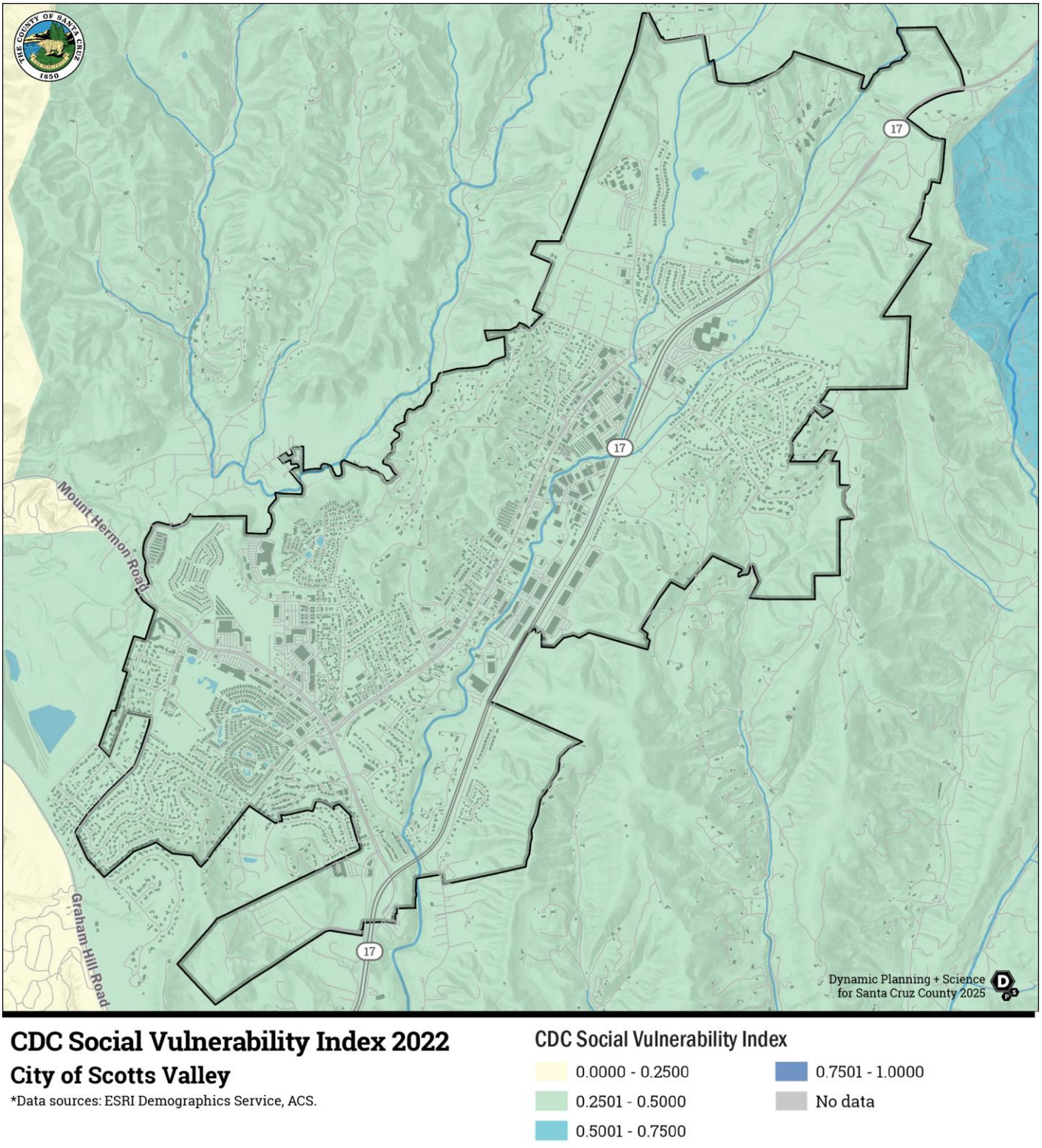


Figure 2-10: City of Scotts Valley Social Vulnerability Index Map

2.2.4 Economy

The City of Scotts Valley has developed a balanced but relatively small local economy that reflects its role as both a residential community and a regional employment hub in northern Santa Cruz County. Historically, the city's economy was shaped by agriculture, lumber, and tourism-oriented businesses. Since incorporation in 1966, the local economy has diversified significantly, shifting toward light industrial, professional services, and retail sectors.

Scotts Valley's economy today is built around a mix of technology, professional services, retail, hospitality, and light manufacturing. Several business parks and industrial areas provide space for high-tech and biotech firms, creative industries, and niche manufacturing. The city's location along Highway 17, just 30 miles from Silicon Valley, has historically made it attractive for businesses seeking proximity to the Bay Area without the same overhead costs. Local employment data show strong representation in the education, healthcare, retail, and professional services sectors. The Scotts Valley Unified School District, City of Scotts Valley, and local small businesses are also significant employers.

The primary economic corridors are Scotts Valley Drive and Mount Hermon Road, which host a mix of restaurants, retail stores, hotels, and service businesses. These corridors not only serve local residents but also attract visitors traveling between the Bay Area and Santa Cruz beaches. The city has long prioritized redevelopment of the Town Center project, envisioned as a mixed-use civic and commercial hub that will expand dining, retail, and housing options while strengthening community identity.

Tourism plays a supporting role in the local economy. Scotts Valley's location along Highway 17 makes it a natural stopping point for travelers. Local hotels, parks, and proximity to redwood forests and Santa Cruz beaches contribute to visitor spending. The city also promotes community events and cultural programs to enhance quality of life and attract visitors.

While Scotts Valley benefits from a relatively affluent residential base and a modest but diverse business community, the city faces ongoing fiscal challenges. The Strategic Work Plans and Goals highlight structural budget deficits tied to rising costs for essential services such as public safety, infrastructure, and wastewater management. In response, the city has pursued revenue diversification strategies, including modernization of the Business License Tax (Measure X, passed in 2024), exploration of utility tax reforms, and partnerships to support long-term economic development.

2.2.5 Growth Trends & Future Development

Scotts Valley's growth trajectory has historically been modest. Despite earlier projections in the 1990s anticipating a population of 16,000 and 12,000 jobs, the city's actual figures around 12,000 residents and well under that number of local jobs, fell short of those expectations. Current data illustrate a marked slowdown: recent estimates show the city's population declining slightly.

Nevertheless, Scotts Valley is preparing for measured growth. The 2023 General Plan is the guiding policy document that will shape land use, housing, economic development, mobility, and environmental preservation through mid-century.

A key strategy enabling this projected growth was the rezoning of parcels along Scotts Valley Drive and Mount Hermon Road to support denser mixed-use development, shifting requirements that previously mandated 50% commercial use down to 30%, thereby enhancing economic viability for proposed housing. These local policy adjustments reflect the city's response to regional housing needs and affordability goals.

One landmark project embodying this future direction is the long-awaited Town Center development—a mixed-use, walkable downtown envisioned on a 58-acre former gravel lot adjacent to Mount Hermon Road. In August 2025, the city celebrated the project's official groundbreaking, backed by $1 million in federal funding. The development will include housing (with at least 25% designated as affordable), commercial space, public gathering areas, and enhanced connectivity to adjacent commercial corridors and recreation zones like Skypark, as depicted in Table 2-1.

Beyond housing, the Strategic Planning Workshop held in early 2025 reaffirmed the city's focus on infrastructure, public safety, and economic vitality, which was enabled by having full staffing for the first time in decades and strengthened capacity to carry out long-term priorities.

In 2023, Scotts Valley had approximately 5,400 households with an average household size of 2.18 people, which is smaller than the countywide average of 2.36. See Table 2-1 for details. This lower figure suggests a higher proportion of single-person households, couples without children, and older adults living alone. From a hazard mitigation perspective, smaller household size may translate into greater vulnerability during disasters, as there are fewer built-in support systems for caregiving, evacuation, or recovery. Residents in smaller households may face increased risks of social isolation, particularly seniors, which can complicate response and recovery efforts.

At the same time, Scotts Valley's population is primarily concentrated in neighborhoods along the valley floor and major corridors such as Scotts Valley Drive and Mount Hermon Road, meaning that localized hazards could affect a large share of the community simultaneously.

Long Range Growth

Scotts Valley's long-term growth outlook is characterized by stability with only modest increases expected over the next several decades. According to the Association of Monterey Bay Area Governments (AMBAG) Final Draft 2026 Regional Growth Forecast, the city's population is projected to grow from approximately 12,000 residents in 2023 to about 13,235 by 2050. This represents an increase of over 1,000 people, or roughly 11 percent, spread across nearly three decades. Growth is projected to occur gradually, with the population reaching about 12,322 by 2030, 12,603 by 2035, and 13,094 by 2045 before leveling near the 2050 total.

Forecasts and trends suggest that Scotts Valley's population is unlikely to see rapid expansion. Instead, the city is expected to add between 1,000 and 1,400 residents by 2050, a modest increase in raw numbers that is

significant for a small city but not transformative in scale. This incremental growth means the community will remain relatively stable in size, but it also highlights the importance of housing development initiatives such as the Town Center project and infill redevelopment along key corridors, since achieving forecasted growth depends heavily on new housing supply.

2.3 Planning Process

The City of Scotts Valley followed the planning process detailed in Volume 1, Section 2, including participating in the county-wide Hazard Mitigation Planning Team (HMPT) and formulating their own internal planning team to support the broader planning process.

The city's representatives in the Steering Group led stakeholder and public engagement efforts alongside the Consultant Team, with assistance from the county-wide HMPT and their internal planning team. This engagement process is described in Volume 1. Specifically, for the City of Scotts Valley, this included postings to the city website and social media, outreach events, and public presentations, as documented in Appendix B. Examples of Key Stakeholders engaged by Santa Cruz County on behalf of the city with relevance to the development of Scotts Valley's mitigation strategy include USDA and other federal agencies; CAL FIRE and other state agencies; local Fire Safe Councils; the City of Santa Cruz and other neighboring jurisdictions; community-based organizations such as Community Bridges; utility providers like AT&T and Scotts Valley Water District; UC Santa Cruz and other academia; and local businesses.

All Key Stakeholders that were invited to participate in the planning process are listed in Volume 1, Section 2, and the input received from stakeholders was integrated into the city's annex, as described in Volume 1 Table 2-9. The city's internal planning participants, their positions, and how they participated in the planning process are shown in Table 2-7.

Table 2-7: City of Scotts Valley Planning Committee and Steering Group Members

Planning Group Members	Title	Description of Involvement
Carly Blanchard	Former Senior Administrative Analyst	Former Lead Point-of-Contact
Mindy Esqueda	Senior Administrative Analyst	Lead Point-of-Contact
Rodolfo Onchi	Public Works Director/City Engineer	Alternate Point-of-Contact
Erin Collins	Fire Marshal	BO#1 and #2
Jayson Rutherford	Captain	BO#1 and #2

Planning Group Members	Title	Description of Involvement
Jeremy Long	Wastewater Division Manager	BO#1 and #2
Joshua Wozynski	Associate Planner	BO#2
Mali LaGoe	City Manager	Kickoff,
Nelson Alfaro	Building Official	BO#1 and #2

The City of Scotts Valley participated in a comprehensive hazard mitigation planning process as part of the 2025 Santa Cruz County MJHMP update. This included a series of breakout meetings that engaged the city's planning team, which included key city personnel and stakeholders in evaluating hazards, identifying local vulnerabilities, and prioritizing mitigation strategies.

The kickoff meeting held on January 27, 2025, launched the planning process by introducing the project scope and clarifying the roles of the Steering Group and participating jurisdictional teams. In the months that followed, a series of structured meetings addressed foundational elements of the plan, including a review of key changes since the 2021 Local Hazard Mitigation Plan, an overview of hazard mitigation principles, and exercises to prioritize local hazards.

Throughout the series of breakout meetings, the city engaged in a structured and collaborative planning process focused on assessing hazard risks, identifying vulnerabilities, and developing targeted mitigation strategies. The meetings began with recaps of the county-wide HMPT meetings to ensure alignment of goals and progress.

During the May 27, 2025, breakout out meeting, discussions concentrated on community engagement outcomes, initial risk assessments, and the integration of demographic data to better understand vulnerable populations. Jurisdictional teams reviewed their specific hazard exposures using the Risk Assessment Mapping Platform (RAMP) and participated in prioritization exercises to identify their top hazards.

The July 21, 2025, breakout meeting shifted toward reviewing local capabilities and defining specific areas of concern, which informed the drafting of problem statements. Teams worked collaboratively to refine mitigation alternatives, align actions with FEMA guidelines, and develop a shortlist of priority mitigation actions and inter-jurisdictional collaboration opportunities.

The meetings also included consensus-building activities around hazard rankings, capabilities, and planned actions, while providing regular updates on the overall project schedule.

Throughout this planning process, the City of Scotts Valley has remained focused on aligning its goals with FEMA standards, maintaining eligibility for federal mitigation funding, and incorporating updated risk data into planning and policy documents. These localized efforts are documented in this annex as well as in

Volume 1, Appendix B of the 2025 MJHMP. Table 2-8 shows meeting records for the City of Scotts Valley Planning Team. Steering Group and county-wide HMPT meetings are documented in Volume 1, Section 2.

Table 2-8: Jurisdictional Breakout Meeting Records

Meeting & Date	Agenda / Topics	Goals / Key Inputs
County-Wide Steering Group and HMPT Meetings #1 & #2 January 27, 2025 – March 27, 2025		
SVL Planning Team Breakout Meeting #1 May 27, 2025	▪ Community engagement progress and results ▪ Risk assessment and community vulnerability ▪ Demographics and vulnerable populations ▪ Overview of jurisdiction-specific hazard risks and exposure ▪ Introduction to Risk Assessment Mapping Platform (RAMP) ▪ Jurisdiction-specific hazard risk ranking exercise	▪ Consensus on jurisdiction-specific priority hazards ▪ Identify capabilities and potential mitigation actions ▪ Community engagement volunteers
County-Wide HMPT Meeting #3 June 2, 2025		
SVL Planning Team Breakout Meeting #2 July 21, 2025	▪ Review capabilities assessment ▪ Review areas of concern and define problem statements ▪ Principles of effective mitigation strategies and actions, and mitigation alternatives ▪ Refine and align jurisdiction-specific mitigation actions exercise	▪ Consensus on jurisdiction-specific capabilities ▪ Consensus on jurisdiction-specific areas of concern ▪ Consensus on priority mitigation actions and collaboration opportunities ▪ Community engagement volunteers
County-Wide HMPT Meeting #4 August 4, 2025		

2.3.1 Public Input & Draft Review

As detailed in Volume 1, Section 2, the draft plan was available for public review and comment from September 29 to October 20, 2025. Public comments received during that time were similar to those gathered throughout the public engagement process, including the need for more equity in the distribution of mitigation activities and funding and the need for enhanced cooperation among jurisdictions, utility providers, and state agencies. These comments were incorporated into the city's mitigation strategy, as appropriate; although, most were already addressed by the Mitigation Action Plan which was based on previous public input.

Public and stakeholder input was gathered and incorporated throughout the plan development process, before the public review period, such as from the online public survey (see Volume 1, Section 2.1.2 and Appendix B, for details). During the review period, jurisdictional staff and stakeholders that participated in

the plan development also reviewed the public draft and provided comments on minor corrections and revisions, which were addressed in the final plan.

2.4 What's New

This section offers an overview of the hazard mitigation planning efforts for the planning area and highlights the updates made in this 2025 MJHMP. This is the first time the city has participated in the MJHMP process. While not included in the 2021 plan, the city has since strengthened its focus on resilience through key efforts. Through this MJHMP process, the city has identified its highest-priority hazards, developed hazard-specific problem statements, and proposed actionable mitigation strategies.

2.4.1 Mitigation Activities

Although the city has not previously adopted formal mitigation actions within a Hazard Mitigation Plan, the city has implemented a series of projects, programs, and policies that clearly function as hazard mitigation. These efforts reflect the City of Scotts Valley's long-standing commitment to hazard mitigation.

The City of Scotts Valley has long integrated hazard mitigation into its municipal infrastructure and planning efforts. One notable component is the City's hydromodification control standards, which are tailored to its unique topography and development pressures. Developed in collaboration with Santa Cruz County and neighboring jurisdictions, these standards ensure runoff management from new development and redevelopment projects maintains site hydrology and helps reduce erosion and flood impacts.

In addition, the Public Works Maintenance Division plays a central role in day-to-day mitigation through road repairs, storm drain maintenance, and routine upkeep of public infrastructures such as parks and buildings. These efforts support citywide resilience by ensuring critical systems remain functional during storm events and emergencies Scotts Valley.

As a first-time participant in a hazard mitigation plan, the City of Scotts Valley had no formally adopted mitigation actions from a previous plan. However, the City of Scotts Valley continues to advance a range of ongoing and planned efforts that support hazard mitigation, climate resilience, and long-term water security. These are highlighted in this section, reflecting the city's continued dedication to long-term risk reduction. These actions, ranging from mitigation to community outreach initiatives, represent the city's proactive approach to addressing hazards as resources become available.

2.4.2 Mitigation Successes

Although the city is participating in a formal hazard mitigation plan for the first time, multiple important mitigation actions and other efforts to increase the city's resilience to hazards have been completed. Some of these endeavors in which the city collaborated with Santa Cruz County are described in Volume 1, Section

1. This section describes additional city-specific success stories, which highlight the City of Scotts Valley's commitment to reducing risks and building a more resilient community in the face of natural hazards.

Bean Creek Road Erosion Control & Slope Stabilization

Scotts Valley has addressed erosion "hotspots" along Bean Creek Road and nearby slopes. The city coordinated with state and federal partners, including USDA, to stabilize creek banks and reduce landslide risk. These efforts protect road access and reduce the chance of slope failure impacting homes, utilities, and emergency evacuation routes.

Figure 2-11: Bean Creek Road Erosion Control

Storm Drain & Culvert Repairs

The city has invested in upgrading critical storm drain and culvert infrastructure to manage localized flooding. Projects include culvert repairs on Scotts Valley Drive and Granite Creek Road, installation of trash capture systems, and targeted drainage extensions. These upgrades reduce flood risks during winter storms and protect key transportation corridors.

Wastewater Treatment Plant Modernization

Recognized as highly vulnerable during earthquakes, the Wastewater Treatment Plant (WWTP) has been prioritized for upgrades. Recent capital projects include clarifier superstructure replacements, effluent

pump replacements, lift station improvements, and membrane bioreactor (MBR) upgrades. These projects improve resilience to seismic shaking, flooding, and power disruption.

