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TECHNICAL MEMORANDUM

Date: February 23, 2026

Subject: Santa Clarita Valley Area Plan EIR – Water Supply Analysis

A. Introduction

In 2012, Stevenson Ranch Venture, LLC ("Applicant"), and the Santa Clarita Valley Water Agency's predecessor agency, the Castaic Lake Water Agency (collectively, the "Water Agency") entered into a Pre-Annexation Agreement[1] to facilitate the annexation of Applicant's property shown on Exhibit B of the Pre-Annexation Agreement ("Annexation Lands") into the Water Agency's service territory. The Annexation Lands are located within the Sphere of Influence of the Water Agency as approved by the Los Angeles Local Agency Formation Commission.[2] The Pre-Annexation Agreement confirms that the Water Agency has reserved 2,500 acre-feet of water per year for the Annexation Lands, which satisfies SCV Water's Annexation Policy to identify sources of water prior to annexation.[3]

The Annexation Lands have long been planned and zoned for residential and commercial development in the Los Angeles County Santa Clarita Valley Area Plan, One Valley One Vision ("Area Plan"). Los Angeles County updated the Area Plan and, acting as the lead agency under the California Environmental Quality Act ("CEQA"), prepared the Santa Clarita Valley Area Plan Update Final Environmental Impact Report (SCH #2008071119) ("Area Plan EIR"). The Area Plan EIR provides comprehensive analysis of environmental impacts associated with the long-term buildout of the Area Plan Planning Area.

As part of the projected growth in the Area Plan Planning Area, the Area Plan EIR accounted for the planned development of the Annexation Lands. Specifically, the Area Plan EIR

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[1] Pre-Annexation Agreement between the Castaic Lake Water Agency and Stevenson Ranch Venture, LLC, December 12, 2012.

[2] Santa Clarita Valley Water Agency, Special District Map, available at: https://lalafco.org/wp-content/uploads/documents/special_district_map/SCVWA_2.pdf.

[3] "Landowner's affiliate, The Newhall Land and Farming Company ('Newhall'), Agency and Valencia Water Company have executed a Settlement Agreement concerning a condemnation action against Newhall as Valencia Water Company's sole shareholder (Castaic Lake Water Agency v. Newhall Land and Farming Company, Los Angeles County Superior Court Case No. BC497322 (the 'Settlement Agreement'). Pursuant to the Settlement Agreement, Agency agreed to reserve 2,500 acre-feet of Agency water per year (the "Annexation Water") to serve the Annexation Lands." Pre-Annexation Agreement, Recital F. See also Pre-Annexation Agreement, Section 3(C).

identified planned development of 3,425 residential units and 840,200 square feet of commercial non-residential uses on the Annexation Lands.[4]

Among other environmental topics, the Area Plan EIR analyzed the potential impacts on water service and supplies from the growth allowed by the Area Plan.[5] The Area Plan EIR remains valid and may be relied upon by responsible agencies as defined by CEQA.[6] This memorandum summarizes the analysis of water supply impacts from the growth allowed by the Area Plan, which includes the Annexation Lands, in the Area Plan EIR.

B. Regional Hydrogeology and Groundwater Resources

The Water Supply Impact Analysis in the Area Plan EIR evaluates the adequacy and reliability of water supplies to serve both the existing population and future development through a planning horizon year of 2050.[7] The Planning Area includes land served by the Santa Clarita Valley Water Agency's predecessor agency, the Castaic Lake Water Agency, (referred to as the "Water Agency"), and its retail water purveyors, as well as certain unincorporated areas outside of the Water Agency service territory, located east of the service territory and east of the East Subbasin near the Town of Acton that primarily rely on private groundwater wells.[8]

The Area Plan EIR describes that the Planning Area is situated predominantly within the Santa Clara River Valley Groundwater Basin, East Subbasin, as identified in the California Department of Water Resources Bulletin 118.[9] This groundwater basin consists of two primary aquifer systems: the Alluvial aquifer, which underlies the Santa Clara River and its tributaries, and the deeper Saugus Formation, which extends beneath virtually the entire Upper Santa Clara River area.[10] These two aquifer systems together constitute the primary local groundwater supply for the Planning Area.

