Entrada South-Valencia Commerce Center
Water Supply Assessment

Water Resources and Watershed Committee Meeting
May 11, 2022
Item 3
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Presentation Outline

- Water Supply Planning Legal Overview
- SB 610 WSA Process and Requirements
- Project Description & Water Demands
- Available and Anticipated Water Supplies
- Review and Management of Demand and Water Supply Risks
- Review of SCV Water's Historical Operations
- Supply and Demand Comparisons
- Conclusions and Recommendations

Water Supply Planning Legal Overview

- Duty to Serve
- UWMP
- Water Supply Assessments
- Water Verifications
- Will Serve Letters

Duty to Serve

- SCV Water was created by a special act to provide water to Santa Clarita Valley at a reasonable cost and in a sustainable manner.

- If SCV Water has water available, it is obligated to provide water service upon request (subject to reasonable rules and regulations).

- New service moratorium can be implemented during water supply emergency situations, subject to the agency's discretion.

Development of Additional Supplies

- SCV Water is obligated to develop new and/or augment existing supplies to keep up with increasing demand, because that is a fundamental purpose of the agency. (*Turlock Irrigation Dist. v. Zanker)*. But it has considerable discretion in the development of those new supplies.

- Efforts to develop new supplies must be reasonable and within the scope of SCV Water's mandate to provide affordable and sustainable water.

- A potential water user does not possess any absolute right to water service. Potential water use is not a right without a firm commitment from the water supplier.

Urban Water Management Plan (UWMP)

- Foundational document for water supply planning (every 5 years).
- Purpose is to support long-term (20-25+ years) resource planning, to ensure adequate water supplies are available to meet existing and future demands, and to demonstrate reliability in normal, single dry, and multiple dry years, supported by substantial evidence that involves expectations, not certainties.
- Provides staff, the public, and elected officials with an understanding of past, current, and future water conditions and management. Incorporates projections of SWP water supply provided by DWR.
- Adopted UWMPs can be directly challenged by a petition for writ of mandate.

Water Supply Assessments (SB 610)

- The WSA statute (along with SB 221) is intended to better link land use decision-making and water supply availability and to increase communication and coordination between a water supplier and land use agency in connection with the approval of sizable developments.

- Unlike UWMPs, WSAs are project-specific analyses that are required when a city or county lead agency determines that a SB 610 project (containing 500 dwelling units or a similar-sized commercial project) is subject to CEQA.

Water Supply Assessments cont…

- WSAs answer the following question: whether the projected supplies available during normal, single-dry, and multiple dry years will meet the demand of the proposed project over at 20-year planning horizon, in addition to existing and planned future uses.

- The answer must be supported by substantial evidence, including but not limited to UWMPs (based on plans and estimates).

- Water suppliers are required to adopt a WSA (within 90 days of request). Failure to prepare a WSA subjects the Agency to a challenge by writ of mandamus.

Water Supply Assessments cont…

- If the water supplier concludes that water supplies are, or will be, insufficient, the water supplier "… shall provide to the city or county its plans for acquiring additional water supplies, setting forth the measures that are being undertaken to acquire and develop those water supplies." (Wat. Code § 10911.)

- An adopted WSA is not subject to direct legal challenge and can only be challenged as part of a CEQA action against the lead agency.

Water Verifications (SB 221)

- Triggered by approval of a development agreement or tentative map that includes a subdivision (residential development of 500+ units). WVs are project specific.

- Such approvals may not be granted unless a sufficient water supply will be available to serve the project over a 20-year planning projection including normal, single-dry and multiple-dry years, based on a WV supported by substantial evidence, including (not limited to) UWMP and WSA.

Water Verifications cont…

- Key difference between WSAs and WVs is that the “plans and estimates” developed under the WSA statute must be replaced with “firm assurances” of supply.

- WVs are not part of CEQA, and their sufficiency is subject to direct legal challenge.