Wildfire Preparedness & Vegetation Management

Scotts Valley has coordinated closely with the Scotts Valley Fire Protection District to reduce wildfire risk in the Wildland–Urban Interface (WUI). Actions include vegetation management, community outreach events such as wildfire preparedness workshops, and enhanced enforcement of fire-safe building and defensible space standards. These efforts build directly on lessons from the 2020 CZU Lightning Complex Fire, which forced mass evacuations throughout the city including Mount Hermon Road and along Scotts Valley Road.

Capital Improvements

The City of Scotts Valley has substantially increased funding for capital improvements since 2024. These include road improvements that enhance circulation (including emergency response and evacuation) and storm drainage improvements that repair damaged or inoperable facilities, which reduce flooding risks. The city has budgeted close to $9 million dollars for capital improvements in Fiscal Year 2026.

Town Center Project (Resilient, Mixed-Use Redevelopment)

The long-anticipated Town Center Project broke ground in 2025 with support from $1M in federal funding. The mixed-use development will add housing, retail, and civic space while incorporating hazard mitigation design features such as modern stormwater infrastructure, climate-adaptive building codes, and redundant access connections. It also supports broader resilience by diversifying housing supply, creating public gathering areas, and strengthening the city's economic base.

Figure 2-12: Town Center Project Site

Community Wildfire & Insurance Workshop

The City of Scotts Valley held a free educational workshop for local residents about being prepared for fire season on May 14, 2024. The workshop addressed how homeowners who have lost their insurance coverage can mitigate their wildfire risks through creating defensible space, household evacuation planning, identifying evacuation routes, and monitoring weather and fire conditions. The workshop was held at the Performing Arts Theater and was described as being a "packed house."

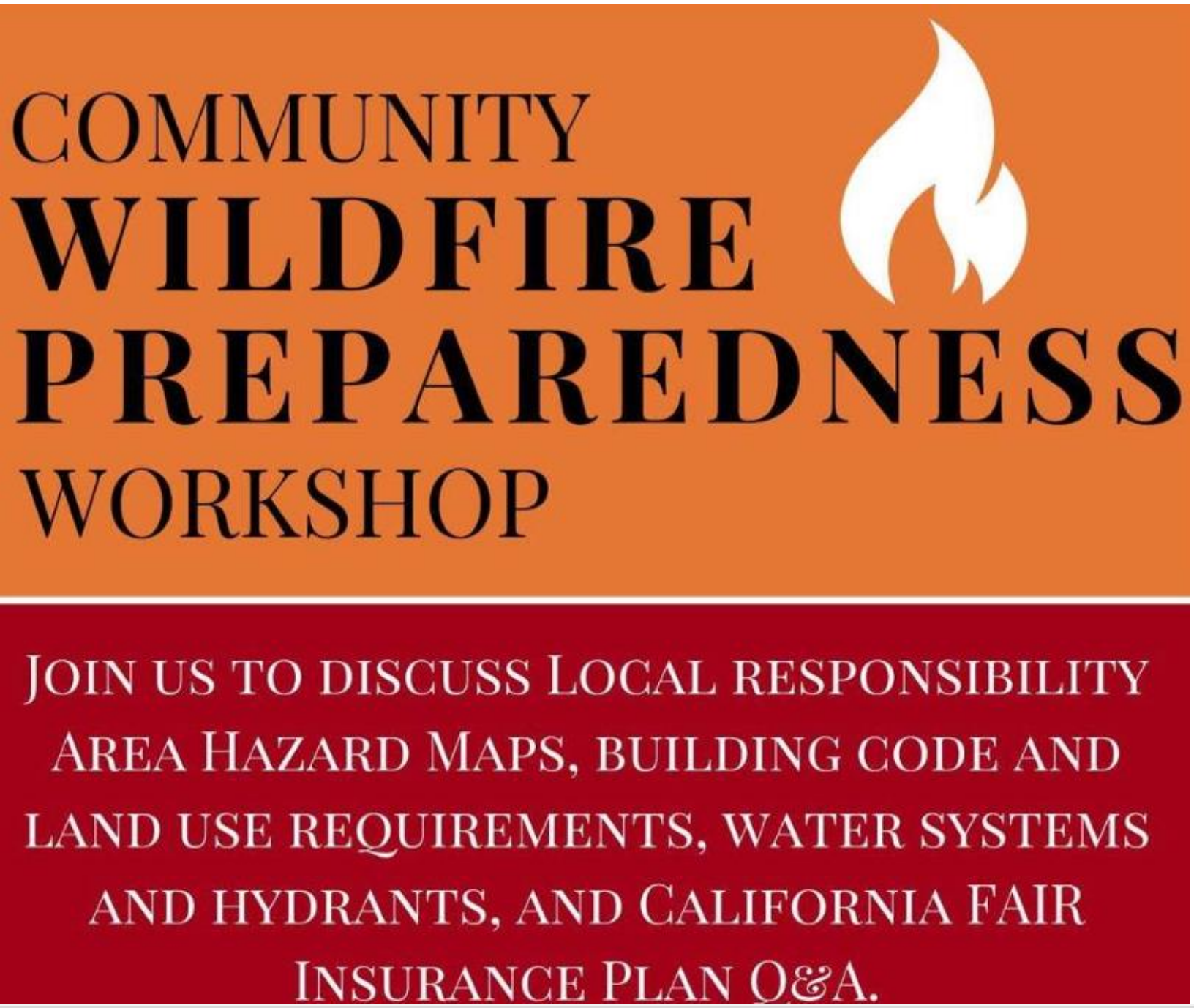


Figure 2-13: Community Wildfire Preparedness Workshop Flyer

2.5 Risk Assessment

This section focuses on profiling hazards specific to the City of Scotts Valley and assessing their vulnerability independent of the broader county-wide planning area, which has been evaluated in Section 4 of Volume 1. The hazard profiles in Volume 1 discuss overall impacts to the planning area and describe relevant plans, policies, and regulations; past events; location; frequency and probability of future occurrences; severity and extent; warning time; secondary hazards; and climate change impacts. For more information on risk assessment methodologies, see Volume 1, Appendix A.

This section includes a tailored vulnerability assessment, analyzing assets at risk such as population, property, and critical facilities and infrastructure unique to the city, and information on city-specific differences in hazard vulnerability across the planning area. It also identifies total city assets at risk, including people, property, and critical facilities and infrastructure within the city. In addition, this section presents growth and development trends for the community, offering insights into vulnerabilities and risks that represent the broader context of assets at risk.

2.5.1 Hazard Screening & Prioritization

Members of the planning team from each participating jurisdiction came together to collaboratively decide which county-wide hazards would be included in the MJHMP and which would be excluded. Hazard screening and prioritization took place early in the process and integrated historic data, local knowledge, and consensus opinions to create a risk assessment matrix for the county as well as for each participating jurisdiction. These matrices indicate the priority of hazards prior to further refinement. Details about this process, the results of the discussion, and in-depth profiles for county-wide hazards can be found in Volume 1, Sections 2 and 3.

The final results of the hazard screening and prioritization exercises are summarized in Table 2-10, including which specific subhazards were selected by Scotts Valley's Planning Team.

The City of Scotts Valley's internal planning group used the same hazard identification and prioritization process as the county-wide Planning Team. They reviewed previously prepared hazard mitigation plans and other relevant documents to determine the realm of natural hazards that have the potential to affect the city. Table 2-9 provides a crosswalk of hazards identified in select planning documents, including the City of Scotts Valley's 2023 General Plan, 2021 Santa Cruz County Local HMP, and the 2023 State of California HMP. The crosswalk was used to develop a preliminary hazards list, providing a framework for the group to evaluate which hazards were truly relevant to the City of Scotts Valley and which ones were not.

The internal planning group then ranked hazards based on their probability of affecting City of Scotts Valley and potential impacts on the community. Figure 2-14 displays the results of the hazard risk ranking exercise that was performed. All hazards have been profiled in Volume 1 of this document. The purpose of this annex is to specifically address the city's vulnerability to specifically identified hazards.

Table 2-9: City of Scotts Valley Document Review Crosswalk

Hazard	City of Scotts Valley 2023 General Plan	Santa Cruz County 2021 LHMP	2023 California SHMP
Agricultural Pests			■
Avalanche			■
Climate Change	■	■	■
Coastal		■	■
Dam Failure		■	■
Drought		■	■
Earthquake / Liquefaction	■	■	■
Extreme Cold		■	■
Extreme Heat		■	■
Extreme Weather / Storms		■	■
Flood	■	■	■
Geologic / Mass Movement	■	■	■
Human-Caused	■		■
Insects			■
Levee Failure			■
Pandemic Disease			■
Sea Level Rise			■
Soil			■
Subsidence			■
Tornado			■
Tsunami / Seiche Wave			■
Volcano			■
Wildfire	■	■	■

Risk Assessment Matrix Definitions

PROBABILITY RATING

The likelihood of a hazard event occurring within a time period?

PROBABILITY

Highly Likely	**Highly likely** - 100% annual probability. Or Likely to occur every year in your lifetime.
Likely	**Likely** - between 10 & 100% annual probability. Or will occur several times in your lifetime.
Possible	**Possible** - between 1 & 10% annual probability. Or Likely to occur some time in your lifetime.
Unlikely	**Unlikely** - less than 1% annual probability. Or unlikely but possible to occur in your lifetime.

IMPACT RATING

In terms of injuries, damage, or death, would you anticipate impacts to be minor, limited, critical, or catastrophic when a significant hazard event occurs? The impact could be in terms of one hazard event (flooding from a culvert failure) or a large-scale event (multiple rivers flooding) in the same jurisdictional boundary.

IMPACT

Minor	Limited	Critical	Catastrophic

Minor - very few injuries, if any. Only minor property damage & minimal disruption on quality of life. Temporary shutdown of critical facilities.

Limited - minor injuries only. Approx. 10% or less of property in disaster footprint damaged or destroyed. Complete shutdown of critical facilities for more than one day.

Critical - multiple deaths/injuries possible. Between 25% and 50% of property in disaster footprint is damaged or destroyed. Complete shutdown of critical facilities for more than one week.

Catastrophic - high number of deaths/injuries possible. More than 50% of property in affected area damaged or destroyed. Complete shutdown of critical facilities for 30 days or more.

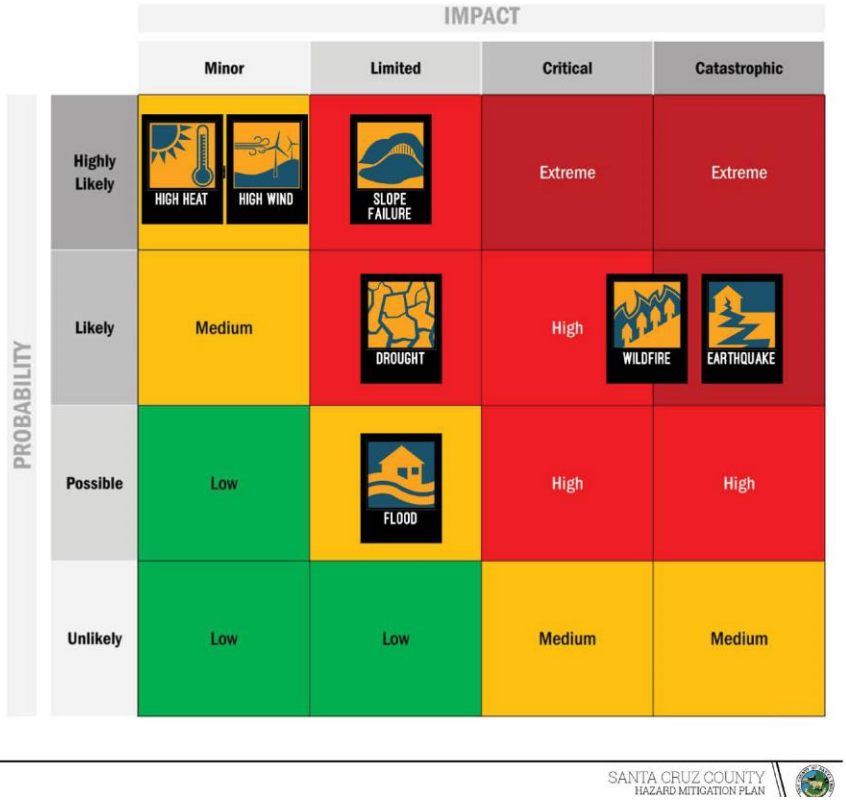
To concentrate resources, the jurisdictional planning team will focus on "High" and "Extreme" risk hazards. These hazards have the higher probability and greater impact as it relates to the jurisdictions planning area.

Hazard definitions are included in **Vol. 1** of this plan. Some hazards are discussed as subset hazards— e.g., "Dam Failure" within the "Flood" hazard profile. If a hazard is not present on the risk matrix or are grey in color, the jurisdictional planning team felt the hazard had a minimal footprint within their planning area and was not ranked.

Hazard Information / Legend:

Climate Change impacts will be addressed at the end of each hazard section and as a stand alone section for each jurisdiction.
For County and Municipal governments you will be required to address climate change impacts in the Safety Element of your General Plan. Climate change may change the frequency, duration and intensity of hazards listed above.

City of Scotts Valley Risk Matrix



SANTA CRUZ COUNTY
HAZARD MITIGATION PLAN

Figure 2-14: City of Scotts Valley Risk Assessment

Table 2-10: City of Scotts Valley Hazards Prioritization Summary

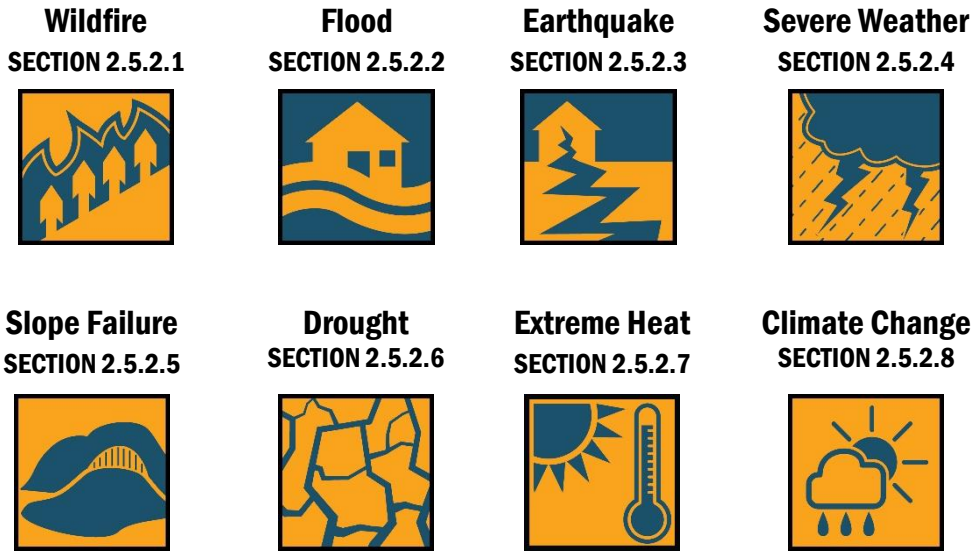
Hazard	Priority	Explanation
Wildfire	**Extreme**	Profiled in Volume 1, Section 3.2.1, and Section 2.5.2.1 in this annex
Flood	**Medium**	Profiled in Volume 1, Section 3.2.2, and Section 2.5.2.2 in this annex (not including Levee Failure due to no exposure)
Earthquake	**Extreme**	Profiled in Volume 1, Section 3.2.3, and Section 2.5.2.3 in this annex, including Liquefaction
Severe Weather	**Medium**	Profiled in Volume 1, Section 3.2.4, and Section 2.5.2.4 in this annex, including High Wind and Heavy Rain (not including Winter Weather due to low probability and impact)
Coastal Hazards	-	Not a priority due to no exposure
Slope Failure	**High**	Profiled in Volume 1, Section 3.2.6, and Section 2.5.2.5 in this annex
Dam Failure	-	Not a priority due to no exposure
Drought	**High**	Profiled in Volume 1, Section 3.2.8, and Section 2.5.2.6 in this annex
Extreme Heat	**Medium**	Profiled in Volume 1, Section 3.2.9, and Section 2.5.2.7 in this annex
Climate Change	**High**	Profiled in Volume 1, Section 3.2.10, and Section 2.5.2.8 in this annex (not including Sea-Level Rise due to no exposure)

2.5.2 Vulnerability to Specific Hazards

Assessing vulnerabilities exposes the unique characteristics of individual hazards and begins the process of narrowing down which areas within the city are vulnerable to specific hazard events. The vulnerability assessment considered unique local knowledge of hazards and impacts and a GIS overlaying method for examining such vulnerabilities in more depth. Using these methods, the city's planning group estimated vulnerable populations, properties, and assets, and potential losses, primarily to flood hazards. In addition, the exposure of city assets to drought, geological, earthquake, wildfire and slope failure were also considered.

Many of the hazard profiles include a snapshot map and damage estimation tables that illustrate the city's vulnerabilities to those specific hazards. These maps assisted the planning group in understanding the hazard exposure of populations, parcels, and critical facilities and infrastructure. Each snapshot map contains an exposure summary that displays the percentage of the population, the improvement and content value of parcels, and the amount of critical infrastructure that is exposed. For hazards without geospatial extents, such as drought and extreme weather, narratives are provided instead of exposure maps and tables.

Based on the hazard prioritization exercise, this vulnerability assessment focuses on eight hazards for the City of Scotts Valley, some of which encompass subhazards such as Liquefaction and High Wind.



2.5.2.1 Wildfire Hazard

The City of Scotts Valley is located within the Santa Cruz Mountains, a region characterized by dense forests, steep terrain, and a history of destructive wildfires. Although Scotts Valley's urban core is relatively compact and separated from some of the largest continuous wildland fuels, the city's wildland–urban interface (WUI) neighborhoods are directly exposed to wildfire hazards. This hazard is heightened by the city's reliance on limited evacuation routes, particularly Mount Hermon Road and Highway 17, which serve as critical lifeline corridors during emergencies.

Figure 2-15 shows that most of the land within and surrounding Scotts Valley is designated as Moderate to High Fire Hazard Severity Zone (FHSZ). Nearly the entire city contains Moderate FHSZs within Local Responsibility Areas (LRA), while High FHSZs are mapped in portions of the city, particularly along the western, southern, and eastern edges in neighborhoods such as Whispering Pines, Granite Creek, Glen Canyon, and the hillsides near Bean Creek. Although the exposure summary indicates that no parcels within Scotts Valley fall into the "Very High" Fire Hazard Severity Zone, the city is surrounded by Moderate and High FHSZs in adjacent State Responsibility Areas (SRA). This proximity places Scotts Valley firmly within the wildland urban interface (WUI), where residential development and infrastructure are directly exposed to wildfire risks originating in nearby wildland fuels.