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[4] Specifically, the Area Plan EIR evaluated development of the Annexation Lands as "and consisting of 3,425 residential units and 840,200 square feet of non-residential uses. See Area Plan EIR, p. 4.0-6, Table 4.0-1, North Los Angeles County Consolidated Projects (identifying the Annexation Lands as "Legacy Village (formerly Stevenson Ranch V)" located at "Map ID #1 - Adjacent to/southeast of the Newhall Ranch Specific Plan area"). As stated in the Area Plan EIR, p. 4.0-2: "The proposed Area Plan covers approximately 276,906 acres. Small- to moderate-sized projects would not have impacts that are similar in magnitude to the proposed Area Plan, and thus, those projects are discussed in a consolidated manner. Similarly, projects located far away from the OVOV Planning Area would generally be unlikely to have impacts that would cumulate with those of the proposed Area Plan."

[5] Area Plan EIR, Section 3.13 (Water Service) ("Water Supply Impact Analysis").

[6] The California Supreme Court clarified that an agency may rely on a prior EIR if "the original environmental document retains some informational value." *Friends of the College of San Mateo Gardens v. San Mateo County Community College District*, 1 Cal. 5th 937, 952 (2016). The Area Plan EIR retains informational value because it evaluated the buildout of the Area Plan, including developing the Annexation Lands with 3,425 residential units and 840,200 square feet of non-residential uses.

[7] Water Supply Impact Analysis, Section 3.13, p. 3.13-1.

[8] Water Supply Impact Analysis, Section 3.13, pp. 3.13-1 to 3.13-2.

[9] Water Supply Impact Analysis, Section 3.13, p. 3.13-1 to 3.13-2.

[10] Water Supply Impact Analysis, Section 3.13, p. 3.13-2.

The Area Plan EIR documents that the sustainability of these groundwater resources has been extensively documented through empirical observation over approximately sixty years, complemented by numerical groundwater flow modeling.[11] Historical data confirms long-term stability in groundwater levels and storage, with some fluctuations, in the eastern portion of the basin during dry periods.[12] According to the Area Plan EIR, the Basin Yield Report and the Basin Yield Update both concluded that pumping from the Alluvial aquifer and the Saugus Formation can continue at planned operating ranges without causing long-term depletion of groundwater or interrelated surface water resources.[13]

The Area Plan EIR explains that the groundwater operating plan developed by the Water Agency and the local retail water purveyors governs the sustainable extraction of groundwater from the basin.[14] The Water Agency's operating plan incorporates resiliency and flexibility by accounting for the fact that pumping volumes may vary from year to year, allowing for increased groundwater extraction during dry periods and enhanced recharge during wet periods. For the Alluvial aquifer, the operating plan specifies an annual pumping range of approximately 30,000 to 40,000 acre-feet per year (afy), while the Saugus Formation is managed for 7,500 to 15,000 afy during average years, with increases to 15,000 to 35,000 afy during extended dry periods, as described in the Area Plan EIR.[15]

The Area Plan EIR describes that the eastern portion of the Planning Area, situated between the East Subbasin and the Acton Valley Groundwater Basin, near the Town of Acton, presents a distinct and more challenging hydrogeologic setting.[16] In this area, groundwater is pumped from Holocene alluvium and Pleistocene terrace deposits by private wells serving rural residential land uses.[17] For this area located to the east of the East Subbasin, available data indicates declining groundwater levels and, in some instances, wells running dry, necessitating alternative water supply measures such as trucking water to private tanks.[18]