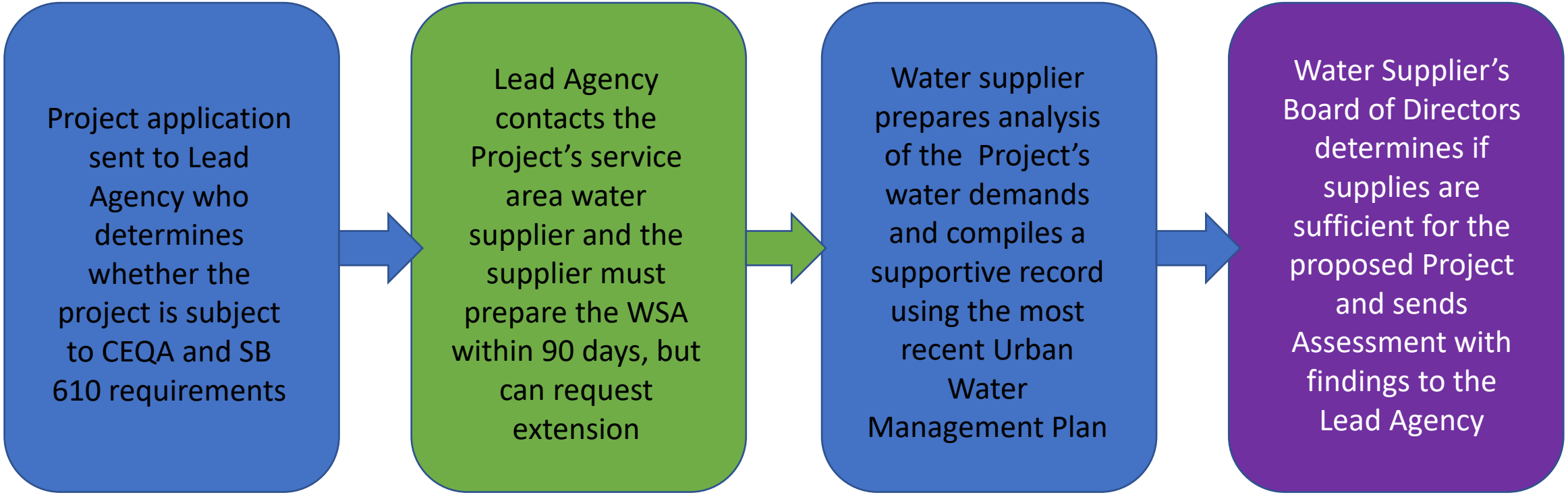
Will Serve Letters

- Before a land use authority will approve development or certain permits, it will usually require developers to obtain a will serve letter from the supplier to show there is water for the project (usually smaller than WSA and WV thresholds).

- Usually includes a representation by the supplier that a proposed development is within their service area, and, if the developer meets certain conditions, water service will be available.

- A will serve letter is usually not a contract, but can be, if it clearly manifests an intent to be bound, e.g., the parties to the contract and the subject matter must be specified, and a specific price and terms must be set.

SB 610 Water Supply Assessment Process



The SB 610 Water Supply Assessment

- Analyze the Project's water demand.
- Quantity of water received by Water Supplier in prior years from:
  - Water Supply Entitlements
  - Water Service Contracts
  - Groundwater
- WSA to show 20-year projected supply will meet demands
  - For normal, single dry and multiple dry years for the Project + existing and planned future uses.
  - Future planned supplies can be considered in projections
- Board of Directors is required to approve a WSA under Water Code