While exposure summaries indicate that no critical infrastructure or essential facilities within the district are currently identified in the "very high" hazard zones, this does not diminish the systemic vulnerability Figure 2-15. The city includes areas designated as "High" wildfire hazard within both Local Responsibility Areas (LRA) and State Responsibility Areas (SRA). Approximately 6,300 residents live within these high-risk zones, primarily concentrated along the city's central boundary. Within this same hazard area, roughly 2,000 parcels are exposed, representing an estimated $3.2 billion in combined structure and content value. In addition, critical infrastructure is at risk, including around 150 key assets such as HWTS Facility, cell towers, schools, and water treatment facility, as well as approximately 80 miles of essential infrastructure lines located within the "High" wildfire hazard zones.

The Mean Fire Return Interval (MFRI) map, Figure 2-16, indicates that much of Scotts Valley lies within areas historically subject to fire every 35 to 100 years, with some surrounding areas experiencing fire more frequently (6 to 35 years). These statistics highlight that while Scotts Valley has not recently experienced catastrophic wildfire within city limits, the surrounding natural environment has a recurring fire ecology that poses a constant risk. The 2020 CZU Lightning Complex Fire, which burned more than 86,000 acres nearby, underscored the potential for Scotts Valley to be impacted by mass evacuations and poor air quality, even if flames did not directly burn the city.

The city, in collaboration with the Scotts Valley Fire Protection District (SVFPD), has pursued a range of wildfire mitigation activities. These include enforcing fire-safe building codes, conducting plan reviews for new development to ensure defensible space standards, and supporting vegetation management programs in WUI areas. In March 2025, the city, SVWD, and SVFPD co-hosted a Community Wildfire Preparedness Workshop, providing residents with hazard maps, fire safety guidance, and information on emergency planning.

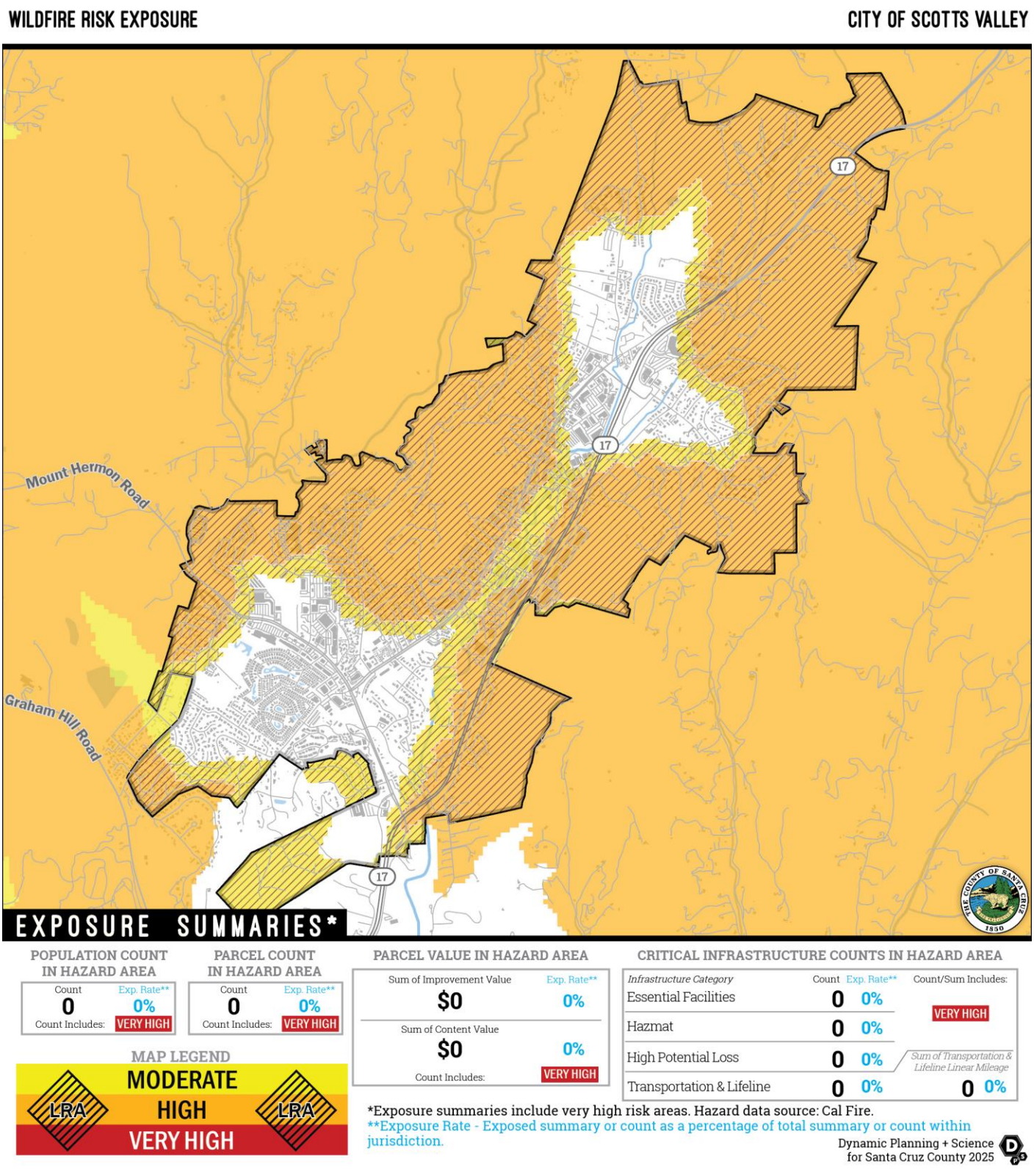


Figure 2-15: Exposure Summary – City of Scotts Valley Wildfire Risk

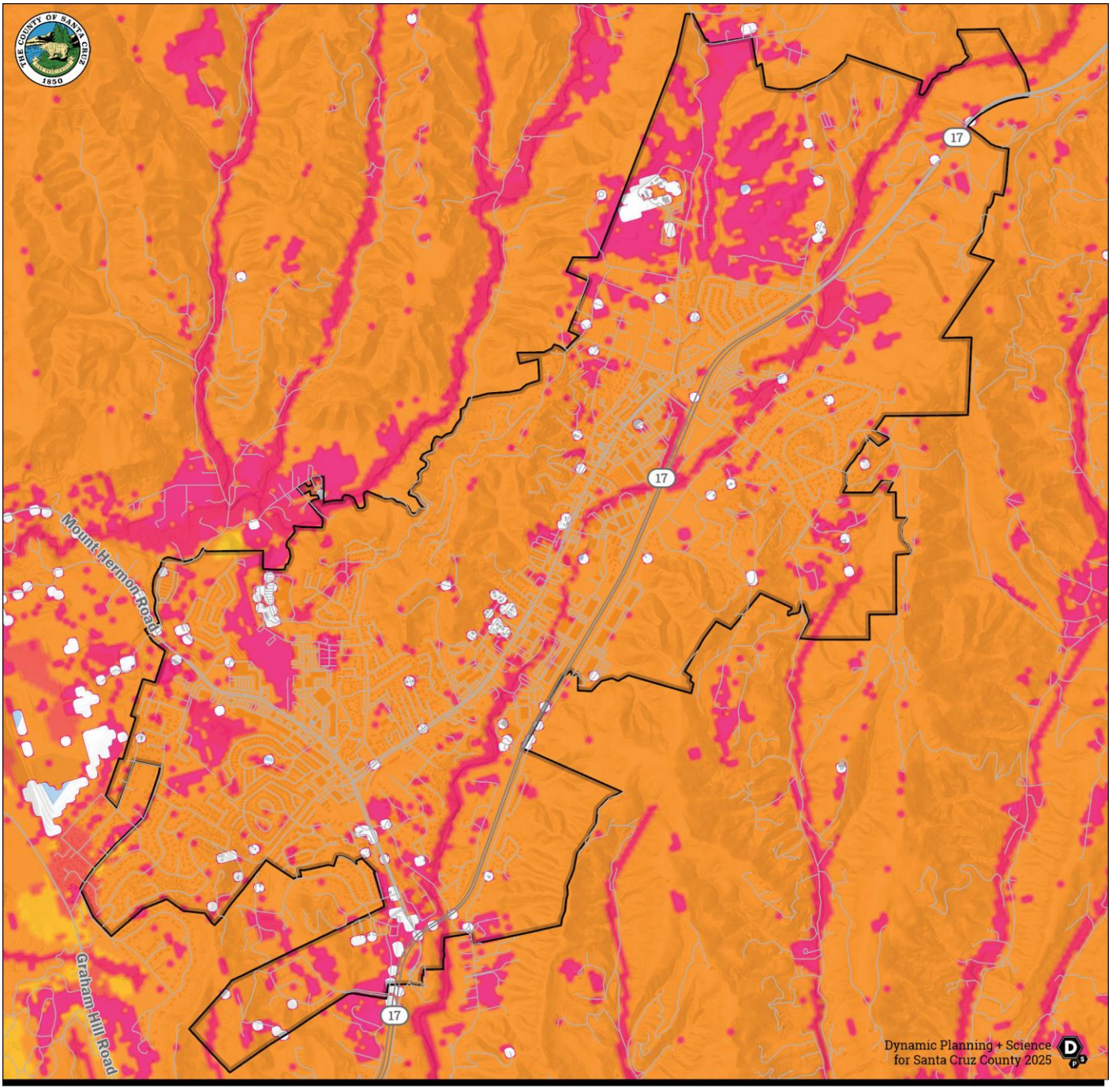


Figure 2-16: City of Scotts Valley Mean Fire Return Interval Map

2.5.2.2 Flood Hazard

Although Scotts Valley is a predominantly upland community in the Santa Cruz Mountains, localized flooding remains a significant hazard due to the city's valley-floor topography, small watersheds, and storm drain limitations. The city is bisected by Bean Creek and Carbonera Creek, which collect runoff from steep surrounding slopes and channel it through densely developed areas, including residential neighborhoods and key transportation corridors.

Figure 2-17 identifies several 100-year and 500-year floodplains within Scotts Valley. These areas are concentrated along Bean Creek in the southern and central parts of the city and Carbonera Creek in the northern section, which flows parallel to Highway 17. The exposure summary in Figure 2-17 indicates that approximately 401 residents live within mapped flood hazard zones, with 65 parcels exposed. Collectively, these parcels represent more than $107 million in improvement value and $101 million in content value at risk from a 100-year flood event. Critical infrastructure exposure is limited, though five hazardous materials sites, three high-potential-loss sites, and two transportation/lifeline assets are located in the mapped hazard area. This underscores the potential for both environmental and economic disruption from even localized flooding.

Beyond FEMA's regulatory floodplains, the DWR Awareness Zone mapping show additional areas susceptible to flooding outside the 100-year boundaries. These awareness zones, largely following smaller tributaries and steep drainage channels feeding into Bean and Carbonera Creeks, capture the potential for localized flash flooding and culvert overtopping during intense rainfall. Exposure summaries shown in Figure 2-18 for these areas identify 91 residents and 15 parcels, representing more than $18 million in improvement and content value, that could be impacted by flooding even outside mapped FEMA zones. This reflects Scotts Valley's broader vulnerability to stormwater-driven flooding, particularly as climate change increases the frequency of high-intensity rainfall events.

While Scotts Valley has not experienced catastrophic riverine flooding like larger coastal floodplains in Santa Cruz County, localized flooding has occurred in low-lying neighborhoods, road underpasses, and culvert bottlenecks. The city's aging storm drain infrastructure is a recurring issue noted in planning documents, with culverts on Scotts Valley Drive and Granite Creek Road identified as particular problem points. Additionally, the urbanized valley floor has limited space for stormwater absorption, increasing reliance on engineered conveyance systems. During major storm events, sedimentation and debris flows from surrounding hillsides further strain drainage capacity, raising risks of road closures and property damage.

Climate change poses a growing challenge for Scotts Valley's flood risk profile. Projections for the Central Coast region anticipate fewer total storms but more frequent extreme precipitation events, intensifying localized flooding in urbanized valleys like Scotts Valley. Coupled with wildfire risks in surrounding watersheds, post-fire debris flows could significantly increase sediment loading and downstream flood hazards. Planning for green infrastructure, upstream retention, and system redundancy will be critical for the city's long-term flood resilience.

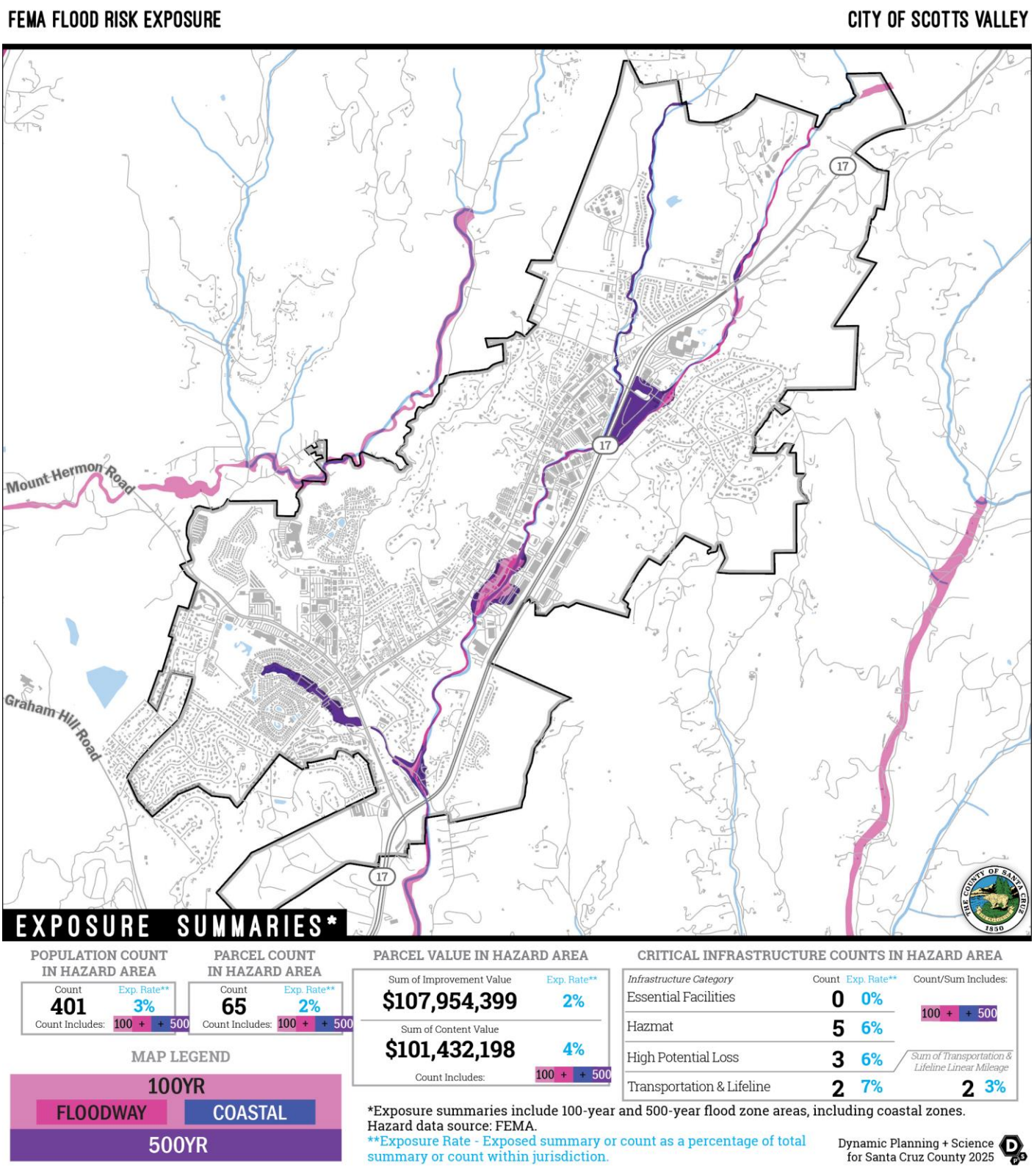


Figure 2-17: Exposure Summary – City of Scotts Valley Flood Risk (FEMA Zones)

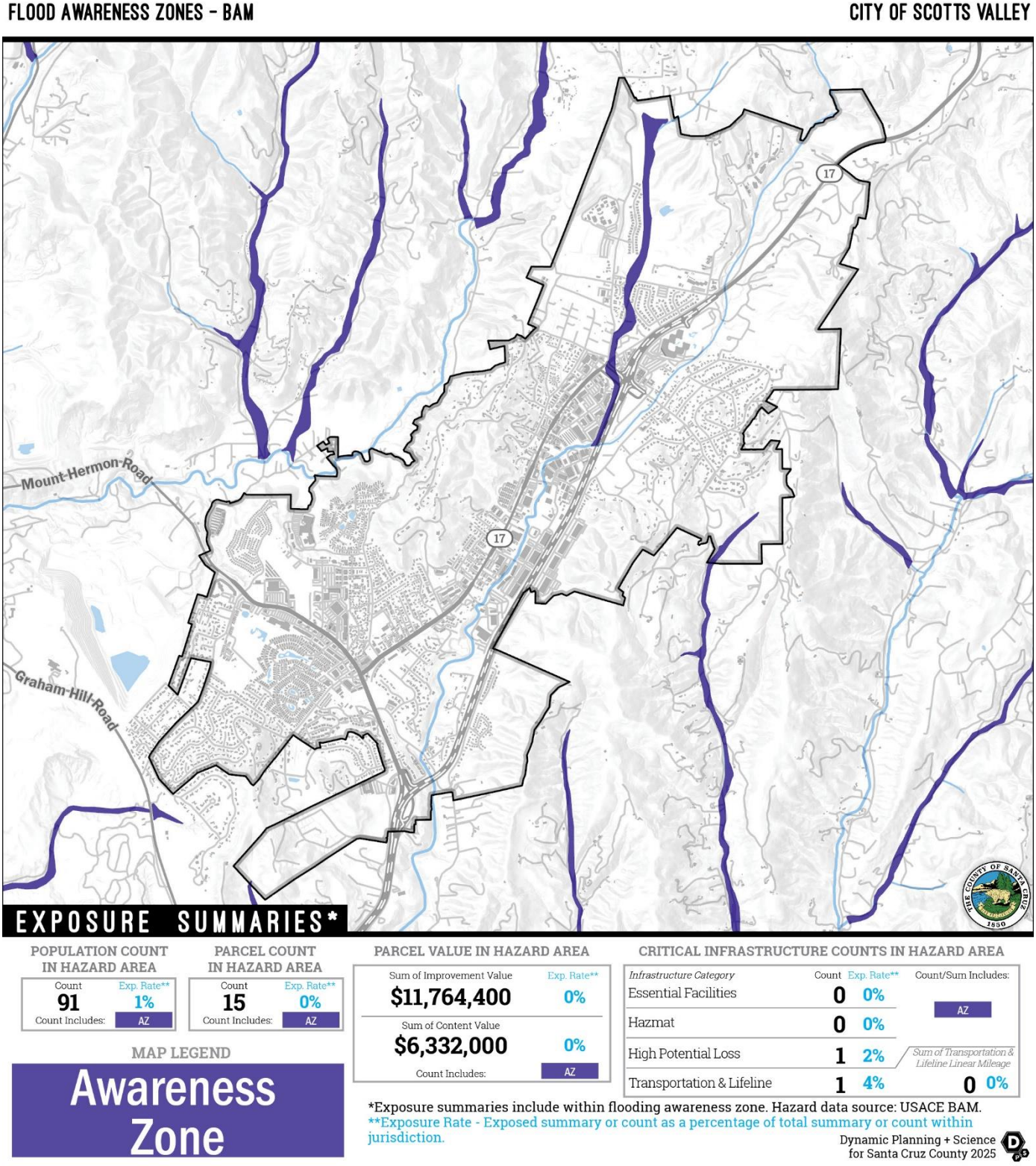


Figure 2-18: Exposure Summary – City of Scotts Valley Flood Risk (DWR Awareness Zones)

National Flood Insurance Program (NFIP)

The NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. FEMA has prepared a detailed Flood Insurance Study (FIS) for Santa Cruz County and municipalities. The study presents water surface elevations for floods of various magnitudes, including the 1% annual chance flood and the 0.2% annual chance flood (the 500-YR flood). Base flood elevations and the boundaries of the 100- and 500-YR floodplains are shown on Flood Insurance Rate Maps (FIRMs), which are the principal tools for identifying the extent and location of the flood hazard. FIRMs are the most detailed and consistent data source available, and for many communities they represent the minimum area of oversight under their floodplain management program. See Section 3 of Volume 1 for general information on the NFIP.

