



SCV
WATER

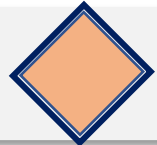
ITEM NO.
6.1

Shadowbox Studios Development Water Supply Assessment

Board of Directors Meeting
October 18, 2022
Rick Vasilopoulos



Presentation Outline



SB 610 WSA Requirements



Project Description & Water Demands



Available and Anticipated Water Supplies



Supply and Demand Comparisons



Conclusions and Recommendations

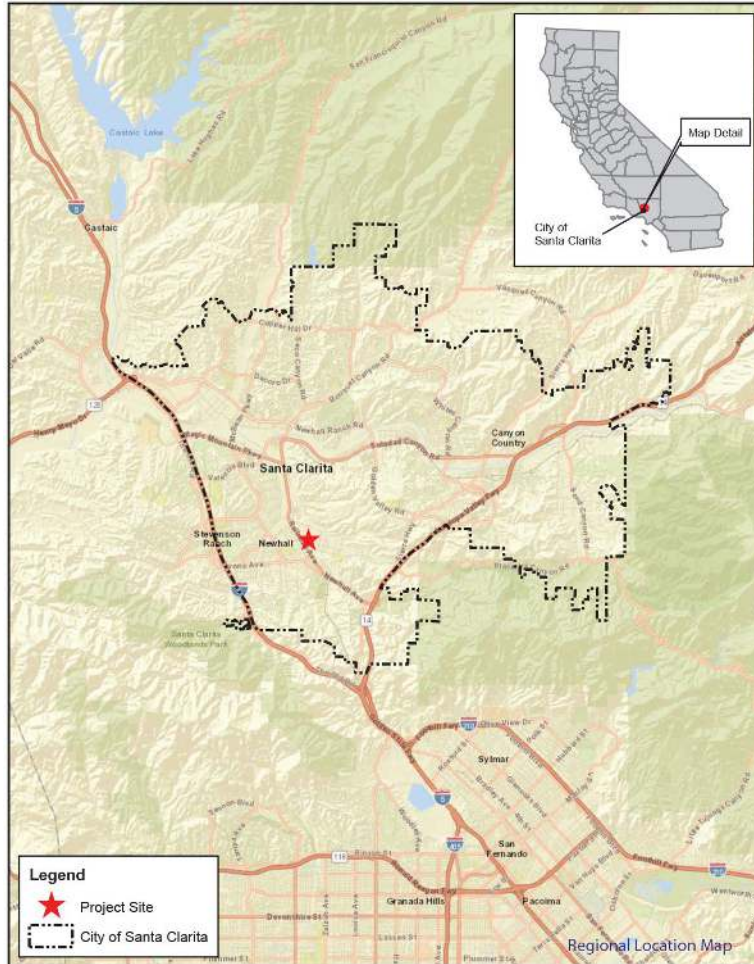


The Water Supply Assessment

- Unlike UWMPs, WSAs are project-specific analyses that are required when a city or county lead agency determines the project is subject to CEQA
- WSAs must determine whether projected supplies will be available during normal, single-dry, and multiple dry years to meet the demand of the project as well as existing and planned future uses over 20-year planning horizon
- Projected supplies can include future planned supplies
- Water supplier's Board of Directors are required to adopt a WSA
- 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"
- 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



Project Location



The Shadowbox Studios Development is located between Via Princessa and 12th Street east of Railroad Avenue in the town of Newhall



Shadowbox Studios Project Description

- The Project is within SCV Water's service area.
- The Project consists of:
 - 473,000 sf of sound stages
 - 561,500 sf of workshops, warehouses and support uses
 - 221,000 sf of production and administrative offices
 - 37,500 sf of catering and specialty services
 - 17.1 acres of landscape irrigation



SB 610 Requirement:

Shadowbox Studios Demand Assessment Analysis

TABLE 2-6 WATER DEMAND ESTIMATES - SHADOWBOX STUDIOS DEVELOPMENT			
Unit	# of units	Unit Type	Demand (AFY)
Landscape Irrigation	17.1	Acres	55.71
Commercial/Office	258.5	TSF	74.1
Industrial	1034.5	TSF	65.9
Total Average Year Demands (AFY)			196
Projected Single Dry Year Demands (AFY)			207
Projected Multiple Dry Year Demands (AFY)			200

Note: Totals reflect additional demand of 25.6% above MWELo demands and a 3.77% climate change factor