C. Imported Water Supplies and Infrastructure

The Area Plan EIR states that the State Water Project (SWP) provides another component of the Water Agency's supply portfolio. The Water Supply Impact Analysis explains that the reliability of SWP deliveries varies depending upon multiple factors, including annual hydrologic conditions in Northern California, available storage within the SWP system,

[11] Water Supply Impact Analysis, Section 3.13, pp. 3.13-43.
[12] Water Supply Impact Analysis, Section 3.13, pp. 3.13-43.
[13] Water Supply Impact Analysis, Section 3.13, p. 3.13-2.
[14] Water Supply Impact Analysis, Section 3.13, p. 3.13-2.
[15] Water Supply Impact Analysis, Section 3.13, p. 3.13-3.
[16] Water Supply Impact Analysis, Section 3.13, p. 3.13-53.
[17] Water Supply Impact Analysis, Section 3.13, pp. 3.13-55 to 3.13-53.
[18] Water Supply Impact Analysis, Section 3.13, p. 3.13-53, 115.

regulatory and environmental constraints, levee vulnerability, and competing demands from other SWP Contractors.[19]

The Area Plan EIR describes the diversified portfolio of supplemental water sources and banking programs developed by the Water Agency to enhance supply reliability.[20] The Buena Vista/Rosedale-Rio Bravo Water Acquisition Project provides 11,000 afy of annual supply through agreements with Kern County water districts.[21] Additionally, the Water Agency maintains flexible storage accounts in Castaic Lake, participates in the Semitropic Groundwater Banking and Exchange Program, and has access to water through the Yuba County Water Agency Transfer Agreement during critically dry years.[22] As of December 2009, the Water Agency held 64,898 acre-feet of recoverable water in the Rosedale-Rio Bravo Water Banking and Recovery Program.[23] The Area Plan EIR identifies that the Water Agency operates two water treatment plants - the Earl Schmidt Filtration Plant near Castaic Lake and the Rio Vista Water Treatment Plant in Saugus - that produce treated water meeting drinking water quality standards. The Area Plan EIR also explains that recycled water represents an opportunity to add additional flexibility to the regional water supply portfolio.[24]

D. Water Conservation Measures

The Area Plan EIR identifies comprehensive water conservation measures as essential components of the regional water supply strategy.[25] The Water Agency and the local retail purveyors implement Best Management Practices that include system water audits, leak detection and repair, public information programs, school education programs, conservation pricing, metering with commodity rates, large landscape conservation programs, high-efficiency appliance incentive programs, and commercial/industrial/ institutional account programs.

The Area Plan EIR states that a 10 percent per capita urban demand reduction is assumed in the water demand projections based on existing conservation programs.[26] Additionally, California Senate Bill 7X-7 mandates a 20 percent reduction in per capita urban demand.[27]

[19] Water Supply Impact Analysis, Section 3.13, p. 3.13-4.
[20] Water Supply Impact Analysis, Section 3.13, pp. 3.13-92 to 3.13-97. The Water Agency's water supplies described in the Area Plan EIR are consistent with the Water Agency's supplies described in the Water Agency's most recent final Urban Water Management Plan.
[21] Water Supply Impact Analysis, Section 3.13, pp. 3.13-14, 113.
[22] Water Supply Impact Analysis, Section 3.13, pp. 3.13-17, 13-95 to 3.13-97.
[23] Water Supply Impact Analysis, Section 3.13, pp. 3.13-120, n. 5.
[24] Water Supply Impact Analysis, Section 3.13, p. 3.13-97.
[25] Water Supply Impact Analysis, Section 3.13, pp. 3.13-107 to 3.13-108.
[26] Water Supply Impact Analysis, Section 3.13, pp. 3.13-107 to 3.13-108.
[27] Water Supply Impact Analysis, Section 3.13, pp. 3.13-82, 3.13-108.