The City of Scott Valley has participated in the NFIP since 1983 and has adopted the most recent FIRMs and FIS issued by FEMA (effective May 16, 2012) as well as local floodplain development regulations in compliance with the minimum NFIP standards (Scotts Valley Municipal Code Chapter 15.16). These minimum standards include procedures and provisions for substantial improvements and substantial damages to existing structures, the latter of which are employed by the floodplain administrator and city building inspectors following any hazard event affecting structures located in the flood hazard area in accordance with NFIP requirements. Regulations for substantial improvements are enforced via permitting procedures. By code, implementation and enforcement of the city's floodplain regulations are assigned to the City Manager.

The City of Scotts Valley is currently in good standing with the provisions of the NFIP. Compliance is monitored by FEMA regional staff and by the California Department of Water Resources under a contract with FEMA. Maintaining compliance under the NFIP is an important component of flood risk reduction. See Table 2-11 for more information on the city's policies and historic flood insurance claims.

Table 2-11: City of Scotts Valley NFIP Summary

City of Scotts Valley NFIP Status and Flood Insurance Statistics	
NFIP Status	Participating Since 1983
Community Identification (CID)	060356
CRS Class (Entry Date)	N/A
Policies in Force (Total Coverage)	17 Policies ($5,256,000 in Coverage)
Policies Inside SFHA / Outside SFHA	5 Inside / 12 Outside
Total Claims (Total Paid)	21 Claims ($83,023 Paid)
Repetitive Loss (RL) / Severe Repetitive Loss (SRL) Properties	1 RL / 0 SRL
Repetitive Loss Payments	$10,815 for Buildings / $0 for Contents

Note: The number of policies is by property and does not count policies for individual buildings. The Privacy Act of 1974 (5 USC 522a) restricts the release of certain types of data to the public. Flood insurance policy and claims data is included in the list of restricted information. FEMA can only release such data to state and local governments, and only if the data is used for floodplain management, mitigation, or research purposes. Therefore, this plan does not identify the repetitive loss properties or include claims data for any individual property.

City of Scotts Valley Flood Damage Prevention Ordinance

Scotts Valley Municipal Code Chapter 15.16: Flood Damage Prevention establishes regulations for new development within flood hazard areas. New construction in flood hazard areas is required to elevate structures above the flood elevation and employ measures such as anchoring.

2.5.2.3 Earthquake Hazard

Scotts Valley is highly exposed to earthquake hazards due to its location in the Santa Cruz Mountains, near active faults associated with the San Andreas Fault system. The region has a well-documented history of seismic activity, most notably the 1989 Loma Prieta Earthquake (M6.9), which caused widespread damage across Santa Cruz County, including structural failures, utility disruptions, and major transportation impacts. Given Scotts Valley's dense residential neighborhoods, valley-floor infrastructure, and reliance on Highway 17 as its primary lifeline corridor, earthquakes remain one of the most significant natural hazards facing the community.

The USGS earthquake scenario for a M7.1 Santa Cruz Mountains event, Figure 2-19 shows that the entire population of Scotts Valley (approximately 12,138 residents) would experience shaking at Modified Mercalli Intensity (MMI) VII–VIII levels. These classifications correspond to "Very Strong to Severe Shaking," where significant structural damage, soil failure, and utility disruptions are likely. The exposure summaries in Figure 2-19 estimate that nearly 3,951 parcels, valued at over $4.3 billion in improvements and $2.9 billion in contents, could be directly affected. In addition, 77 hazardous material facilities, 47 high-potential-loss sites, and 27 transportation/lifeline assets are located in areas subject to severe shaking, underscoring the potential for cascading impacts across critical infrastructure systems.

Figure 2-20 identifies valley-floor neighborhoods along Bean Creek and Carbonera Creek as particularly vulnerable to liquefaction. Figure 2-20 shows approximately 4,322 residents (36% of Scotts Valley's population) and 1,368 parcels (35% of total parcels) are located in moderate to high liquefaction hazard zones. Parcel exposure in these areas accounts for $1.6 billion in improvements and $1.28 billion in contents. Liquefaction could cause structural settlement, road failures, and utility line ruptures, significantly affecting both residential neighborhoods and commercial corridors along Scotts Valley Drive and Mount Hermon Road. Critical infrastructure also faces heightened risk, with 62 hazardous materials facilities 23 high-potential-loss sites, and 13 transportation/lifeline facilities exposed to liquefaction-prone soils.

State regulatory maps show that no Alquist-Priolo Earthquake Fault Zones directly intersect the city limits of Scotts Valley, Figure 2-21. However, the proximity of mapped Quaternary faults in surrounding areas, combined with Scotts Valley's soil and slope conditions, means that ground shaking remains a citywide hazard. While no parcels fall directly within state-designated investigation zones, the potential for ground rupture, slope failure, and secondary hazards such as landslides remain significant in hillside areas surrounding the urban core.

A major earthquake would disrupt Scotts Valley's transportation networks, utilities, and emergency response systems. Highway 17, the city's critical north–south corridor, is highly vulnerable to landslides and structural failure in a strong seismic event, which could isolate Scotts Valley from Santa Cruz and the Bay Area. Water, sewer, and stormwater systems also face disruption risks, particularly along valley floors where liquefaction and soil settlement are most likely. Power outages and communication failures would further compound recovery challenges, leaving vulnerable populations at elevated risk.

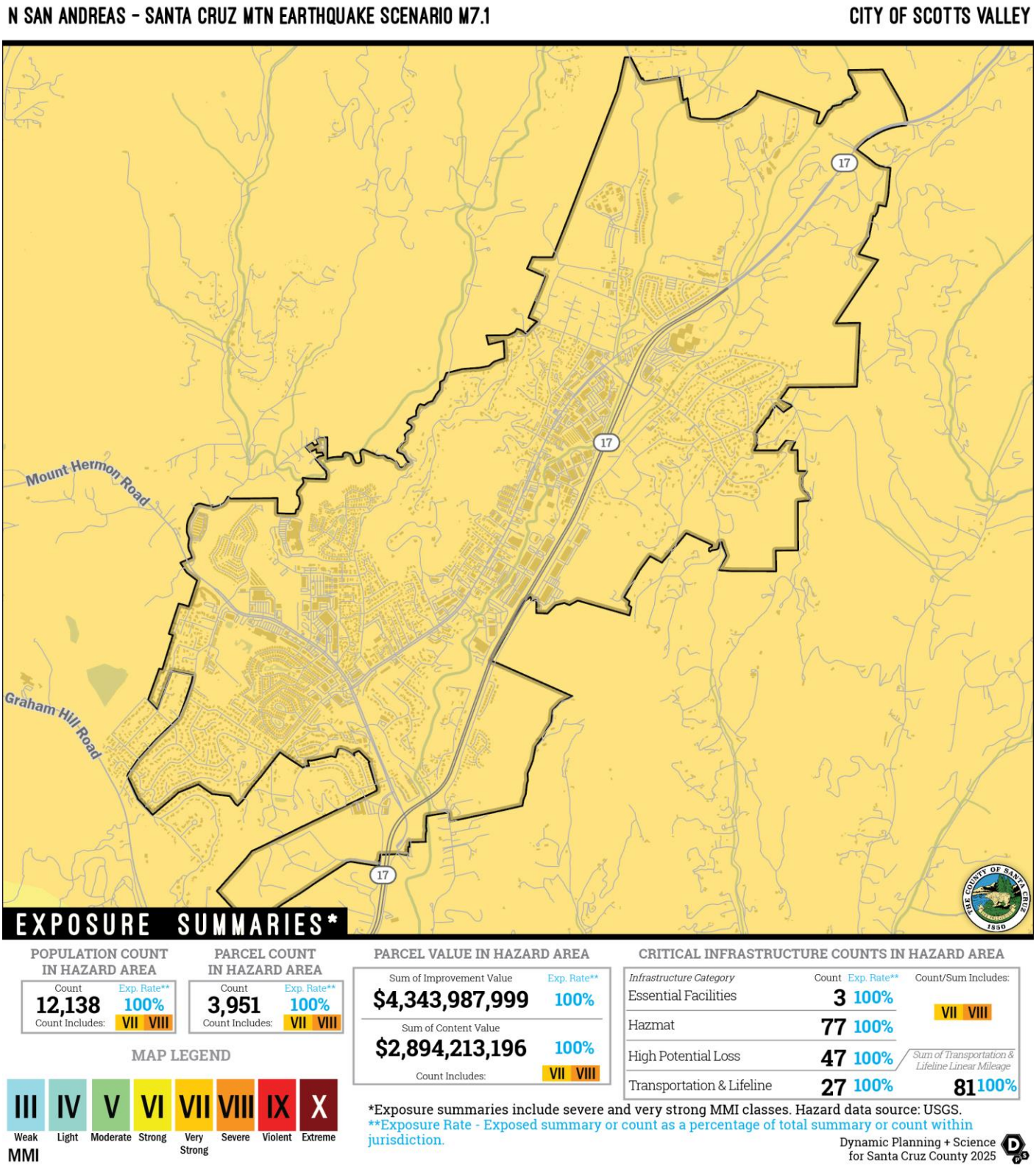


Figure 2-19: Exposure Summary – City of Scotts Valley Earthquake Risk (M7.1 San Andreas Shaking)

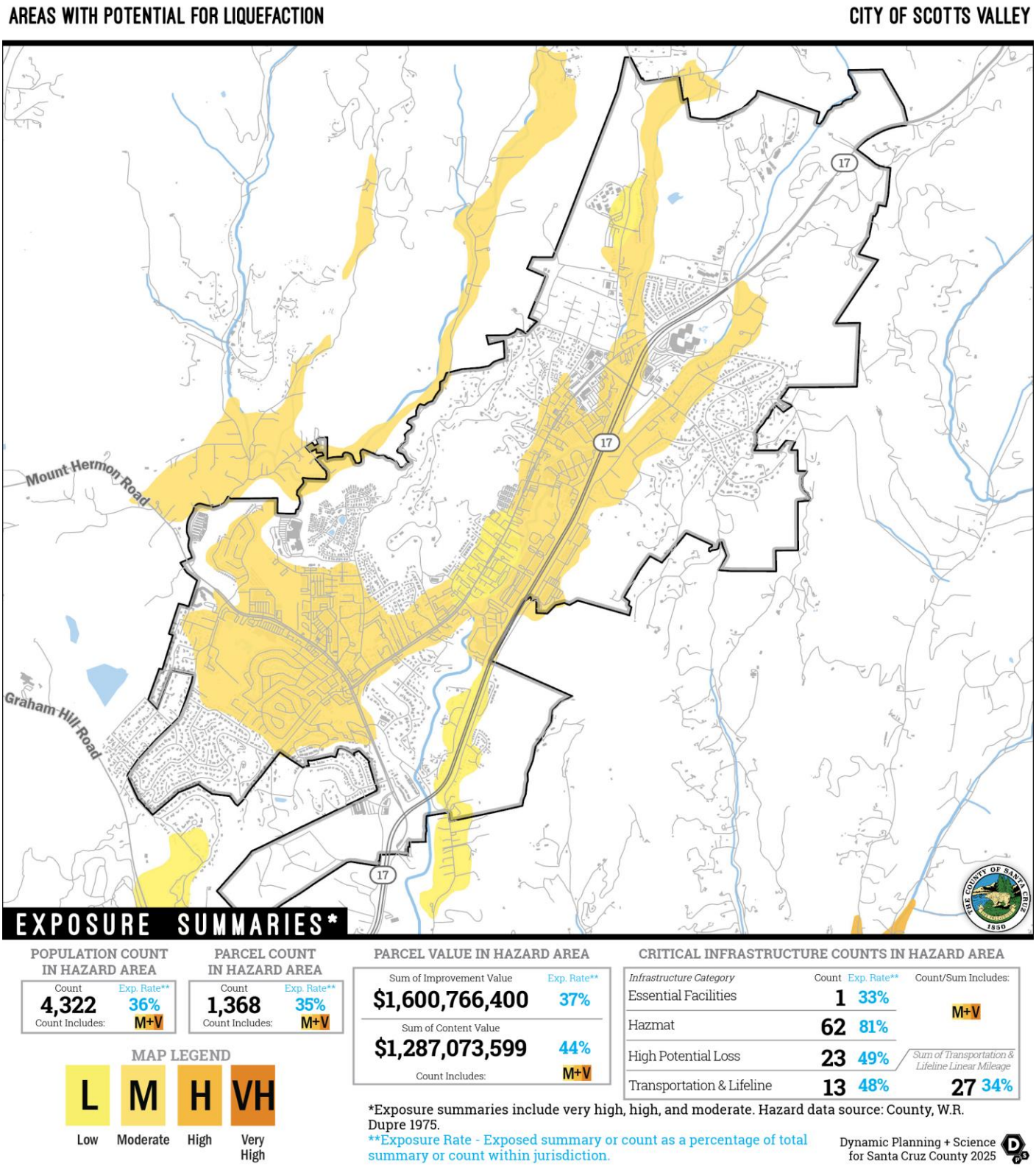


Figure 2-20: Exposure Summary – Scotts Valley Liquefaction Risk

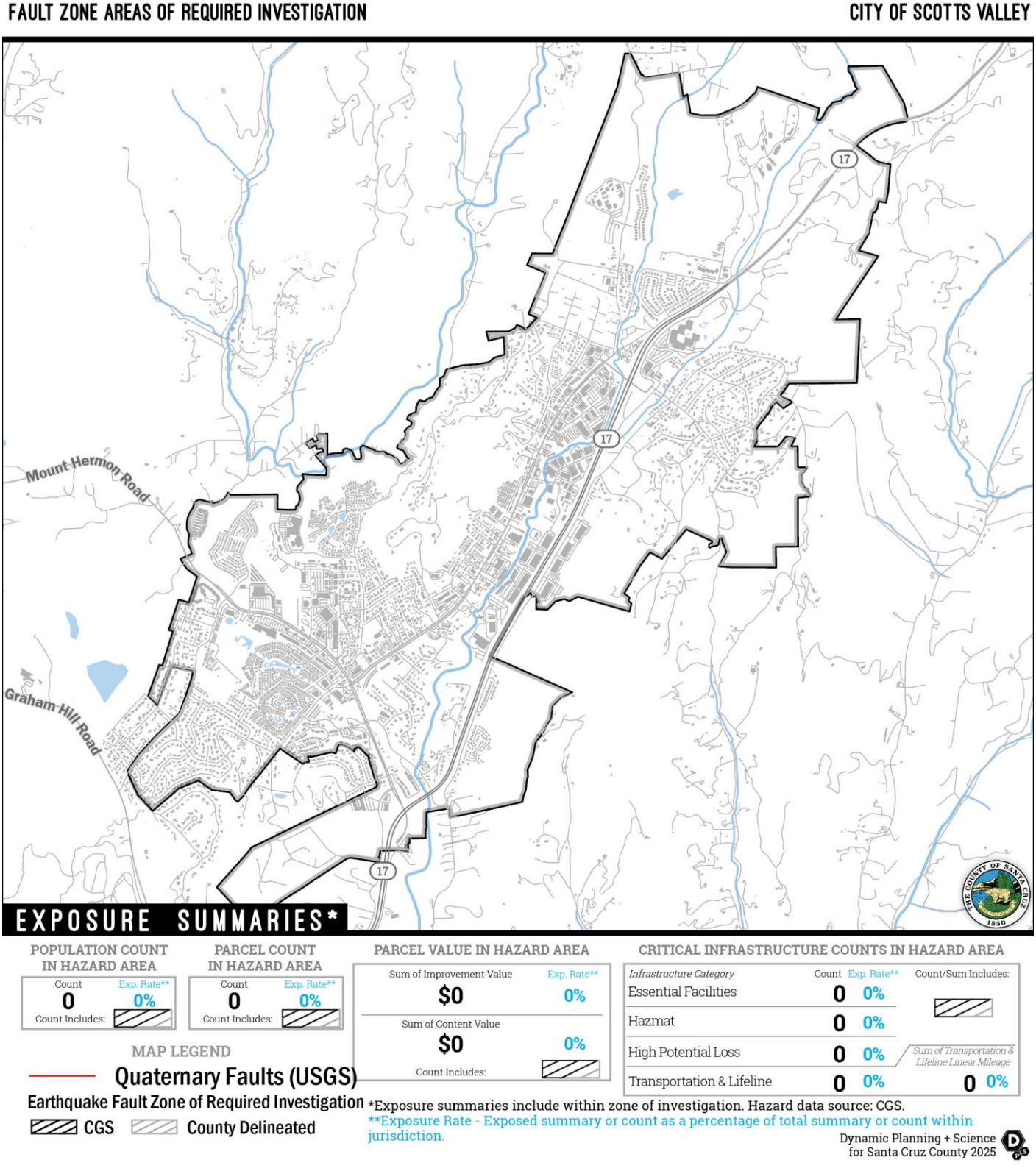


Figure 2-21: Exposure Summary – City of Scotts Valley Earthquake Risk (Fault Zones)

2.5.2.4 Severe Weather Hazard

Although Scotts Valley benefits from a generally mild coastal-influenced climate, the community remains vulnerable to a range of severe weather hazards, particularly extreme wind events, heavy rainfall, and winter storms. While these hazards may not occur as frequently or with the same intensity as wildfires or earthquakes, they can still cause significant damage to infrastructure, disrupt essential services, and affect vulnerable populations.