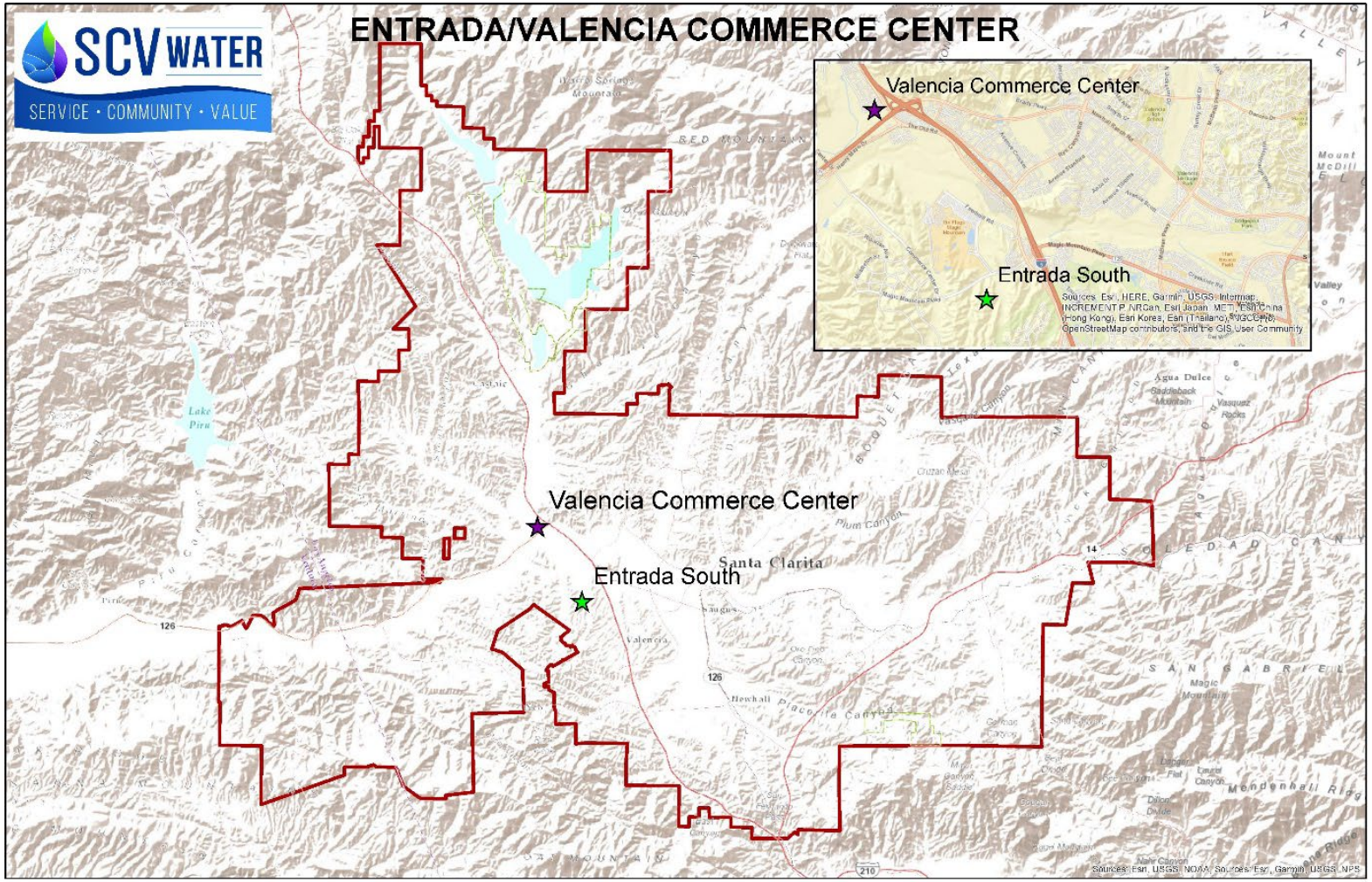
Entrada South Project Description

- The Project is within SCV Water's service area.
- The Project consists of:
  - 371 Multi-family detached residential units
  - 894 Multi-family attached residential units
  - 309 Mixed-use attached residential units
  - 582,000 sf of mixed-use commercial
  - 100 room hotel
  - Elementary school
  - 312.4 acres of recreational, arterial and open spaces

Valencia Commerce Center
Project Description

- The Project is within SCV Water's service area.
- The Project consists of:
  - 2,909,700 sf mixed-use office development
  - 490,300 sf of commercial retail and business park
  - 41.8 acres of irrigated slopes
  - 168 acres of open space

Project Location



Entrada South is located on the west side of The Old Road between Valencia Blvd. and Magic Mountain Parkway.

Valencia Commerce Center is located on the West side of The Old Road between Hwy 126 and Commerce Center Drive.

SB 610 Requirement:

Entrada South/VCC Demand Assessment Analysis

WATER DEMAND ESTIMATES - ENTRADA SOUTH AND VCC PROJECTS						
Project	Land Use	# of Units	Unit	Potable Demand (AFY)	Non-Potable Demand (AFY)	Total Demand (AFY)
Entrada	Low-Medium Density/ Multi-Family Detached	371	Dwelling Units	83	26	108
Entrada	Medium Density/ Multi-Family Attached	894	Dwelling Units	199	42	242
Entrada	High Density Mixed Use/ Multi-Family	309	Dwelling Units	69	4	73
Entrada	Mixed Use Retail	1.5	acres	1	1	2
Entrada	Mixed Use Office	52.5	acres	26	33	59
Entrada	Business Park Office	0	acres	1	0	1
Entrada	Hotel	5.6	acres	33	5	38
Entrada	Schools	10.3	acres	17	13	29
Entrada	Parks	8.3	acres	1	27	28
Entrada	Landscape Areas	4.1	acres	0	10	10
Entrada	Irrigated Slopes	53.7	acres	0	134	134
Entrada	Irrigated Open Space	15.5	acres	0	35	35
VCC	Mixed Use Office	101.3	acres	147	63	210
VCC	Commercial Retail	0.6	acres	4	0	4
VCC	Business Park Industrial	16.5	acres	100	10	111
VCC	Landscape Areas	0.5	acres	0	1	1
VCC	Irrigated Slopes	41.8	acres	0	105	105
				Total Average Year Demands (AFY)		1411
				Projected Single Dry Year Demands (AFY)		1496
				Projected Multiple-Dry Year Demands (AFY)		1439