E. Climate Change and Groundwater Contamination Considerations

The Area Plan EIR takes into account potential risks to supplies from climate change and groundwater contamination. The Basin Yield Update assessed potential climate change impacts on the groundwater basin yield and related groundwater supplies.[28]

The Area Plan EIR notes that with regard to SWP deliveries, DWR's analyses incorporate climate change scenarios that project greater reductions in water deliveries compared to earlier planning assumptions.[29] The reduction in snowpack levels in the Sierra Nevada, changes in hydrologic timing, sea level rise, and altered rainfall intensity patterns are all potential consequences of global climate change that could affect SWP water supply reliability.[30] The Area Plan EIR concludes that for the range of climate change possibilities analyzed, the groundwater operating plan remains both sustainable and achievable through the planning horizon.[31]

The Area Plan EIR addresses the detection of perchlorate contamination in local groundwater supplies. Perchlorate, released from the former Whittaker-Bermite facility in Saugus, was detected in municipal supply wells beginning in 1997. The Water Agency and the local retail water purveyors developed a comprehensive response plan to control of subsurface perchlorate migration and restore contaminated water supply capacity.[32] The plan includes constructing and operating water treatment facilities that remove perchlorate using ion-exchange technology, hydraulically containing the contamination through strategic well pumping, protecting downgradient non-impacted wells, and restoring the annual production volumes from impacted wells.

F. Water Supply and Demand Analysis

The Area Plan EIR evaluates whether adequate water supplies exist to serve projected development within the Area Plan Planning Area under various hydrologic conditions.[33] As stated in the Area Plan EIR, the projected total water demand at 2050 buildout is 135,450 afy within the Water Agency service area and East Subbasin, assuming 10 percent water conservation, plus an additional 6,000 afy outside the Water Agency boundary.[34] Water demand increases by approximately 10 percent during dry years.

For the portion of the Planning Area within the Water Agency service boundary, the Area Plan EIR demonstrates that water supplies are adequate and reliable to serve existing and future populations during average, dry, and multiple-dry years through the 2050 planning horizon.[35]

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[28] Water Supply Impact Analysis, Section 3.13, p. 3.13-30.
[29] Water Supply Impact Analysis, Section 3.13, pp. 3.13-71 to 3.13-72.
[30] Water Supply Impact Analysis, Section 3.13, pp. 3.13-73 to 3.13-74.
[31] Water Supply Impact Analysis, Section 3.13, pp. 3.13-30 to 3.13-31.
[32] Water Supply Impact Analysis, Section 3.13, pp. 3.13-140 to 3.13-141.
[33] Water Supply Impact Analysis, Section 3.13, pp. 3.13-112 et seq.
[34] Water Supply Impact Analysis, Section 3.13, pp. 3.13-106 to 3.13-108.
[35] Water Supply Impact Analysis, Section 3.13, pp. 3.13-114 to 3.13-122.

In average/normal years at 2050 buildout, total existing and planned supplies of 138,507 afy would exceed total adjusted demand of 135,450 afy, yielding a surplus of approximately 3,057 acre-feet.[36] During single-dry years and multiple-dry year periods, banking programs and additional dry-year supplies would be drawn upon to supplement existing supplies and maintain adequate supply-demand balance.[37]

The Area Plan EIR concluded that supply reliability within the Water Agency service area benefits from the diversity of sources available.[38] The combination of local groundwater from both the Alluvial aquifer and the Saugus Formation, imported SWP and non-SWP water, banking program supplies, and recycled water enables the Water Agency and the retail purveyors to respond to varying conditions including weather patterns, fluctuations in SWP deliveries, natural disasters, and other contingencies.[39] This supply diversity is a fundamental strength of the regional water supply system.