High Wind

High winds are among the most prominent severe weather risks for Scotts Valley. Strong winds funnel through the Santa Cruz Mountains, where the city's valley topography can amplify localized gusts. High wind events have the potential to down trees and power lines, leading to extended power outages, blocked evacuation routes, and property damage. Winds also exacerbate wildfire risk by rapidly spreading flames and embers, as seen during the 2020 CZU Lightning Complex Fire when strong winds complicated firefighting efforts and triggered widespread evacuations through Scotts Valley.

In addition to wildfire interactions, high winds alone pose risks to the built environment. Structures with aging roofs, mobile homes, and outdoor facilities such as parks and schools are especially vulnerable. Public safety concerns include the risk of falling trees in residential neighborhoods and along Highway 17, where high winds frequently contribute to traffic accidents and road closures. Businesses and schools may also face disruptions due to wind-related power outages and damage to overhead utilities.

Heavy Rain

Scotts Valley is also exposed to severe winter storms, which can bring heavy rain, localized flooding, and hazardous driving conditions. Storm systems frequently cause slope saturation, heightening the likelihood of landslides and debris flows in hillside neighborhoods and along lifeline corridors. Severe storms can also bring short-duration hail or lightning, creating safety risks and damaging property.

Severe weather impacts in Scotts Valley tend to cascade across multiple hazard categories. High winds and winter storms are closely linked to power system failures, compounding risks for seniors, medically dependent populations, and residents in mobile home parks. Storm-related downed trees often block key access routes, underscoring the importance of vegetation management and redundancy in emergency access. Planning efforts must also recognize that severe weather impacts can disproportionately affect low-income renters, mobile home residents, and those without reliable transportation, amplifying the need for equity-focused mitigation strategies.

2.5.2.5 Slope Failure Hazard

Scotts Valley faces a significant risk of slope failure due to its mountainous terrain, steep slopes, and location within the Santa Cruz Mountains. While the city's developed core lies in a relatively flat valley floor,

much of its surrounding residential development and infrastructure extend into hillside areas that are prone to landslides, debris flows, and slope instability, particularly during periods of heavy rainfall or seismic activity.

Landslide Risk Exposure

The landslide susceptibility maps, Figure 2-22 indicate that large portions of Scotts Valley's hillsides are classified as "High" susceptibility zones. These areas border the city's developed neighborhoods and lifeline corridors, including Highway 17, Mount Hermon Road, and Glen Canyon Road. Exposure summaries shown in Figure 2-22 estimate that approximately 3,892 residents (32% of Scotts Valley's population) live within mapped landslide hazard zones, along with approximately 934 parcels (24% of total). The value of improvements at risk is estimated at $824 million, with $417 million in content value also exposed.

Critical infrastructure exposure is also notable: one essential facility, two hazardous material sites, five high-potential-loss facilities, and 18 transportation or lifeline assets are located in high-susceptibility areas. Damage to these systems could severely disrupt emergency response, evacuation, and recovery efforts during major slope failures.

Triggers of Slope Failure

Slope failures in Scotts Valley are typically triggered by three primary factors: intense rainfall, earthquakes, and post-wildfire conditions. Heavy winter storms can saturate soils on steep terrain, destabilizing slopes and leading to shallow landslides or debris flows. Earthquake-induced failures are also a major concern, as a strong seismic event such as a rupture on the San Andreas Fault could trigger widespread landslides in the surrounding hillsides, compounding structural and infrastructure damage from shaking. In addition, wildfire and post-fire debris flows present another significant trigger. Following wildfire, vegetation loss and the formation of hydrophobic soils increase the likelihood of slope failures during subsequent storms, a hazard observed in nearby areas after the 2020 CZU Lightning Complex Fire.

Localized Areas of Concern

Within Scotts Valley, several localized areas of concern have been identified. The Highway 17 corridor is especially vulnerable, as slope instability along this critical north–south lifeline has the potential to block evacuation and supply routes, isolating the community. The Granite Creek and Bean Creek valleys present additional risks, where steep slopes and creek-adjacent neighborhoods make residential areas highly susceptible to debris flows. Finally, peripheral residential neighborhoods located on cut slopes or near steep canyon rims face heightened risks of slope instability, particularly during prolonged wet conditions. Together, these factors and localized vulnerabilities underscore the importance of slope stabilization, monitoring, and hazard-specific preparedness in Scotts Valley.

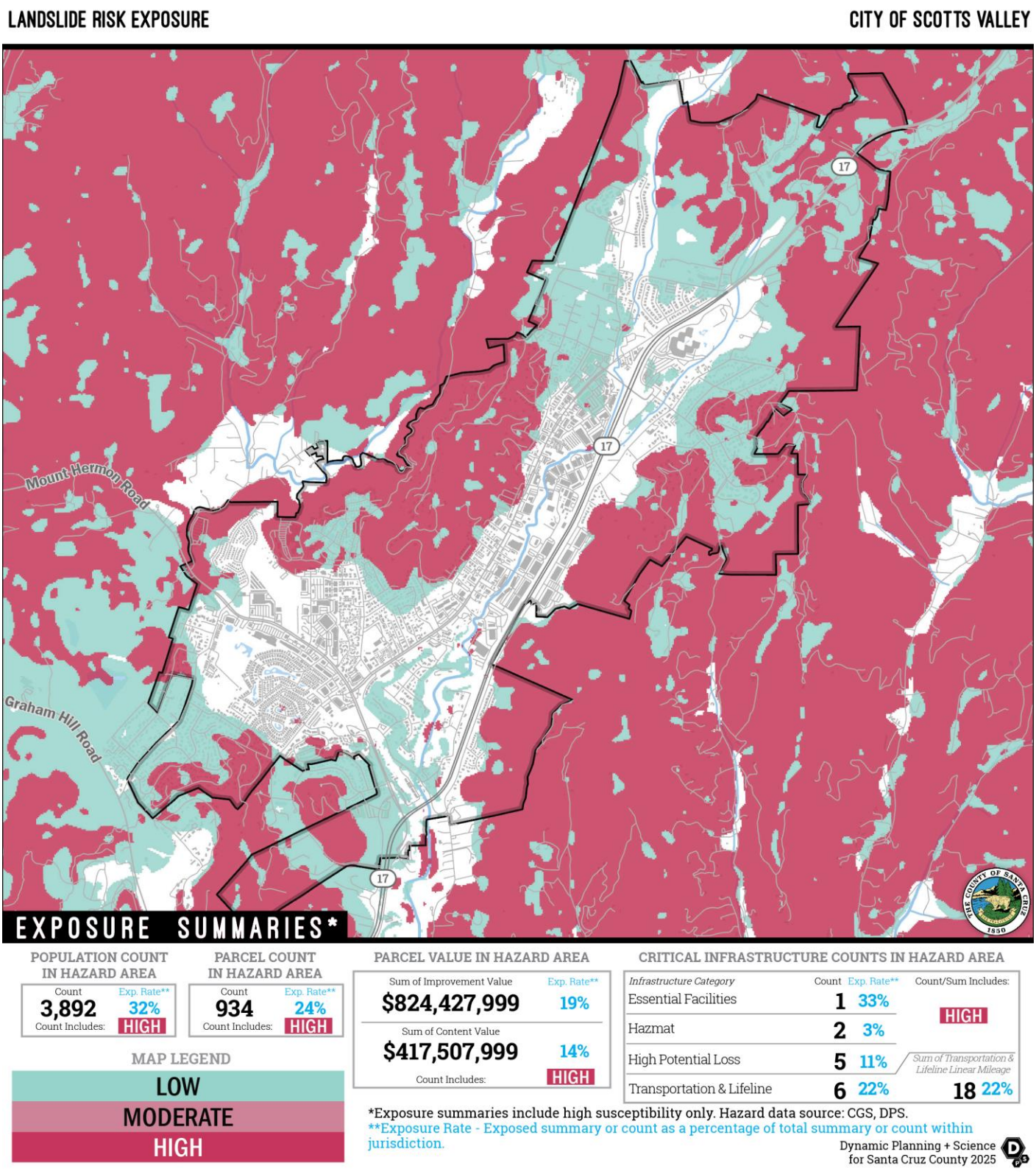


Figure 2-22: Exposure Summary – City of Scotts Valley Slope Failure Risk

2.5.2.6 Drought Hazard

Scotts Valley, like much of California, is highly vulnerable to drought conditions due to its reliance on local groundwater resources and the broader climatic variability of the Central Coast. Periods of prolonged drought have been a recurring hazard across the region, with significant events in 1976–77, 1987–92, 2007–09, and 2012–16, and again during the 2020–2022 drought. These droughts led to water shortages, groundwater overdraft, reduced surface flows in nearby creeks, and heightened stress on both natural and built systems.

Water Supply Dependence

The Scotts Valley Water District is the city's primary water provider for the city, and its system is almost entirely reliant on local groundwater wells. With no direct connections to imported surface water supplies such as the State Water Project or Central Valley Project, Scotts Valley is particularly susceptible to drought-related water shortages. Groundwater overdraft during extended drought periods can also contribute to land subsidence and long-term aquifer depletion, threatening the reliability of future supplies.

Impacts of Drought

Drought hazards affect Scotts Valley in multiple ways. For residents, water conservation mandates during drought emergencies can place economic and lifestyle burdens, particularly on households with extensive landscaping or those lacking access to recycled or non-potable water supplies. For businesses, especially those in hospitality, landscaping, or recreation sectors, drought can disrupt operations and increase costs. Drought also impacts the urban forest and landscaped public spaces, leading to tree mortality that increases wildfire fuel loads and safety hazards from falling branches. Schools, parks, and recreational facilities are similarly affected when irrigation is curtailed, reducing the quality of outdoor amenities.

From an environmental standpoint, reduced creek flows in Bean Creek and Carbonera Creek during drought stress aquatic ecosystems and degrade water quality. These conditions may also impact local recharge, further compounding long-term groundwater sustainability challenges.

Cascading Hazards

Drought is a compounding hazard in Scotts Valley because it worsens the risk of wildfire and public health emergencies. Extended dry periods increase the frequency and severity of wildfires in surrounding forests, as well as the potential for post-fire erosion and debris flows. Public health concerns during drought include increased vulnerability to extreme heat events, reduced availability of water for hygiene and cooling, and long-term impacts on mental health and community well-being as residents adapt to prolonged restrictions.

Table 2-12: Drought Classifications and Impacts

Category	Description	Possible Impacts
D0	Abnormally Dry	▪ Soil is dry; irrigation delivery begins early ▪ Dryland crop germination is stunted ▪ Active fire season begins
D1	Moderate Drought	▪ Dryland pasture growth is stunted; producers give supplemental feed to cattle ▪ Landscaping and gardens need irrigation earlier; wildlife patterns begin to change ▪ Stock ponds and creeks are lower than usual
D2	Severe Drought	▪ Producers increase water efficiency methods and drought-resistant crops ▪ Grazing land inadequate ▪ Fire season is longer, with high burn intensity, dry fuels, and large fire spatial extent; more fire crews on staff ▪ Lake- and river-based tourism declines; boat ramps close ▪ Trees are stressed; plants increase reproductive mechanisms; wildlife diseases increase ▪ Water temperatures increase; programs to divert water to protect fish begin ▪ River flows decrease; reservoir levels are low and banks are exposed
D3	Extreme Drought	▪ Federal water not adequate to meet irrigation contracts; extracting supplemental groundwater is expensive ▪ Fire season lasts year-round; fires occur in typically wet parts of the state; burn bans are implemented ▪ Ski and rafting business is low; mountain communities suffer ▪ Low water levels impede fish migration and cause lower survival rates ▪ Wildlife encroach on developed areas; little native food and water is available for bears, which hibernate less ▪ Water sanitation is a concern; reservoir levels drop significantly; surface water is nearly dry, flows are very low; water theft occurs ▪ Livestock need supplemental feed, cattle and horses are sold; little pasture remains ▪ Well and aquifer levels decrease; homeowners drill new wells
D4	Exceptional Drought	▪ Fire season is very costly; number of fires and areas burned are extensive ▪ Many recreational activities are affected ▪ Fields are left fallow; orchards are removed; vegetable yields are low; honey harvest is small; agricultural unemployment is high, food aid is needed ▪ Fish rescue and relocation begins; pine beetle infestation occurs; forest mortality is high; wetlands dry up; wildlife death is widespread; algae blooms appear ▪ Poor air quality affects health; greenhouse gas emissions increase as hydropower production decreases; West Nile outbreaks rise ▪ Water shortages are widespread; surface water is depleted; federal irrigation water deliveries are curtailed; water prices are extremely high; wells are dry, more and deeper wells are drilled; water quality is poor

Source: Adapted from U.S. Drought Monitor Drought Classifications and Impacts

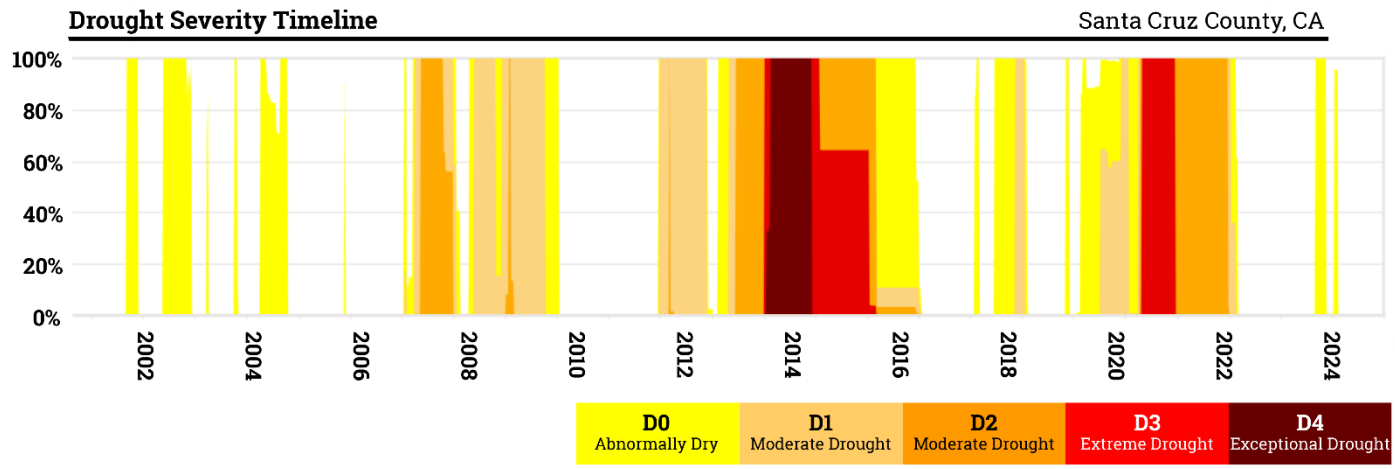


Figure 2-23: Drought Severity Timeline 2000-2024

Adapted from U.S. Drought Monitor Drought Classifications and Impacts

2.5.2.7 Extreme Heat Hazard

Scotts Valley's climate is strongly influenced by its position in the Santa Cruz Mountains and proximity to Monterey Bay, which typically moderates temperature extremes. However, despite this coastal influence, Scotts Valley has experienced increasing exposure to extreme heat events, a trend expected to worsen with climate change. Episodes of high temperatures lasting multiple days have become more common in recent decades, stressing vulnerable populations, utilities, and community services.

Historical & Regional Context

While Scotts Valley traditionally experiences mild summers, regional heat waves have demonstrated the city's vulnerability. For example, the 2017 and 2020 statewide heat waves caused prolonged temperatures exceeding 100°F in Santa Cruz County's interior valleys, including Scotts Valley. These events strained the local power grid, triggered rolling blackouts, and elevated health risks for seniors, children, outdoor workers, and those without access to air conditioning. Unlike coastal communities directly adjacent to the Pacific Ocean, Scotts Valley's inland valley geography can trap heat, making high-temperature events more pronounced locally.

Impacts on Residents & Infrastructure

Extreme heat hazards impact Scotts Valley in several ways. Public health risks are the most immediate concern, with vulnerable populations such as seniors, young children, outdoor workers, medically fragile residents, and mobile home communities at elevated risk of heat-related illnesses. The city's demographics,

particularly its older adult population and concentration of seniors with disabilities, increase sensitivity to prolonged high temperatures.

From an infrastructure perspective, heat waves stress the power grid, raising the likelihood of blackouts that can leave residents without cooling options. Prolonged extreme heat can also damage roads, rail, and utilities, as well as strain HVAC systems in schools, businesses, and critical facilities. Parks, athletic fields, and outdoor programs may face closures due to unsafe conditions, impacting community services and recreation.

Cascading Effects

Extreme heat often cascades into other hazard areas. Heat-dried vegetation increases wildfire risk and contributes to poor air quality, especially when combined with regional wildfire smoke. Heat events may also worsen drought conditions by accelerating evaporation and increasing water demand, further stressing Scotts Valley's groundwater-dependent supply system. Socially, low-income households and renters face disproportionate challenges during heat events, as they may lack reliable air conditioning or funds to absorb higher utility costs.

2.5.2.8 Climate Change Hazard

Average annual temperatures across most of California have already increased by more than 1°F, with some areas experiencing rises of over 2°F when comparing the 1901–1960 average to that of 1986–2016. Daily maximum temperatures—a key indicator of extreme heat—are projected to increase by 4.4°F to 5.8°F by 2050 and by 5.6°F to 8.8°F by 2100. Heat waves that impact public health, known as heat-health events, are also expected to intensify across the state. By 2050, these events are projected to last up to two weeks longer in the Central Valley and occur four to ten times more often in the Northern Sierra region (California Natural Resources Agency, 2022).

California is already experiencing significant impacts from climate change, including prolonged drought, a lengthened wildfire season, increased coastal flooding and erosion, and widespread tree mortality. The state has observed rising average temperatures, more extreme heat days, fewer cold nights, a longer growing season, and shifts in the water cycle, with less winter precipitation falling as snow. In addition, summertime fog has declined by approximately 33%, and both snowmelt and rainwater runoff are occurring earlier in the year (Cal OES, 2018).