Note: Totals reflect additional overwatering factor of 26.5% for residential and 25.6% for commercial uses and 3.77% climate change factor

Projected Recycled Water

RECYCLED WATER BALANCE CALCULATIONS						
Project	**Indoor Potable Demand (AFY)**	**Outdoor Potable Demand (AFY)**	**Non-Potable Demand (AFY)**	**Total Demand (AFY)**	**Makeup Demand (AFY)**	**Total Potable Demand (AFY)**
Entrada South	297	187	430	914	133	617
Valencia Commerce Center	255	7	234	496	-21	241
Totals	**552**	194	664	1411	112	**858**

Total potable water needed for Entrada South and VCC will be reduced by approximately 552 by recycling indoor potable supplies.

Water Supply Approach

- Project's WSA relies on current and future SCVWA water supply portfolio
- The WSA references the supply portfolio as described in the 2020 UWMP with modifications due to:
  - DWR's December 2021 Draft Delivery Capability Report
  - Modified schedules for the recovery of impacted well capacity due to PFAS, VOC and Perchlorate contamination

2021 SWP Delivery Capability Report

- Draft Report Issued December 31, 2021
- Uses Updated Model (CALSIM3) with longer hydrologic record
- Draft Report indicated reduction of average reliability from 58% to 56% and single dry-year from 7% to 5%
- Analysis was updated using currently available data

  - *Resulted in minor modifications to reliability tables*

Modified Schedule Well Restoration

- Saugus Well 201
  - On-line date deferred from 2022 to 2024
  - Accommodated installation and permitting for additional VOC treatment
- Saugus Well 205
  - On-line date deferred from 2022 to 2024
  - Currently in design for Perchlorate & VOC treatments
- PFAS impacted Alluvial Wells
  - Well supply of 15,270 AFY to return by 2025
  - Additional Well supply of 6,420 AFY to return by 2030

    - *Resulted in minor modifications to reliability tables*

Current Supply Portfolio

Current Supply	Amount (AFY)
SWP Table A Amount (single dry - normal)	4,760-53,300
Groundwater	
Alluvium	15,000-16,000
Saugus	7,500-15,000
Groundwater Banking Programs	
Semitropic	5,000
Rosedale-Rio Bravo	10,000
Transfers & Exchanges	
AVEK - 2 for 1 Exchange	5,174
UWCD - 2 for 1 Exchange	500
BV-RRB Transfer Agreement	11,000
Yuba Accord Water	1,000
Recycled Water	450

Future & Proposed Supplies

Planned Supplies	Amount (AFY)	Proposed On-Line Date
Future and Recovered Groundwater		
Saugus Wells 201 & 205	5,210	2025
Saugus Wells 3 & 4	8,060	2025
Saugus Wells 5 & 6	6,460	2027
Saugus Wells 7 & 8	6,460	2030
Recovered Alluvial Wells	21,690	2030
Recycled Water		
Phase 2 Projects	2,440	2023
FivePoint Westside Communities	5,174	2021-2043
Banking Programs		
Rosedale-RB Additional Extraction	10,000	2030
Semitropic - NLF	4,950	2035
Nickel Water - NLF	1,607	2035

Groundwater Quality

- Groundwater Quality Issues
  - Restoration of PFAS impacted wells
  - Restoration of perchlorate impacted wells
  - Permitting of additional Saugus wells
- Approach consistent with 2020 UWMP
  - Historical and Current Conditions Assessed
  - Treatment methods and scheduling identified
  - Permitting path documented