Water Supply Approach

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



SWP Table A Reliability Table

Table 3-1					
SWP TABLE A SUPPLY RELIABILITY (AF) ^{(a)(b)}					
Wholesaler (Supply Source)	2020	2025	2030	2035	2040-2050
Average Water Year^(c)					
SWP Table A Supply	53,312	52,360	51,408	50,456	49,504
% of Table A Amount ^(d)	56%	55%	54%	53%	52%
Single-Dry Year					
SWP Table A Supply ^(f)	2,856	2,618	2,380	2,142	1,904
% of Table A Amount ^(f)	3%	3%	3%	2%	2%
Multiple-Dry Year^(g)					
SWP Table A Supply ^(g)	23,800	23,800	23,800	23,800	23,800
% of Table A Amount ^(d)	25%	25%	25%	25%	25%



Future & Proposed Supplies

Planned Supplies	Amount (AFY)	Proposed On-Line Date
Future and Recovered Groundwater		
Saugus Wells 201 & 205	5,820-5,030	2024-2025
Saugus Wells 3 & 4	5,240-60	2025
Saugus Wells 5 & 6	3,880-60	2027
Saugus Wells 7 & 8	3,880-60	2030
Recovered Alluvial Wells	20,500-23,490	2030
Recycled Water		
Phase 2 Projects	2,440	2021-2029
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



SB 610 Requirement

Water Balance Analysis Performed for:

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

Projected Single-Dry Year Supplies and Demands (AF)						
	2025	2030	2035	2040	2045	2050
Existing Supplies						
Existing Groundwater ^(a)						
Alluvial Aquifer ^(f)	8,130	6,330	5,590	5,590	5,590	5,590
Saugus Formation ^(f)	16,320	17,880	17,880	17,880	17,880	17,880
Total Groundwater:	24,450	24,210	23,470	23,470	23,470	23,470
Recycled Water ^(b)						
Total Recycled:	450	450	450	450	450	450
Imported Water						
State Water Project ^(c)	2,618	2,380	2,142	1,904	1,904	1,904
Article 56 Carryover ^(s)	5,000					
Flexible Storage Accounts ^(d)	6,060	4,680	4,680	4,680	4,680	4,680
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:	25,678	18,060	19,429	19,191	19,191	19,191
Existing Banking and Exchange Programs						
Rosedale Rio-Bravo Bank ^(g)	10,000	10,000	10,000	10,000	10,000	10,000
Semitropic Bank ^(h)	5,000	5,000	5,000	5,000	5,000	5,000
Semitropic - Newhall Land Bank ^{(h)(i)}	-	-	4,950	4,950	4,950	4,950
Antelope Valley East Kern Water Agency Exchange ^(j)	-	-	-	-	-	-
United Water Conservation District Exchange ^(j)	-	-	-	-	-	-
Total Bank/Exchange:	15,000	15,000	19,950	19,950	19,950	19,950
Total Existing Supplies^(p):	65,578	57,720	63,299	63,061	63,061	63,061
Planned Supplies						
Future and Recovered Groundwater ^(l)						
Alluvial Aquifer ^{(k)(r)}	11,580	17,020	20,500	20,500	20,500	20,500
Saugus Formation ^{(l)(r)}	7,540	15,920	15,920	15,920	15,920	15,920
Total Groundwater:	19,120	32,940	36,420	36,420	36,420	36,420
Recycled Water ^(m)						
Total Recycled:	1,849	3,696	5,091	6,498	7,499	8,511
Planned Banking Programs						
Rosedale Rio-Bravo Bank ⁽ⁿ⁾	-	10,000	10,000	10,000	10,000	10,000
Total Banking:	0	10,000	10,000	10,000	10,000	10,000
Total Planned Supplies	20,969	46,636	51,511	52,918	53,919	54,931
Total Supplies (Existing and Planned)^(p)	86,547	104,356	114,810	115,979	116,980	117,992
Demands^{(o)(p)}						
Demands with passive conservation	87,000	94,700	103,500	110,600	116,200	122,000
Demands with passive and active conservation	81,000	86,600	94,000	99,200	103,400	107,100



SB 610 Requirement: Supply exceeds Demand

SUPPLY AND DEMAND COMPARISON with the Shadowbox Studios 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	101,344	76,400	24,944	88,689	81,000	7,689	105,643	77,830	27,813
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	125,555	90,570	34,985
2040	109,745	93,600	16,145	118,835	99,200	19,635	130,089	95,780	34,309
2045	110,746	97,500	13,246	119,836	103,400	16,436	131,020	99,670	31,350
2050	111,758	101,000	10,758	120,848	107,100	13,748	128,720	102,870	25,850

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 Shadowbox Studios Development as well as existing and planned future uses.



Recommendation

That the Board of Directors of the Santa Clarita Valley Water Agency adopt a resolution approving the SB 610 Water Supply Assessment for the Shadowbox Studios Development and direct staff to submit the WSA to the City of Santa Clarita.





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Questions?