Long-term trends indicate a 12% to 20% decline in fog across California from 1900 through projections to 2070. Climate experts suggest that warming temperatures reduce the ability of air masses to cool enough to produce fog, which plays a critical role in supporting California's ecosystems (Grantham, Teodore; University of California, Berkeley, 2018).

The City of Scotts Valley, located in the Santa Cruz Mountains, is increasingly vulnerable to the long-term impacts of climate change, which act as hazard multipliers across the region. While Scotts Valley benefits

from a mild coastal-influenced climate, future projections show significant shifts in temperature, precipitation, and seasonal patterns that will amplify existing risks such as wildfire, drought, extreme heat, flooding, and slope failure.

For Scotts Valley, which sits in an inland valley setting, heat can become trapped and linger, intensifying the impacts of heat waves compared to nearby coastal zones. Rising temperatures will disproportionately affect seniors, children, outdoor workers, and mobile home communities, as many residents lack access to cooling systems. These changes elevate risks of heat-related illness, increase demand on the energy grid, and place stress on public services and infrastructure.

Drought & Water Reliability

Scotts Valley is heavily reliant on local groundwater as its primary water supply, with no imported water connections. Climate change is expected to bring longer and more frequent drought cycles, reducing recharge to aquifers while increasing local demand. This not only strains water availability for residents and businesses but also exacerbates the health of creek ecosystems such as Bean Creek and Carbonera Creek, which support groundwater recharge and local biodiversity. Drought conditions also contribute to vegetation stress, elevating wildfire hazards and reducing the city's ability to sustain its urban tree canopy.

Precipitation, Storms & Flooding

Although total annual rainfall may decline, precipitation is projected to arrive in the form of fewer but more intense storm events. This shift increases the likelihood of localized flooding along Scotts Valley's creeks and storm drain corridors, especially in neighborhoods near Bean Creek, Carbonera Creek, and Granite Creek. Intense rainfall following drought or wildfire further raises the risk of debris flows and slope failures on the city's surrounding hillsides and along lifeline corridors such as Highway 17 and Mount Hermon Road. These cascading hazards can damage critical infrastructure, disrupt evacuation routes, and isolate residents during emergencies.

Wildfire & Vegetation Change

Warmer and drier conditions extend the wildfire season and intensify the risk of large-scale fires in the Santa Cruz Mountains. Scotts Valley's location in the wildland–urban interface (WUI) means that even moderate wildfires in surrounding hillsides can force evacuations, degrade air quality, and threaten property at the city's edges. The 2020 CZU Lightning Complex Fire highlighted this vulnerability, as Scotts Valley served as a key evacuation corridor and staging area despite not being directly burned. Climate-driven shifts in vegetation composition and tree mortality also increase long-term wildfire fuel loads.

Secondary & Cascading Impacts

Climate change will have far-reaching effects beyond direct hazards. Extended power shutoffs (PSPS) implemented during high fire risk conditions will increasingly disrupt households and businesses. Public health concerns, particularly for seniors and medically dependent residents, will rise as overlapping heat, smoke, and water shortages occur more frequently. Economic impacts may include higher costs for water, energy, and insurance, as well as increased pressure on small businesses and vulnerable renters.

2.5.3 Planning for Hazards & Sustainable Growth

The City of Scotts Valley has adopted a comprehensive approach to balancing growth with hazard mitigation, recognizing that its location in the Santa Cruz Mountains presents both development opportunities and natural hazard risks. Since incorporation in 1966, the city has emphasized careful land use planning to preserve its small-town character while adapting to pressures from nearby Santa Cruz and the greater San Jose metropolitan region.

Long-Range Planning & Growth Management

Scotts Valley's 2023 General Plan sets the framework for future growth, focusing on infill development and redevelopment rather than outward expansion. The city is largely built out within its 4.6-square-mile boundary, with remaining growth expected to occur along Scotts Valley Drive, Mount Hermon Road, and the planned Town Center project. The Housing Element of the General Plan identifies capacity for over 2,000 new housing units, exceeding state-mandated Regional Housing Needs Allocation (RHNA) targets. Much of this growth will be in the form of mixed-use and higher-density projects, supported by zoning changes that reduce commercial-use requirements and encourage residential development in key corridors.

The Town Center Project, which broke ground in 2025, represents the city's signature growth initiative. Envisioned as a pedestrian-oriented downtown, the project integrates housing, retail, public gathering spaces, and resilient design features such as modern stormwater infrastructure and climate-adaptive building standards. By consolidating growth in a centralized, mixed-use hub, the city is both addressing housing needs and reducing hazard exposure by avoiding sprawl into wildfire-prone hillsides.

As part of its planning framework, Scotts Valley can integrate hazard information from the MJHMP directly into land use and capital improvement planning. The 2025 MJHMP update expands on this integration by introducing new mapping and analytical tools, including the Risk Assessment and Mitigation Planning (RAMP) platform (see Volume 1, Section 2.2.1), which supports data-driven decisions about where and how development should occur. By applying these updated tools and policies, Scotts Valley ensures that future growth is resilient, sustainable, and responsive to the evolving challenges of climate change and natural hazards.

Building Codes & Development Standards

Scotts Valley's development strategies emphasize resilient growth management through integration of state building codes, local ordinances, and hazard-focused development standards. Like other California cities, Scotts Valley enforces some of the most stringent building regulations in the world, ensuring that new development meets high standards for safety, sustainability, and hazard resilience.

The City of Scotts Valley is required to regularly update its development regulations to conform with the California Building Code (CBC), which is revised on a three-year cycle and was most recently updated in 2025. The CBC sets minimum standards for structural safety, seismic resilience, fire resistance, and accessibility. Scotts Valley also enforces the California Fire Code, California Residential Code, and California Green Building Standards (CALGreen), which incorporate energy efficiency, sustainable design, and climate change adaptation into construction. Together, these codes provide the foundation for a comprehensive risk reduction strategy embedded in the city's-built environment.

The Scotts Valley Municipal Code outlines several key provisions that further reduce hazard risk:

- **Title 15 – Buildings and Construction**: Adopts the latest versions of the California Building, Fire, Plumbing, Mechanical, and Energy Codes, ensuring compliance with seismic, fire, and life-safety standards across all new construction and major remodels.
- **Title 16 – Subdivisions**: Establishes requirements for subdivision design, including safe access, utility provision, and grading standards to reduce risks from slope failure, erosion, and flooding.
- **Title 17 – Zoning**: Regulates land use to avoid or mitigate development in hazardous locations. Zoning restrictions incorporate hillside development controls, riparian setbacks, and requirements for geotechnical studies in liquefaction-prone or unstable slope areas.
- **Floodplain Management (Ord. 480.1, codified in Title 15)**: Implements FEMA-compliant floodplain management regulations, requiring finished floor elevations above base flood elevations, prohibiting encroachments that would raise flood levels, and regulating development within Bean Creek and Carbonera Creek floodplains.

In addition to these standards, Scotts Valley participates in the National Flood Insurance Program (NFIP), requiring new development in mapped flood hazard areas to meet or exceed FEMA's minimum flood protection standards. This participation ensures that residents and businesses remain eligible for flood insurance and supports community-wide flood resilience. Through these combined codes and standards, Scotts Valley ensures that new development is either restricted in hazard-prone areas or subject to robust hazard-mitigation requirements.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires General Plans, Specific Plans, and major development projects to evaluate hazards such as flooding, wildfire, seismic risk, and slope instability.

Environmental documents must identify these risks and propose mitigation measures to reduce impacts, which may include infrastructure upgrades, evacuation planning, geotechnical design standards, or limits on development in high-risk areas.

CEQA plays an important role in Scotts Valley's planning and development framework, ensuring that growth decisions incorporate environmental and hazard considerations. Scotts Valley serves as the lead agency for local projects, meaning the city must prepare and certify environmental review documents before approving discretionary development. These include Initial Studies, Mitigated Negative Declarations (MNDs), and Environmental Impact Reports (EIRs) depending on the project's scope and potential impacts.

Scotts Valley recently integrated CEQA compliance into its 2023 General Plan update, which included a Draft Environmental Impact Report (DEIR) prepared pursuant to CEQA Guidelines. The DEIR evaluated the General Plan's potential impacts on topics such as geology and soils (earthquakes, slope failure), hydrology and water quality (flooding and stormwater), biological resources, wildfire hazards, greenhouse gas emissions, and climate change. By addressing these issues at the General Plan level, Scotts Valley is able to use a tiered CEQA review process for future projects, streamlining environmental review for developments that are consistent with General Plan policies while still requiring project-specific mitigation for issues not fully analyzed in the program EIR.

Through CEQA, Scotts Valley must identify significant impacts, consider alternatives, and adopt mitigation measures, such as slope stabilization, defensible space, stormwater controls, or floodproofing. The City's Safety Element and Municipal Code ensure these mitigation measures become enforceable project conditions. This process also enhances transparency, as CEQA requires public participation—residents, businesses, and stakeholders can review draft environmental documents and comment on hazard and environmental concerns before final approvals.

2.5.3.1 Development & Hazard Considerations

The City of Scotts Valley covers approximately 4.6 square miles and functions as a suburban community and regional connector between Santa Cruz County and the Silicon Valley. Unlike larger coastal jurisdictions, Scotts Valley is nearly built out, with limited vacant land available for development. Future growth is expected to occur primarily through infill development, redevelopment of commercial corridors such as Scotts Valley Drive and Mount Hermon Road, and the long-planned Town Center Project, which will introduce new mixed-use residential and commercial opportunities in the heart of the city. Additional incremental development is anticipated in hillside neighborhoods and through adaptive reuse of existing commercial and light industrial sites.

Scotts Valley's regulatory framework requires that new development conform to California's strict planning and building codes, as well as local hillside development, floodplain management, and wildfire safety standards. These measures reduce, but do not eliminate, exposure to natural hazards. As the city continues to pursue housing and economic development goals, hazard considerations remain central, since much of

the community is bordered by steep hillsides, wildfire-prone vegetation, and small but flood-sensitive creeks.

Wildfire Hazards: While the city's urban core lies in a valley bottom, Scotts Valley is encircled by wildland–urban interface (WUI) neighborhoods that are exposed to moderate to high wildfire hazard severity zones. Neighborhoods such as Whispering Pines, Glen Canyon, and areas west of Mount Hermon Road face the highest risk. New and redeveloped structures in these areas must comply with California Fire Code standards, including defensible space requirements, ember-resistant construction, and fire-safe landscaping. Scotts Valley's role as a regional evacuation hub during the 2020 CZU Lightning Complex Fire also highlights the need for future growth to be paired with evacuation planning and improved redundancy in access routes.

Flood Hazards: Flood risk in Scotts Valley is concentrated along Bean Creek and Carbonera Creek, which traverse the city's valley floor. FEMA Flood Insurance Rate Maps (FIRMs) identify residential neighborhoods, commercial parcels, and infrastructure corridors adjacent to these creeks within the 100-year and 500-year floodplains. While the overall extent of mapped flood hazard areas is smaller than in low-lying coastal cities, several hundred residents and millions of dollars in structures are at risk. Future redevelopment and infill in these areas will require compliance with FEMA standards, finished floor elevation requirements, and stormwater management investments to reduce localized flooding.

Liquefaction Hazards: The valley floor of Scotts Valley is underlain by alluvial soils with moderate to high liquefaction susceptibility, particularly in neighborhoods near Bean Creek, Carbonera Creek, and Scotts Valley Drive. Exposure estimates indicate that more than one-third of the city's parcels and residents lie within liquefaction hazard zones. A major earthquake could result in structural settlement, pipeline rupture, and damage to roadways. Future development in these areas must incorporate geotechnical investigations, soil stabilization measures, and resilient utility design to mitigate earthquake-induced ground failure.

Drought: Scotts Valley relies heavily on local groundwater for its water supply, with no imported surface water connections. This reliance places the community at elevated risk during drought cycles, which are expected to worsen with climate change. Growth will place additional demand on the groundwater basin, which is already stressed by overdraft and limited recharge. To address this, the Scotts Valley Water District has invested in recycled water infrastructure, conservation programs, and public outreach, but new development will need to integrate water-efficient design, drought-tolerant landscaping, and expanded recycled water use to maintain long-term supply reliability.

If limited development occurs within a hazard area, municipal codes will mandate measures to mitigate impacts and minimize potential losses from hazard events. To ensure community safety, emergency and evacuation planning must account for local demographics, such as the prevalence of seniors, and for anticipated local impacts, such as service interruptions and restricted access. As such, the city's anticipated growth (or lack thereof) is not expected to significantly increase its vulnerability to the identified priority hazards.

2.5.4 Hazard Problem Statements

As part of the mitigation action identification process, the internal planning group for each jurisdiction identified areas of concern (aka problem statements) for their respective facilities based on the risk assessment and vulnerability analysis. Problem statements focused on the impact, victim, and the threat that the hazard could create in the jurisdiction, as described in Table 2-13 Identifying common issues and weaknesses through these problem statements assisted the planning group in understanding the realm of resources needed for mitigation.

The goal is to have at least one mitigation action for every problem statement. Projects or actions have been developed to mitigate each problem identified. See Table 2-15 for a full list of mitigation actions and corresponding problem statements that they address. Each problem statement is coded with a problem number for cross-referencing between Table 2-13 and Table 2-15.

Table 2-13: City of Scotts Valley Hazard Problem Statements

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Climate Change		Victim	ps-CC-SVL-01	Seniors, renters, and households with limited English proficiency may be left out of climate adaptation planning or early warnings, increasing their risk during compounding, climate-driven hazard events.	ma-CC-SVL-01
Climate Change		Victim	ps-CC-SVL-02	Outdoor workers, children, and residents with health sensitivities are increasingly exposed to health risks from climate-driven extremes like wildfire smoke, poor air quality, and longer heatwaves.	ma-CC-RCD-01
Climate Change		Impact	ps-CC-SVL-03	Climate change amplifies impacts on critical facilities, infrastructure, and services, especially when multiple hazards (e.g., wildfire + heavy rain + landslide) occur in close succession.	ma-CC-SVL-01
Climate Change		Threat	ps-CC-SVL-04	Scotts Valley is projected to experience increasing frequency, intensity, and overlap of natural hazards as climate change progresses and currently lacks a formal climate resilience strategy that integrates adaptation planning into everyday operations.	ma-CC-SVL-01, ma-AH-RCD-02
Drought		Victim	ps-DR-SVL-01	Low-income households and renters in Scotts Valley may face disproportionate impacts from water use restrictions or rising utility costs during droughts, due to limited financial flexibility and lack of alternative water sources.	ma-DR-SVL-01

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Drought		Victim	ps-DR-SVL-02	Residents dependent on private wells or older plumbing systems may experience water availability or quality issues during prolonged drought, particularly in hillside and outlying areas.	ma-DR-CBC-03
Drought		Impact	ps-DR-SVL-03	Drought conditions limit the City?s ability to maintain recreational facilities and urban landscaping and places strain on the limited water supply, which reduces resilience for firefighting use and can lead to economic, quality-of-life, and public health impacts.	ma-DR-CBC-01
Drought		Threat	ps-DR-SVL-04	Reliance on the Santa Margarita Groundwater Basin heightens the city?s drought vulnerability, limiting flexibility in prolonged dry years and reducing water availability, and climate change is expected to increase the frequency, severity, and duration of droughts in Scotts Valley, placing long-term stress on water resources and reducing reliability.	ma-DR-PVW-02
Extreme Heat		Victim	ps-EH-SVL-01	Elderly residents and individuals with underlying health conditions are vulnerable to heat-related illness, especially those living alone or in homes without air conditioning or access to cooling centers.	ma-ET-CPT-01
Extreme Heat		Victim	ps-EH-SVL-02	Low-income households may be unable to afford increased energy costs during high heat events or may avoid using cooling appliances, increasing health risks during prolonged heatwaves.	ma-ET-CPT-01
Extreme Heat		Impact	ps-EH-SVL-03	Extreme heat increases demand on the electrical grid, risking brownouts and limiting the City?s ability to maintain essential services and indoor safety, particularly in public buildings or medical facilities.	ma-EH-SCC-01
Extreme Heat		Impact	ps-EH-SVL-04	Sustained high temperatures affect public health, school attendance, and outdoor recreational programming, impacting vulnerable populations and limiting community access to services.	ma-AH-SCC-03

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Extreme Heat		Threat	ps-EH-SVL-05	The number of extreme heat days is increasing in Scotts Valley due to climate change, with longer and more frequent heatwaves projected for inland areas, and the City lacks a formal heat emergency response plan for opening cooling centers and reaching at-risk populations.	ma-EH-WTS-01, ma-AH-WTS-01
Earthquake		Victim	ps-EQ-SVL-01	Renters, mobile home residents, and others with limited financial resources may lack earthquake insurance, emergency supplies, or the ability to recover from earthquake-related displacement or property damage.	ma-EQ-SCC-02, ma-EQ-CPT-04
Earthquake		Impact	ps-EQ-SVL-02	A major earthquake could severely damage the City?s highly vulnerable wastewater treatment plant, leading to regional service disruptions and potential environmental contamination.	ma-EQ-SVW-03
Earthquake		Impact	ps-EQ-SVL-03	Earthquake-induced shaking and ground deformation may damage critical lifeline infrastructure, including utilities and access routes such as Highway 17 and the Granite Creek and Mt Hermon bridges, isolating parts of the community, hindering emergency response during and after a seismic event, and compounding public health and safety challenges.	ma-EQ-CPT-03, ma-EQ-SVL-01
Earthquake		Threat	ps-EQ-SVL-04	Older residential structures and critical facilities in Scotts Valley are at elevated risk of structural failure during an earthquake and the City lacks a complete inventory of unreinforced masonry or soft-story buildings, leaving many potentially vulnerable structures unidentified and unretrofitted. City Hall and Police Department facilities may not be fully seismically retrofitted, jeopardizing continuity of operations and emergency response functions.	ma-EQ-CPT-01, ma-EQ-CPT-02, ma-EQ-SVL-03, ma-EQ-WTS-01
Earthquake		Threat	ps-EQ-SVL-05	Scotts Valley is located near active regional fault zones, including the San Andreas Fault, and is susceptible to strong ground shaking, with areas of soft alluvial soil posing elevated liquefaction and structural instability risks.	ma-EQ-SCC-01