Climate Change

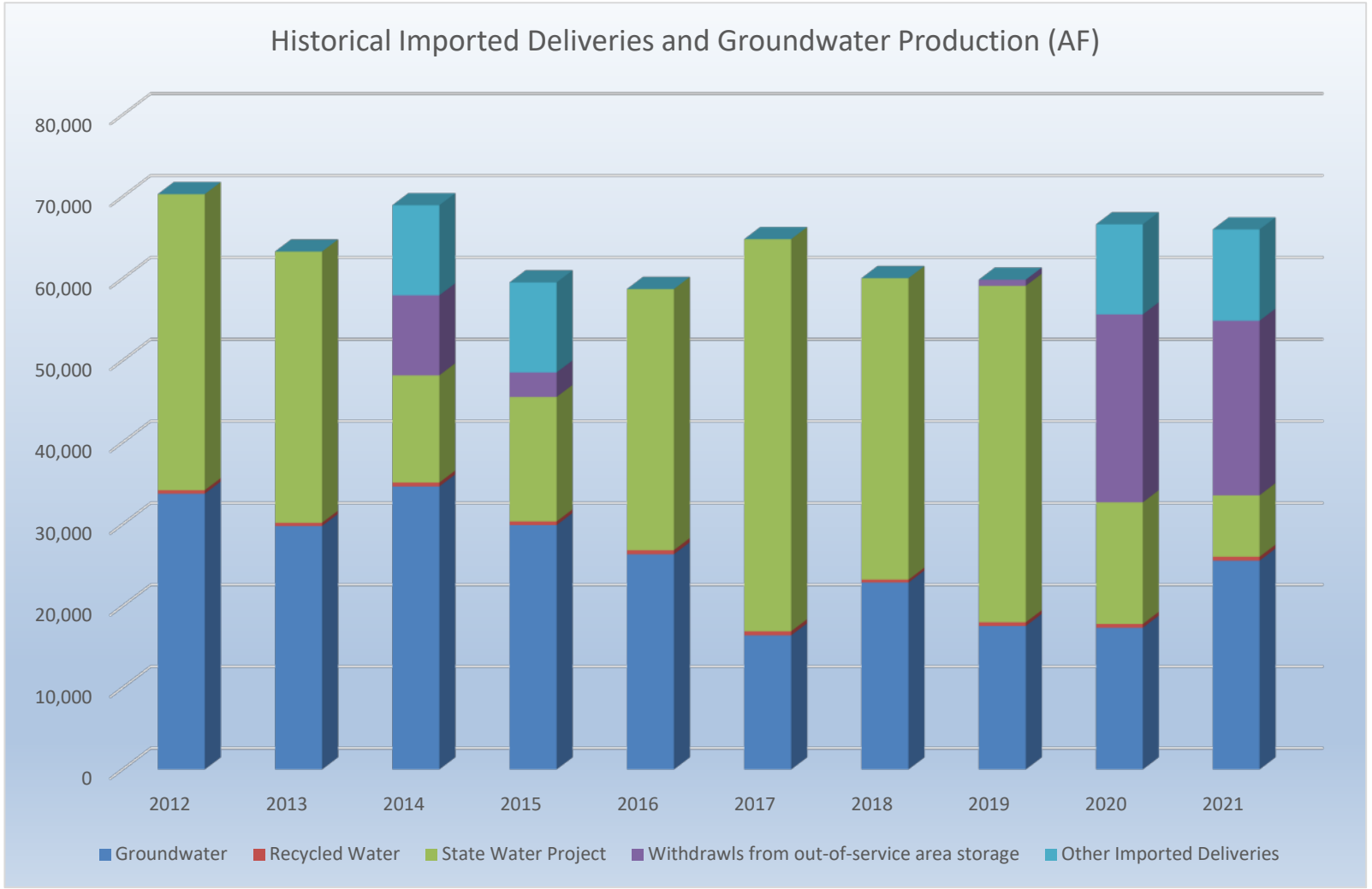
- Restructured UWMP Information to provide additional text in main report.
- Water Demand anticipated to increase by 3.77% by 2050 consistent with DWR's SGMA approach.
- Groundwater supplies are based on modeling that incorporated the DWR's same SGMA approach
- SWP Reliability 2019 Delivery Capability Report (DCR)
  - Incorporates a sea level rise of 45 cm

Pending Water Conservation Regulations

- Potential reduction of Indoor water use to 42 gpcd
- Potential regulation to mandate irrigation water efficiency

  - *Irrigation efficiencies gains would offset reduced recycled water availability*

SB 610 Requirement: Assessment of Recent Operations



Conclusion: SCV Water demonstrated an ability to conjunctively use its imported surface water and groundwater along with recycled water and conservation to meet water demands facing the dual challenges of severe drought and restricted groundwater supplies.