For areas outside the Water Agency service boundary and East Subbasin, the Area Plan EIR explains that a small portion of the Area Plan's Planning Area, located outside of the former CLWA service territory and east of the East Subbasin, between the East Subbasin and the Acton Valley Groundwater Basin, which relies on private wells could be significantly impacted by new development. This area to the east of the East Subbasin is distinguished from other portions of the Planning Area located outside of the East Subbasin because "[u]nlike portions of the Planning Area outside of the CLWA service area to the west, north and south, this area is not served with water from the Planning Area water purveyors, and does not have access to groundwater from the East Subbasin."[40] Thus, the Area Plan EIR concludes that the area east of the East Subbasin, between the East Subbasin and the Acton Valley Groundwater Basin, which relies on private wells, would be significantly impacted by future development allowed by the Area Plan.[41]

Similarly, the Area Plan EIR cumulative impact analysis concludes that the only significant and unavoidable impacts to water supply would occur in "*portions of* the Planning Area outside of CLWA's service area boundary and the East Subbasin. For areas outside of the CLWA service area and East Subbasin, locations that are without access to imported SWP and non-SWP imported water, recycled water, or groundwater from the East Subbasin, groundwater resources are currently strained as private wells are, in some instances, running dry. Despite implementation of the mitigation measures provided in this EIR, cumulative impacts to water resources *in this area* would remain significant."[42]

The Annexation Lands are not located between the East Subbasin and the Acton Valley Groundwater Basin. Rather, the Annexation Lands are located immediately south of this

[36] Water Supply Impact Analysis, Section 3.13, Table 3.13-13.
[37] Water Supply Impact Analysis, Section 3.13, Table 3.13-14, and Table 3.13-15.
[38] Water Supply Impact Analysis, Section 3.13, pp. 3.13-93 to 3.13-94, 3.13-116.
[39] Water Supply Impact Analysis, Section 3.13, p. 3.13-93.
[40] Water Supply Impact Analysis, Section 3.13, p. 3.13-53.
[41] Water Supply Impact Analysis, Section 3.13, pp. 3.13-53, 3.13-115 and 3.13-153.
[42] Water Supply Impact Analysis, Section 4.0, p. 4.0-27 (emphasis added).

portion of the Planning Area, are located within the Water Agency's Sphere of Influence, and can be serviced by the various supplies within the Water Agency's portfolio. Therefore, the Annexation Lands are not associated with the small portion of the Planning Area where a significant impact on water supplies is identified in the Area Plan EIR.[43] Moreover, as noted above, the Water Agency has reserved 2,500 AFY to satisfy the water demand needs of the Annexation Lands.

G. Conclusion

The Area Plan EIR includes a thorough evaluation of regional water resources and the adequacy of these supplies to support projected development through 2050.[44] The Area Plan EIR concludes the diverse portfolio of local groundwater, imported water, banking programs, and recycled water supplies will be adequate to meet projected demands under average, dry, and multiple-dry year conditions without significant environmental impacts.[45] The Area Plan EIR demonstrates that the Water Agency's portfolio of water supplies can satisfy the water demands from the growth allowed by the Area Plan, including the Annexation Lands. Moreover, based on the Pre-Annexation Agreement, the Water Agency has reserved 2,500 AFY to satisfy the water demand needs of the Annexation Lands, ensuring a reliable water supply for the Annexation lands.

[43] *See* Water Supply Impact Analysis, Section 3.13, p. 3.13-123 (describing significant and unavoidable water supply impacts to "the portion of the Planning Area generally east of the CLWA service area and outside of the East Subbasin," which is not the case for the Annexation Lands, which is located south of the East Subbasin); *see also id*., at p. 3.13-151 (describing significant and unavoidable water supply impact as applying to areas "locations that are without access to imported SWP and non-SWP imported water, recycled water, or groundwater from the East Subbasin, groundwater resources are currently strained as private wells are, in some instances, running dry," which is not the case for the Annexation Lands).
[44] Water Supply Impact Analysis, Section 3.13, pp. 3.13-112 et seq; 3.13-153.
[45] Water Supply Impact Analysis, Section 3.13, pp. 3.13-116, 3.13-153.