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Flood		Victim	ps-FL-SVL-01	Renters and mobile home park residents may lack adequate flood insurance or savings to recover from even moderate flooding, making them more vulnerable to long-term housing instability.	ma-FL-PVW-03
Flood		Impact	ps-FL-SVL-02	Residents in low-lying neighborhoods near Carbonera Creek and its tributaries face recurring flood risk, including property damage and access disruption, particularly in older developments with limited flood protections.	ma-FL-SVL-01
Flood		Impact	ps-FL-SVL-03	Critical infrastructure such as pump stations and storm drain and sewer collection systems are at risk of damage or failure during flood events, jeopardizing water quality and community functionality. Flooding of the sewer system can also exceed capacity at the wastewater treatment plan, resulting in spills and environmental contamination.	ma-FL-SCC-06
Flood		Threat	ps-FL-SVL-04	Flooding along Carbonera Creek and other waterways is expected to increase in frequency and intensity due to climate change-driven atmospheric river events and shifting precipitation patterns.	ma-FL-WTS-01
Flood		Threat	ps-FL-SVL-05	The City?s flood hazard mapping and stormwater capacity assessments are outdated or incomplete, hindering proactive floodplain management and capital improvement planning. Outdated hydrology modeling in Storm Drain Master Plan limits proactive CIP prioritization.	ma-FL-CPT-02
Severe Weather	Heavy Rain	Impact	ps-HR-SVL-01	Heavy rainfall overwhelms culverts, the sewer collection system, and aging stormwater infrastructure, leading to flooding, erosion, road closures, and property damage, especially in low-lying areas and near drainage pinch points. Inflow and infiltration during into the sewer system during heavy rain can also exceed capacity at the wastewater treatment plan, resulting in spills and environmental contamination.	ma-HR-SVL-02
Severe Weather	Heavy Rain	Impact	ps-HR-SVL-02	Sediment and debris from upstream erosion during heavy rainfall events can clog storm drains and creeks, increasing localized flooding severity and straining maintenance resources.	ma-HR-WTS-01

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Severe Weather	High Wind	Victim	ps-HW-SVL-01	Low-income residents, renters, and those living in mobile homes and older buildings with aging roofs are more vulnerable to damage during high wind events, with limited resources for emergency repairs.	ma-HW-WTS-01
Severe Weather	High Wind	Impact	ps-HW-SVL-02	High winds have caused tree falls, road blockages, and damage to power infrastructure, resulting in extended outages and emergency response delays in Scotts Valley neighborhood.	ma-HW-SVL-01
Severe Weather	High Wind	Threat	ps-HW-SVL-03	Vegetation management and utility hardening are inconsistent across public and private property, increasing vulnerability to wind-driven outages and damage, especially near schools and evacuation routes.	ma-HW-WTS-01
Slope Failure		Victim	ps-SF-SVL-01	Renters and property owners with limited resources may be unable or unwilling to address slope instability on private land, increasing their risk and overall community vulnerability.	ma-SF-SVL-02
Slope Failure		Impact	ps-SF-SVL-02	Slope failures and debris flows can damage critical infrastructure such as storm drains, roadways, and culverts, leading to flooding, road closures, water quality degradation, and other public safety hazards during and after a triggering event.	ma-SF-SCC-01
Slope Failure		Threat	ps-SF-SVL-03	Residents living along steep hillsides and in areas near Granite Creek, Bean Creek, Green Hills, and other unstable slopes face increased risk of evacuation challenges and property damage during landslides or debris flows, especially during storms or after wildfire.	ma-SF-SCW-01
Slope Failure		Threat	ps-SF-SVL-04	Scotts Valley includes geologically sensitive areas highly prone to slope failure when saturated or disturbed and lacks a fully updated slope stability inventory and long-term slope monitoring program, limiting the ability to proactively address chronic slope hazards and prioritize capital investments.	ma-SF-SVL-01, ma-SF-SCC-01
Severe Weather		Victim	ps-SW-SVL-01	Elderly residents and those with limited mobility may experience health and safety impacts during prolonged power outages and other storm-induced service disruptions.	ma-SW-SCC-02

Hazard	Sub-Hazard	Area of Concern	Problem IS	Description	Related Mitigation Actions
Severe Weather		Threat	ps-SW-SVL-02	Scotts Valley experiences increasingly intense winter storms and atmospheric river events, with frequent red flag and high wind advisories and projected increases in rainstorm intensity under future climate scenarios.	ma-SW-CBC-02
Wildfire		Victim	ps-WF-SVL-01	Scotts Valley neighborhoods located in and around WUI areas, such as Granite Creek and Mount Hermon, are home to vulnerable populations?especially seniors and families?who face evacuation challenges due to limited ingress/egress and past wildfire impacts.	ma-WF-WTS-02
Wildfire		Impact	ps-WF-SVL-02	Post-wildfire recovery is hampered by funding gaps, landowner resistance, and the lack of streamlined restoration processes on private property, complicating erosion control and replanting efforts.	ma-WF-SCC-06, ma-WF-SVL-03
Wildfire		Threat	ps-WF-SVL-03	Privately maintained roads and parcels often have reduced vegetation management and inconsistent defensible space, increasing vulnerability to fast-spreading wildfire and limiting emergency response access.	ma-WF-SCC-09
Wildfire		Threat	ps-WF-SVL-04	Wildfire threatens critical infrastructure, including pump stations, the wastewater treatment plant, and community centers like the Sky Park staging area, many of which lie near or within high fire hazard severity zones.	ma-WF-SVL-02, ma-WF-SCW-01
Wildfire		Threat	ps-WF-SVL-05	Scotts Valley faces increasing wildfire risk from hotter, drier weather conditions, dense vegetation in surrounding open space areas, and lack of consistent defensible space practices.	ma-WF-SVL-01, ma-WF-SVL-02, ma-WF-SVW-01, ma-WF-RCD-02

2.5.4.1 Climate Change Impacts & Vulnerable Populations

The City of Scotts Valley's vulnerable populations face increasing risks from climate change–driven hazards, including drought, flooding, wildfire, slope failure, and extreme weather. Certain residents, such as seniors, renters, mobile home residents, low-income households, individuals with limited English proficiency, outdoor workers, and those with health sensitivities, are more likely to experience disproportionate impacts due to barriers in resources, mobility, housing conditions, or access to emergency information. Vulnerability is not uniform; residents may be more at risk from one hazard, such as wildfire smoke or slope failure, but less impacted by another.

Drought and Water Supply: Scotts Valley relies on the Santa Margarita Groundwater Basin, a limited and climate-sensitive resource. Prolonged droughts strain this supply, increasing risks of water scarcity, higher utility costs, and reduced firefighting capacity. Low-income households, renters, and residents dependent on private wells are particularly vulnerable, as they often lack the financial means to adapt to restrictions, repair infrastructure, or install water-saving improvements.

Flooding and Heavy Rain: Low-lying neighborhoods near Carbonera Creek and its tributaries face recurring flood risks that may damage property, disrupt access, and overwhelm stormwater and sewer systems. Heavy rain events can also cause inflow and infiltration at the wastewater treatment plant, leading to spills and environmental hazards. Renters and mobile home park residents are especially vulnerable, as they may lack flood insurance or the resources needed for recovery.

Earthquake and Seismic Hazards: Scotts Valley is located near the San Andreas Fault and other active fault systems, leaving residents and critical infrastructure highly vulnerable to seismic shaking. Mobile homes, older residential structures, and public facilities such as City Hall and the Police Department may be structurally at risk, particularly in liquefaction zones. Renters and low-income households face additional challenges due to low rates of earthquake insurance and limited capacity to retrofit structures or recover from damage.

Extreme Heat and Severe Weather: Scotts Valley is expected to experience more frequent and prolonged heatwaves. Seniors, individuals with health conditions, and low-income households without access to cooling systems are especially at risk of heat-related illness. Power outages during high heat or storm events further endanger those dependent on medical equipment. Extreme weather events, including high winds and atmospheric river storms, have historically caused widespread outages, blocked roads, and disrupted emergency response, placing vulnerable residents at greater risk of isolation.

Slope Failure and Landslides: Steep hillsides and geologically sensitive areas near Granite Creek, Bean Creek, and Green Hills are prone to slope failures and debris flows during intense rainfall. Such events can block critical roads, damage infrastructure, and isolate neighborhoods. Renters and households with limited resources often lack the means to stabilize slopes on private property, further increasing risk.

Wildfire and the Wildland Urban Interface (WUI): Scotts Valley is surrounded by wildland fuels and neighborhoods located within the WUI, such as Granite Creek and Mount Hermon, face elevated wildfire risk. Seniors, families, and households with limited mobility may face challenges evacuating due to constrained ingress and egress routes. Wildfire also threatens critical infrastructure including the wastewater treatment plant and pump stations. Post-wildfire recovery is further complicated by limited funding, landowner resistance, and inconsistent vegetation management practices on private lands.

The cascading effects of climate change will intensify these hazards and disproportionately impact Scotts Valley's vulnerable populations. Addressing these risks requires targeted strategies that prioritize resilient infrastructure, equitable access to emergency communication, proactive planning for vulnerable populations, and long-term adaptation measures to strengthen community-wide resilience.

2.6 Mitigation Strategy

This section provides the framework for how the City of Scotts Valley will reduce hazard risk within its jurisdiction while supporting the broader goals of the Santa Cruz County MJHMP. It includes an overview of existing capabilities, opportunities to strengthen resilience, and the City's prioritized mitigation actions. Together, these elements demonstrate how Scotts Valley integrates hazard awareness into its planning and development processes while contributing to a coordinated countywide approach.

Within the Santa Cruz County MJHMP, the mitigation strategy serves as the roadmap for future hazard mitigation efforts. For Scotts Valley, the strategy outlined in this annex reflects the outcomes of the countywide planning process while also addressing the city's unique risks, priorities, and community needs. The strategy is designed to reduce vulnerabilities identified in the risk assessment, including the problem statements developed for flooding, earthquakes and liquefaction, slope failure, wildfire, drought, severe storms, extreme heat, and climate change.

Mitigation actions identified in this annex include both policy-based and project-based initiatives, with an emphasis on integrating resilience into land use planning, infrastructure investments, and community programs. Actions are structured to align with FEMA's requirements and to coordinate with existing city, county, and regional planning mechanisms. Each action identifies responsible parties, potential funding sources, and the resources needed for implementation.

For Scotts Valley, this strategy provides a framework for strengthening resilience by combining city-led initiatives, such as infrastructure improvements, building code enforcement, and community preparedness, with regional coordination through the MJHMP. By advancing these efforts in alignment with the General Plan and other local planning documents, Scotts Valley enhances its ability to reduce hazard risk while supporting long-term community safety, sustainability, and economic stability.

The subsections that follow describe these elements in detail:

- **Section 2.6.1 Aligning Action Planning** with Capabilities provides a summary of the City's capacity to address natural hazards.
- **Section 2.6.3 Mitigation Action Plan** presents Scotts Valley's prioritized actions to guide implementation in coordination with countywide strategies.

2.6.1 Aligning the Action Plan

This section connects the Scotts Valley's mitigation actions with its existing capabilities and areas for growth. Capability assessments are a required element of hazard mitigation planning under the Disaster Mitigation Act of 2000 and FEMA's 2023 guidance, ensuring that actions are realistic, achievable, and aligned with available resources.

The section begins with a summary of the Scotts Valley's capabilities across four areas: planning and regulatory, administrative and technical, fiscal, and education and outreach. This overview highlights the

tools and strengths that the city already uses to reduce hazard risk. The section then provides a detailed analysis of each capability area, identifying both current practices and opportunities to expand resilience.

2.6.1.1 Capabilities & Opportunities Assessment

To develop a realistic and actionable mitigation strategy, it must account for existing jurisdictional capabilities and what future opportunities there are to enhance those capabilities for purposes of hazard mitigation. This section provides an assessment of the City of Scotts Valley's existing capabilities and future opportunities, including planning and regulatory, administrative and technical, fiscal, and public outreach and education capabilities. This assessment also identifies opportunities to integrate this MJHMP into future planning, policies, or programs to weave mitigation efforts into daily operations and address hazard problems wholistically. Capabilities are categorized into four groups and include various mechanisms.

- **Planning and Regulatory Capabilities:** Existing long-range plans, emergency response plans, hazard-specific plans, land use policies, and building and development standards.
- **Administrative and Technical Capabilities:** Available expertise in emergency services, engineering, grant management, and community planning.
- **Fiscal Capabilities:** Budgetary capacity, taxing authority, grants, and other funding mechanisms that can support mitigation projects.
- **Outreach and Education Capabilities:** Existing programs for providing technical assistance, community education, public warnings, and stakeholder engagement.

A full description of the process used to develop the capabilities assessment is provided in Volume 1, Section 2.3.3.

This capabilities and opportunities assessment for Scotts Valley lists the various types of capabilities along with how they have been, currently are, or will in the future be integrated into hazard mitigation planning efforts. The three "HMP Integration" columns that identify the capability's status and usage are color-coded with green, yellow, or orange shading to communicate the following:

- **Status:** If the capability is present at all and what level of use it has generally.
- **Current Mitigation Use:** If the capability is currently being used in mitigation efforts, specifically, and at what level.
- **Future Opportunity:** If there is a future opportunity to integrate the capability into mitigation efforts and at what level.

Planning & Regulatory Capabilities

Scotts Valley maintains a robust set of planning and regulatory tools that guide development while addressing hazard risks. The city adopts the California Building Code (CBC) and related codes through Municipal Code Title 15, ensuring that new construction meets stringent seismic, fire, and life-safety standards. Additional hazard-related development standards are included in local ordinances, such as Title 17 (Zoning Ordinance), which restricts high-risk hillside development, and floodplain regulations requiring finished floor elevations above base flood elevations for structures near Bean Creek and Carbonera Creek.

Hazard-specific ordinances supplement these rules by requiring defensible space in wildfire-prone areas and erosion control in steep terrain. Scotts Valley's Growth Management Ordinance, referenced in the 2023 General Plan, further limits sprawl and ensures that development occurs within infrastructure and hazard-mitigation capacity.

Future integration of the MJHMP will occur through various processes and mechanisms outlined across multiple mitigation actions (TABLE). Key opportunities for future hazard mitigation integration with the city's existing planning mechanisms are in updating the Stormwater Mast Plan to reflect new climate models and future flood risk (ma-HR-SVL-02) and to develop a cross-hazard climate adaptation and resilience strategy that incorporates mitigation measures into everyday city operations (ma-CC-SVL-01).

Administrative & Technical Capacity

The city has technical expertise across multiple departments, including planning, public works, and emergency management. Plan reviews are conducted to enforce hazard-related standards, while the Public Works Department oversees grading, stormwater, and drainage systems. The city partners closely with the Scotts Valley Fire Protection District for wildfire mitigation, fire-safe building reviews, and public education. While staffing is lean compared to larger jurisdictions, Scotts Valley leverages partnerships with regional agencies and consultants to supplement capacity for geotechnical, environmental, and hazard-specific assessments.

Warning Systems & Services

The City of Scotts Valley relies heavily on the regional emergency alert and warning infrastructure coordinated by County OR3. The CruzAware system serves as the city's primary platform for hazard alerts, providing residents with real-time notifications by text, phone, or email. CruzAware issues warnings for a broad range of hazards including floods, wildfires, geological hazards, and severe weather events, ensuring consistency across the countywide emergency management framework.

Although the City does not operate its own independent warning system, it actively supports dissemination of alerts through city-managed communication channels. This includes integration with the city's website, social media platforms (Facebook, Instagram, and Twitter/X), and coordination with the Fire and Police Departments, which amplify urgent messages during emergencies. The city also maintains a strong relationship with the National Weather Service Monterey Office, which provides storm forecasts, flood warnings, and coastal hazard alerts specific to the region.

Scotts Valley's emergency warning capacity is strengthened through participation in countywide systems, but there remain opportunities for expansion. For example, the city does not currently participate in FEMA's StormReady program, though Santa Cruz County has achieved StormReady and TsunamiReady status.

Fiscal Capabilities

Scotts Valley funds hazard reduction and resilience projects primarily through its CIP, which allocates resources for storm drain repairs, slope stabilization, and modernization of the wastewater treatment plant. The 2024–2029 CIP includes projects that directly reduce hazard vulnerability, such as culvert replacements and erosion control initiatives. Grant funding through FEMA's Hazard Mitigation Assistance programs and state sources also supplements the city's limited general fund, ensuring progress on resilience-focused capital projects.

Education & Outreach Capabilities

Public education and engagement are central to Scotts Valley's hazard reduction strategy. The city partners with the Scotts Valley Fire Protection District to deliver wildfire preparedness outreach, including community workshops and defensible space campaigns. Educational initiatives under the Storm Water Management Program target homeowners, businesses, and schools with materials on pollution prevention, drainage maintenance, and flood awareness. Outreach is further supported through city communications, social media, and partnerships with the Scotts Valley Water District to promote drought awareness and water conservation.

CAPABILITY ASSESSMENT LEGEND

HMP Integration

Status	Current Mitigation Use	Future Opportunity
Currently in use or present.	Used widely for mitigation.	Opportunity to expand and integrate.
(Sort of) Seldomly used or limited presence.	Limited use in mitigation planning.	Limited opportunity to expand and integrate.
(No) Not present or available.	Not used in mitigation planning.	No opportunity to expand or integrate.

