
Appendix L-3

Addendum to Water Supply Assessment



5/8/2023

Los Angeles County
Department of Regional Planning
Attn: Erica Aguirre
320 West Temple Street
Los Angeles, CA 90012

NUWI Lyons Canyon, LLC
Attn: Adam Browning
2001 Wilshire Blvd, Suite 401
Santa Monica, CA 90403

**SUBJECT: THE TRAILS AT LYONS CANYON WATER SUPPLY ASSESSMENT,
COUNTY PROJECT NO. 2021-001195**

Dear Ms. Aguirre:

The developer of the Trails at Lyons Canyon (the Project) recently notified SCV Water about a minor change to the Project and inquired whether an update to the Water Supply Assessment, adopted by SCV Water on April 5, 2022 (WSA), is necessary.

The minor change to the Project constitutes the addition of twelve affordable housing apartment units for seniors, which increases the water demand for the Project by less than one percent compared to the development design used for the WSA. SCV Water has concluded that this minor change is de minimis and does not alter the WSA's conclusion that it has sufficient supplies to serve the Project.

As shown in the April 5, 2022 WSA, the projected Average Year Demand for the Project is 228 AFY in an average year, 242 AFY in a projected single dry year, and 233 AFY in projected multiple dry years. The addition of the twelve affordable housing apartment units for seniors would add 1.25 AFY to the total demand in an average year, bringing total water demand to 229 AFY.¹ Water demand may increase by six percent in a single dry year (243 AFY) and two percent in multiple dry years (234 AFY).

A prior analysis for the Project (a draft WSA from February 2022) projected average water demand of 234 AFY for the Project and made the following conclusion: "This WSA concludes that the total projected water supplies available to the SCV Water service area over the 30-year projection during normal, single-dry, and multiple-dry year (5-year drought) periods are sufficient to meet the projected demands associated with the proposed Lyon Canyon Project." (SCV Water – Water Supply Assessment – February 2022 – Lyons Canyon, page 5-16.)

Projected Total Supplies (Existing and Planned) in SCV Water in 2025 are 103,349 AFY, with Demands (with passive and active conservation) projected to be 76,400 AFY. This represents a surplus of 26,949 AFY. In this context, an increase of 1.25 AFY in an average year is truly de minimis. Further surpluses projected are 22,806 in 2030, 20,598 in 2035, 16,145 in 2040, 13,246 in 2045, and 10,758 in 2050. Again, the increase from the twelve affordable housing apartment units for seniors is 1.25 AFY.

¹ WSA Table 2-6 shows that the water demand for 36 senior apartments is 3.77 AFY, or approximately 0.1047 AFY per senior apartment.

SCV Water's conclusion in the WSA that the total projected water supplies available to the SCV Water service area over the 30-year projection during normal, single-dry, and multiple-dry year (5-year drought) periods are sufficient to meet the projected demands associated with the proposed Lyons Canyon Project, in addition to existing and other planned future uses, including agricultural and industrial uses, throughout the Valley, does not change due to this minor change to the Project to include the addition of 12 senior affordable housing units.

The County must independently evaluate the adequacy of the WSA and the entire record and provide its own water supply analysis for the Project to determine if water supplies will be sufficient for the Project, in addition to existing and planned future uses. SCV Water will continue to coordinate with the County as necessary regarding the water supply planning for the Project.

Should you have any questions, please contact me at 661-705-7912 or by email at rvasilopulos@scvwa.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Vasilopoulos", written in a cursive style.

Rick Vasilopoulos
Water Resource Planner
Santa Clarita Valley Water Agency