SB 610 Requirement

Water Balance Analysis Performed for:

- Normal
- Single Dry-Year
- Multiple Dry-Years

Projected Normal Year Supplies and Demands (AF)						
	2025	2030	2035	2040	2045	2050
Existing Supplies						
Existing Groundwater[a]						
Alluvial Aquifer	8,900	8,180	7,300	7,300	7,300	7,300
Saugus Formation	14,440	7,110	7,110	7,110	7,110	7,110
Total Groundwater	**23,340**	**15,290**	**14,410**	**14,410**	**14,410**	**14,410**
Recycled Water[b]						
Total Recycled	**450**	**450**	**450**	**450**	**450**	**450**
Imported Water						
State Water Project[c]	52,360	51,410	50,460	49,500	49,500	49,500
Flexible Storage Accounts[d]						
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000	11,000
Nickel Water - Newhall Land[e]	-	-	1,607	1,607	1,607	1,607
Yuba Accord Water[f]	1,000	-	-	-	-	-
Total Imported	**64,360**	**62,410**	**63,067**	**62,107**	**62,107**	**62,107**
Existing Banking and Exchange Programs[g]						
Rosedale Rio-Bravo Bank[g]	-	-	-	-	-	-
Semitropic Bank[g]	-	-	-	-	-	-
Semitropic – Newhall Land Bank[g]	-	-	-	-	-	-
Antelope Valley West Kern Water Agency Exchange[g]	-	-	-	-	-	-
United Water Conservation District Exchange[g]	-	-	-	-	-	-
Total Bank/Exchange	**0**	**0**	**0**	**0**	**0**	**0**
Total Existing Supplies	**88,150**	**78,150**	**77,927**	**76,967**	**76,967**	**76,967**
Planned Supplies						
Future and Recovered Groundwater[h]						
Alluvial Aquifer[i]	10,340	19,870	23,490	23,490	23,490	23,490
Saugus Formation[j]	3,010	2,790	2,790	2,790	2,790	2,790
Total Groundwater	**13,350**	**22,660**	**26,280**	**26,280**	**26,280**	**26,280**
Recycled Water[k]						
Total Recycled	1,849	3,696	5,091	6,498	7,499	8,511
Planned Banking Programs						
Rosedale Rio-Bravo Bank[h][l]	-	-	-	-	-	-
Total Banking	**0**	**0**	**0**	**0**	**0**	**0**
Total Planned Supplies	**15,199**	**26,356**	**31,371**	**32,778**	**33,779**	**34,791**
Total Supplies (Existing and Planned)[m]	**103,349**	**104,506**	**109,298**	**109,745**	**110,746**	**111,758**
Demands[n]						
Demands with passive conservation[n]	**82,100**	**89,300**	**97,600**	**104,300**	**109,600**	**115,100**
Demands with passive and active conservation[n]	**76,400**	**81,700**	**88,700**	**93,600**	**97,500**	**101,000**

SB 610 Requirement:
Supply exceeds Demand

SUPPLY AND DEMAND COMPARISON with the Entrada South/Valencia Commerce Center Project									
Year	Normal Year Supply (AF)	Normal Year Demand (AF) with Project	Remaining Balance (AF)	Single-Dry Year Supply (AF)	Single-Dry Year Demand (AF) with Project	Remaining Balance (AF)	5-Year Dry Period Supply (AF)	5-Year Dry Period Demand (AF) with Project	Remaining Balance (AF)
2025	103,349	76,400	26,949	83,419	81,000	2,419	101,303	77,830	23,473
2030	104,506	81,700	22,806	106,736	86,600	20,136	114,033	83,620	30,413
2035	109,298	88,700	20,598	117,428	94,000	23,428	125,559	90,570	34,989
2040	109,745	93,600	16,145	118,835	99,200	19,635	130,085	95,780	34,305
2045	110,746	97,500	13,246	119,836	103,400	16,436	131,015	99,670	31,345
2050	111,758	101,000	10,758	120,848	107,100	13,748	128,715	102,870	25,845

Conclusion: Water Supply is sufficient to meet projected demands in normal, multi dry-years and single dry-years throughout the study period

Conclusion:

- Staff has evaluated the long-term water demands and has compared these needs against existing and planned water supplies.
- Demand projections were based on:
  - Population projections
  - County and City land use plans
  - Both active and passive conservation
  - Climate change impacts
- The WSA concluded that the total projected water supplies over the 30-year projection period will be sufficient to meet the projected demands associated with the proposed Entrada South/Valencia Commerce Center Project as well as existing and planned future uses.

Recommendation

Staff recommends that the Water Resources and Watershed Committee recommend that the Board of Directors of the Santa Clarita Valley Water Agency adopt a resolution approving the SB 610 Water Supply Assessment for the Entrada South/Valencia Commerce Center Project and direct staff to submit the WSA to the County of Los Angeles.

Questions?