Table 2-14: City of Scotts Valley Capabilities Assessment

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Planning and Regulatory Capabilities				
Construction and Future Development Regulations				
Building Codes				City Municipal Code Title 15 adopting the 2022 California Building Code (Part 2 of Title 24 of the California Code of Regulations)

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Hazard-Related Development Standards				
Zoning Ordinance				City Municipal Code Title 17, Zoning
Hazard-Specific Ordinance				City Municipal Code contains hazard-specific chapters, including 15.06, Excavation, Grading, Erosion and Sediment Control; 15.16 Flood Damage Prevention; 16.40, Soils Report; 17.40 HR Hillside Residential District; and 17.43 FW Floodway District
Growth Management Ordinance				2023 General Plan, Land Use Element, establishes growth management policies
Hazard Reduction Programs (Annually Conducted)				
Capital Improvements Program (CIP) or Plan				2024-2029 CIP allocates funds for infrastructure resilience, storm drain upgrades, and road stabilization
Erosion/Sediment Control Program				Regulated under City Municipal Code Chapter 15.06, Excavation, Grading, Erosion and Sediment Control
Hazard-Related Public Outreach Program				Partners with Scotts Valley Fire Protection District and Fire Safe Council to conduct outreach via multiple programs related to emergency preparedness, wildfire mitigation, and water conservation
Urban Water Management Plan				Not a water provider; however, Scotts Valley Water District (SVWD) maintains an Urban Water Management Plan for the City
Stormwater Management Program (Annual Inspections)				Covered under Phase II MS4 Permit; annual inspections conducted per NPDES reporting requirements
Seismic Safety Program (Non-structural)				No formal seismic safety or non-structural program currently; building safety follows minimum state regulations
Earthquake Modernization Plan (Building Safety)				No inventory or soft story retrofit program in place for unreinforced masonry or seismic hazards; building safety follows minimum state regulations
Hazard Plans				
General Plan Safety Element				Adopted 2023 General Plan Safety Element covers wildfire, flood, earthquake, landslide, and climate hazard considerations
Site Plan Review Requirements				Required under City Municipal Code Title 17, Zoning
General Plan Environmental Justice Element				No standalone element, but environmental justice goals are addressed under Housing and Land Use Elements
Community Wildfire Protection Plan (CWPP)				Covered under 2022 Santa Cruz County CWPP

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Economic Development Plan				Adopted 2023 General Plan Economic Element addresses employment, business attraction and retention, and fiscal stability
Floodplain Management Plan				No formal plan, but City Municipal Code Chapters 15.16 Flood Damage Prevention and 17.43 FW Floodway District apply floodplain development standards
Stormwater Management Plan				Adopted 2018 Storm Drain Master Plan studies and identifies high-priority capital improvement projects for stormwater infrastructure
Emergency Operations Plan				Adopted 2015 EOP; participates in the Santa Cruz County Operational Area Plan
Climate Action Plan				No formal plan, but 2023 General Plan Land Use, Safety & Noise, and Open Space & Conservation Elements address climate goals and policies
Climate Vulnerability Assessment				No city-specific plan, but covered under 2022 Santa Cruz County Climate Vulnerability Technical Compendium
Urban Greening Plan				No formal plan, but City Municipal Code Section 17.44.080 establishes tree protection regulations
Ground Water Management Planning / Plans				Not a water provider; however, Scotts Valley Water District (SVWD) participates in the Santa Margarita Groundwater Agency for SGMA compliance
National Flood Protection Program (NFIP)				
Floodplain Management Regulations				City Municipal Code Chapters 15.16 Flood Damage Prevention and 17.43 FW Floodway District apply floodplain development standards in accordance with NFIP minimums
Flood Insurance Education and Technical Assist.				Provided informally through city planning and building staff on request; future opportunity
Flood Insurance Study				Effective FEMA FIS adopted by reference in City Municipal Code Chapter 15.16, Flood Damage Prevention
Elevation Certificates				Maintained by Building Department
Flood Hazard Mapping / Re-Mapping				Effective FEMA FIRMs adopted by reference in City Municipal Code Chapter 15.16, Flood Damage Prevention
Community Rating System (CRS)				Does not currently participate; future opportunity
Administrative and Technical				
Community Planning and Development Services				
Community Planner				Staff in Planning Department
Planner/Engineer (Land Development)				Staff in Public Works Department
Engineer/Professional (Construction)				Staff in Public Works Department

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Planner/Engineer/Scientist (Natural Hazards)				No dedicated hazard scientist, but planning and public works staff review hazard risk and environmental compliance for new development
Transportation Planner				No dedicated staff, but Public Works Department performs transportation planning in coordination with regional agencies
Resiliency Planner				No dedicated staff
Building Official (Full time or Augmented)				Building Official housed in Building Department
Floodplain Administrator				City Manager is the designated Floodplain Administrator
Fire Marshal				Scotts Valley Fire Protection District (SVFPD), Fire Prevention Division, conducts development reviews and inspections
Dedicated Public Outreach Personnel				No dedicated staff, but outreach conducted by City Manager's office and departments
GIS Specialist and Capability				No dedicated staff: GIS functions are cross trained under various departments
Emergency Manager				City Manager is the designated Director of Emergency Services
Dedicated Grant Manager, Writer, or Specialist				No dedicated staff: however, staff in various departments manage grants as needed
Other	N/A	N/A	N/A	
Warning Systems and Services				
General				Participates in Santa Cruz County's regional emergency alert system CruzAware and uses Community Connect through SVFPD for additional notifications and assistance during emergencies
Flood				CruzAware alerts and Community Connect
Tornado				CruzAware alerts and Community Connect
Wildfire				CruzAware alerts and Community Connect
Geological Hazards				CruzAware alerts and Community Connect
Fiscal Capabilities				
Financial Resources (for Hazard Mitigation)				
Levy Taxes for Specific Purposes				Can levy special taxes via voter approval (e.g., Measure D for transportation projects)
Utilities Fees				Collected by City for sewer
Benefit Assessments				Not currently, future opportunity
Community Development Block Grants (CDBG)				Participates in federal CDBG programs for economic development
System Development Fee				Development impact fees are levied per project for infrastructure including fire, traffic, and sewer.
General Obligation Bonds to Incur Debt				Bond issuance is authorized but not currently used for hazard mitigation

Resource	HMP Integration: Status	HMP Integration: Current Mitigation Use	HMP Integration: Future Opportunity	Notes / Additional Detail
Special Tax Bonds to Incur Debt				No special tax bonds for hazard mitigation
Withheld Spending in Hazard-Prone Areas				No formal policies, but development is constrained in high-risk zones via zoning and development standards (e.g., floodplain)
Stormwater Service Fees				Fees collected under Stormwater Utility Program to support maintenance and improvements per MS4 permit compliance
Capital Improvement Project Funding				2024-2029 CIP allocates funds for infrastructure resilience, storm drain upgrades, and road stabilization
Education / Outreach Capabilities				
Education/Outreach Resources				
Website Dedicated to Hazard Topics				Emergency preparedness and hazard-specific webpages under Public Works and Police Departments and SVFPD; opportunity to centralize content
Dedicated Social Media				Facebook and Twitter accounts are used for emergency preparedness information and hazard alerts
Local Citizen Groups That Communicate Hazard Risks				Fire Safe Council of Santa Cruz County; other partner organizations like SVFPD conduct outreach
Hazard Info. Avail. at Library/ Planning Desk				Not currently, future opportunity
Annual Public Safety Events				Police Department and SVFPD host National Night Out, school visits, station tours, and other public safety activities
Ability to Field Public Tech. Assistance Requests				Requests related to hazard information, code enforcement, and stormwater handled via general service request system
Public Safety Newsletters or Printed Outreach				Limited seasonal outreach via flyers or mailers (e.g., storm prep), but no recurring hazard mitigation newsletter
Community Emergency Response Team (CERT)				Participates in Santa Cruz County CERT hosted through County OES with local training options
Fire Safe Councils				Covered by Fire Safe Council of Santa Cruz County
Firewise				Multiple Firewise neighborhoods within city limits
StormReady				City does not participate, but Santa Cruz County is both StormReady and TsunamiReady
Resource Conservation Districts				Resource Conservation District of Santa Cruz County supports groundwater recharge, fire fuel management, and climate education
Other	N/A	N/A	N/A	

2.6.2 City of Scotts Valley Mitigation Action Plan

Scotts Valley's mitigation actions were developed through a collaborative process informed by the updated risk assessment, local priorities, and extensive stakeholder engagement. The plan addresses the city's most significant hazards, including flooding, earthquakes, severe storms, drought, wildfire, extreme heat, and climate change. Each mitigation action is designed to align with FEMA's hazard mitigation guidance and the requirements of the Disaster Mitigation Act of 2000. Where appropriate, overlapping or redundant actions were consolidated into broader, more comprehensive strategies that improve clarity, increase feasibility, and strengthen regional coordination.

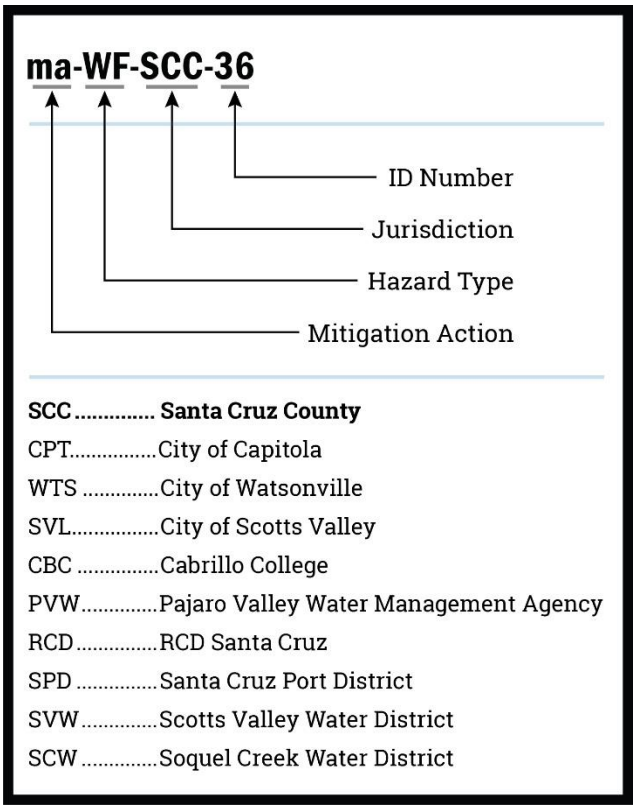


Figure 2-24: Mitigation Action Number Key

The mitigation action prioritization method used by all participating jurisdictions is described in Volume 1, Section 4. Each action specific to Scotts Valley is documented in Table 2-15, which identifies the responsible department, implementation timeframe, potential funding sources, and resources required to complete the action. Each action is also assigned a unique alphanumeric identifier (see Figure 2-24) that links the strategy to its associated hazard and supports consistent monitoring and reporting.

Scotts Valley's approach recognizes that some hazards are most effectively addressed through regional efforts. Flood protection, drought resilience, and wildfire risk reduction often extend beyond the city's boundaries and require collaboration with county, regional, and state partners. By aligning local actions with regional strategies, the city helps to consolidate resources, maximize funding opportunities, and ensure that mitigation projects achieve the greatest benefit for Scotts Valley and the wider Santa Cruz County community.

Collectively, these mitigation actions provide a roadmap for reducing hazard risk, protecting vulnerable populations, and strengthening the long-term resilience of Scotts Valley.

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Table 2-15: City of Scotts Valley Mitigation Action Plan

Hazard	Action ID	Action Title	Description	FEMA Mitigation Alternative	Timeline	Responsibility	Cost	Benefit	Internal Funding Source	External Funding Source	Priority (Based on Criteria)	Problems Addressed
All Hazard	**ma-AH-SVL-01**	All-Hazard Emergency Sheltering Plan	Develop formal procedures for activating and promoting emergency shelters with a focus on vulnerable groups, including identifying, retrofitting as needed, and creating operations plans for a variety of shelter types to address community needs during any potential hazard scenario.	PRV, PE&A	Medium 3-5 Years	City Parks + Fire District, County	Low	High	General Fund	EMPG/ HMA/ Cal OES/ Red Cross	High	ps-EQ-CBC-05, ps-CC-SVL-01, ps-CC-SVL-02, ps-EH-SVL-01, ps-EH-SVL-02, ps-EH-SVL-03, ps-EH-SVL-04, ps-EH-SVL-05, ps-SW-SVL-01
Climate Change	**ma-CC-SVL-01**	Climate Resilient Community Strategy	Develop a cross-hazard climate adaptation and resilience strategy that incorporates mitigation measures into everyday city operations using Cal-Adapt data and community input.	PRV	Medium 3-5 Years	City Planning and other departments	Low	Medium	General Fund	CA Natural Resources Agency/ NOAA	High	ps-CC-SVL-04, ps-CC-SVL-01, ps-CC-SVL-02, ps-CC-SVL-03, ps-DR-SVL-01, ps-DR-SVL-02, ps-DR-SVL-03, ps-DR-SVL-04, ps-EH-SVL-02, ps-EH-SVL-03, ps-EH-SVL-04, ps-EH-SVL-05, ps-FL-SVL-04, ps-HW-SVL-01, ps-SW-SVL-02, ps-WF-SVL-05
Drought	**ma-DR-SVL-01**	Water Conservation Program	Establish an incentive-based program that supports installation of xeriscaping, upgrades to low-flow plumbing fixtures, and other water conservation measures through outreach and education, tax credits, rebates, and other technical and financial assistance.	SP, PE&A	Short 1-3 Years	City Public Works + Scotts Valley Water District, County	High	High	General Fund	DWR/ SWRCB/ CPUC (Cal Public Util Commiss)	Medium	ps-DR-SVL-01, ps-CC-SVL-02, ps-CC-SVL-03, ps-DR-SVL-02, ps-DR-SVL-03, ps-DR-SVL-04
Earthquake	**ma-EQ-SVL-01**	WWTP Seismic Retrofit	Retrofit the WWTP to withstand seismic shaking and remain operational during an earthquake.	SP, PPRO	Long 5-10 Years	City Utilities	High	High	General Fund / Staff Time	HMGP/CWSRF/EPA	Medium	ps-EQ-SVL-02, ps-EQ-SVL-03, ps-EQ-SVW-01, ps-EQ-SVL-05
Earthquake	**ma-EQ-SVL-03**	Soft-Story & URM Retrofit Program	Inventory and create an incentivized retrofit program for soft-story and unreinforced masonry buildings citywide.	PRV, PPRO, PE&A	Short 1-3 Years	City Building	High	High	General Fund / Staff Time	HMA/Cal OES Earthquake Mitigation program	Medium	ps-EQ-SVL-04, ps-EQ-WTS-03, ps-EQ-WTS-07, ps-EQ-SVL-01, ps-EQ-SVL-05
Earthquake	**ma-EQ-SVL-02**	Lifeline Infrastructure Seismic Assessment	Assess seismic vulnerabilities of roads, utilities, and communication lines to prioritize mitigation investments.	PRV	Short 1-3 Years	City Public Works	Medium	Medium	General Fund / Staff Time	HMGP	High	ps-EQ-SVW-01, ps-EQ-SVL-03, ps-EQ-SVL-05
Flood	**ma-FL-SVL-01**	Drainage Improvements	Replace undersized culverts and enhance stormwater system capacity at key, low-lying intersections, along Bean Creek, and along Carbonera Creek, its tributaries, and adjacent low-lying roadways, including sediment and debris accumulation prevention measures.	PRV, SP	Medium 3-5 Years	City Public Works	High	High	General Fund / Staff Time	HMA/ PROP 1/CWSRF	Medium	ps-FL-SCC-01, ps-FL-SCC-04, ps-FL-SVL-02, ps-FL-CBC-05, ps-FL-SVL-01, ps-FL-SVL-03, ps-FL-SVL-04, ps-HR-SVL-01, ps-HR-SVL-02, ps-SW-SVL-02
Severe Weather (Heavy Rain)	**ma-HR-SVL-02**	Stormwater Master Plan Update	Update the stormwater plan to reflect new climate models, future flood risk, and capital needs.	PRV	Short 1-3 Years	City Planning and Public Works	Low	Medium	General Fund / Staff Time	SWGP (State Water Grant Program)/CWSRF	Medium	ps-HR-SVL-01, ps-FL-SVL-03, ps-FL-SVL-02, ps-FL-SVL-04, ps-FL-SVL-05, ps-HR-SVL-02, ps-SW-SVL-02
Severe Weather (High Wind)	**ma-HW-SVL-01**	Utility & Tree Hardening Initiative	Upgrade aging utility poles, underground utilities, and increase proactive tree trimming in public rights-of-way.	SP	Short 1-3 Years	City Public Works + PG&E	Medium	High	General Fund / Staff Time	Cal Energy Commission- CERRI/ HMGP/CAL FIRE	Low	ps-HW-SVL-02, ps-HW-SVL-03, ps-SW-SVL-02
Slope Failure	**ma-SF-SVL-01**	Slope Stability Inventory & Monitoring	Create an up-to-date slope hazard inventory to inform capital improvements, and install early warning sensors on high-risk slopes.	PRV	Short 1-3 Years	City Public Works and Planning	Medium	High	General Fund / Staff Time	HMGP/ USGS/ Cal OES HMA/ FMPRA	High	ps-SF-SVL-04, ps-SF-SCC-02, ps-CC-SVL-03, ps-SF-SVL-01, ps-SF-SVL-02, ps-SF-SVL-03, ps-SF-SVL-04
Slope Failure	**ma-SF-SVL-02**	Hillside Stabilization Support Program	Establish a technical and financial assistance program to support property owners in engineering and constructing slope stabilization and vegetation-based erosion control measures at key hillside sites.	PPRO, NRP, SP	Short 1-3 Years	City Public Works and Planning + County	High	High	General Fund / Staff Time	HMGP/ Cal OES/ USGS/ DWR	High	ps-SF-SVW-02, ps-SF-SVL-01, ps-SF-SVL-03, ps-SF-SVL-04

Hazard	Action ID	Action Title	Description	FEMA Mitigation Alternative	Timeline	Responsibility	Cost	Benefit	Internal Funding Source	External Funding Source	Priority (Based on Criteria)	Problems Addressed
Wildfire	**ma-WF-SVL-01**	Private Road Fuel Management Program	Partner with private road residents and HOAs to implement a cost-sharing defensible space and vegetation management program focused in areas of higher population (e.g., Lockhart Gulch, Bean Creek, and Blue Bonnet).	NRP	Short 1-3 Years	City Public Works + Fire District, Fire Safe Council	Medium	High	General Fund / Staff Time	Measure Q/ CAL FIRE/ HMGP/ CFSC (CA Fire Safe Council)/ CWDG (Comm Wildfire Defense Grant)/ PGE	High	ps-WF-SVL-05, ps-CC-SVL-02, ps-WF-SVL-01, ps-WF-SVL-02, ps-WF-SVL-03
Wildfire	**ma-WF-SVL-02**	Critical Facility Hardening	Establish and maintain defensible space around and implement structure hardening measures for critical facilities (e.g., pump stations, WWTP) and other public lands and assets in moderate to high fire zones to improve resistance to wildfire. This may include fuel management on public open space such as Glenwood Preserve and Sky Park.	NRP, SP, PPRO	Short 1-3 Years	City Public Works and Utilities	High	High	General Fund / Staff Time	HMA/ CAL FIRE/ USDA EWP/ CWDG/	High	ps-WF-SVL-04, ps-WF-SVL-05, ps-WF-SVW-01, ps-WF-WTS-02
Wildfire	**ma-WF-SVL-03**	Post-Fire Landscape Recovery & Resilience Program	Establish a post-fire recovery and landscape resilience program that can be implemented immediately following an event for hillside and burn-scarred areas and includes annual community outreach and education.	NRP, PE&A	Medium 3-5 Years	City Planning + RCD, Fire District	Medium	High	General Fund / Staff Time	Measure Q/ CAL FIRE/ HMGP/ CFSC (CA Fire Safe Council)/ CWDG (Comm Wildfire Defense Grant)/ PGE	High	ps-WF-SVL-02, ps-CC-SVL-02, ps-CC-SVL-03, ps-SF-SVL-02, ps-SF-SVL-04, ps-WF-SVL-03, ps-WF-SVL-05