

## 5.0 ENVIRONMENTAL IMPACT ANALYSIS

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### 22. UTILITIES AND SERVICE SYSTEMS—WASTEWATER

#### 1. INTRODUCTION

This section of the Draft Environmental Impact Report (EIR) analyzes the Project's potential impacts on the wastewater system. The analysis describes the existing wastewater system, including local and regional conveyance and treatment facilities, calculates the wastewater the Project would generate, and evaluates whether existing and/or proposed wastewater conveyance and treatment facilities would have adequate capacity to accommodate the Project's wastewater flows. The analysis is based on the Sewer Area Study and associated map prepared by Alliance Land Planning & Engineering, Inc. in February 2014 and approved by the Los Angeles County Department of Public Works (Public Works) on February 19, 2014, which are provided in **Appendix 5.22A** and **Appendix 5.22B**, respectively, of this Draft EIR; a will serve letter from the County Sanitation Districts of Los Angeles County (County Sanitation Districts) dated August 19, 2013, included in **Appendix 5.22C**; as well as data provided by the County Sanitation Districts.

#### 2. ENVIRONMENTAL SETTING

##### a. Regulatory Setting

##### (1) State Regulations

As discussed in more detail in **Section 5.21**, Utilities and Service Systems—Water Supply, of this Draft EIR, a number of state laws and codes regulate water use, many of which in turn influence wastewater generation. In particular, Title 24 of the California Code of Regulations (CCR) helps limit wastewater generation, as summarized below.

##### *(a) California Green Building Standards Code*

The California Green Building Standards Code, commonly referred to as the CALGreen Code, is set forth in CCR Title 24, Part 11, and establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development and water conservation, among other issues. Under the CALGreen Code, all water closets (i.e., flush toilets) are limited to 1.28 gallons per flush, and urinals are limited to 0.5 gallon per flush. In addition, maximum flow rates for faucets are established as

follows: 2.0 gallons per minute (gpm) at 80 pounds per square inch (psi) for showerheads; 1.5 gpm at 60 psi for residential lavatory faucets; and 1.8 gpm at 60 psi for kitchen faucets.

## **(2) County Regulations**

### ***(a) County of Los Angeles General Plan***

As discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the Los Angeles County (County) General Plan directs future growth and development in the County's unincorporated areas and establishes goals, policies, and objectives that pertain to the entire County. The current General Plan, adopted in 1980, includes a Water and Waste Management Element that sets policy regarding sewer service and water reclamation. Relevant policies focus on programming sewer service extensions consistent with General Plan policies and recovering off-site costs for capital improvements necessitated by development.

As also discussed further in **Section 5.11**, Land Use and Planning, the County circulated a draft General Plan update, entitled Los Angeles County General Plan 2035 (Draft General Plan), in January 2014 and a Draft EIR addressing the Draft General Plan in June 2014. This Draft General Plan contains a new Public Services and Facilities Element that includes a section on Wastewater and Sewer with a stated goal of creating a reliable network of wastewater systems in the County.

The General Plan policy consistency analysis provided in **Section 5.11**, Land Use and Planning, indicates the Project would be consistent with relevant General Plan policies related to wastewater disposal.

### ***(b) Santa Clarita Valley Area Plan: One Valley One Vision 2012***

As discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the recently updated Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan) serves as a long-term guide for development in the Santa Clarita Valley (Valley) Planning Area over the next 20 years. The Area Plan ensures consistency between the General Plans of the County and the City of Santa Clarita (City) in order to achieve common goals and encourages the coordination of land use plans with public services and other departments or agencies. The Area Plan emphasizes the need for coordination between the County and City with respect to sewer master planning efforts. Relevant policies call for new development to mitigate impacts on sewer capacity and bear the cost of extending needed sewer infrastructure. The sizing of new sewer facilities to accommodate future sewer flows throughout each sewershed is also encouraged.

The Area Plan policy consistency analysis provided in **Section 5.11**, Land Use and Planning, indicates the Project would be consistent with applicable Area Plan polices related to wastewater disposal.

***(c) County Development Monitoring System***

The County General Plan includes provisions known as the Development Monitoring System (DMS) to give the County planning agency—the Regional Planning Commission and/or Department of Regional Planning (collectively referred to herein as the County Planning Agency)—information about the existing capacity of available specified public services in the four major Urban Expansion Areas of the General Plan (Antelope Valley, Santa Clarita Valley (which includes the Project Site), Malibu/Santa Monica Mountains, and East San Gabriel Valley).<sup>1</sup> The primary purpose of the DMS is to ensure that new development in Urban Expansion Areas will occur in a manner consistent with stated DMS policies and will pay for the expansion costs that it generates. To accomplish this purpose, the DMS is used to determine the availability of certain public services, including wastewater service, on an individual and cumulative basis; analyze the expansion costs to certain public service providers; and work towards ensuring that the expansion costs of new development are paid for by that development. For further information with regard to the DMS, please see **Section 4.1**, Environmental and Regulatory Setting, of this Draft EIR.

***(i) Project Subject to DMS***

The Project is located within the Santa Clarita Valley, an Urban Expansion Area within the DMS, and includes a subdivision map application (Vesting Tentative Tract Map (VTTM) 53295). Therefore, the Project is subject to a DMS analysis or its equivalent.

***(ii) DMS Infrastructure/Service Provisions***

The Project's Initial Study, included as **Appendix 1A** of this Draft EIR, provided general information concerning the availability of wastewater service and determined that an EIR would be required. The Sewer Area Study provided in **Appendix 5.22A** supports this wastewater service section of the EIR. The Sewer Area Study combined with data provided by the County Sanitation Districts provide up-to-date treatment and conveyance infrastructure and capacity information.

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<sup>1</sup> See *Resolution of the Board of Supervisors of the County of Los Angeles Relating to Plan Amendment Case No. SP 86-173, adopted on April 21, 1987.*

**(iii) DMS Access Provisions**

As stated above, the DMS includes analysis of the access factors associated with a development project in an Urban Expansion Area. Under the DMS, where applicable, a project must be located within reasonable proximity to commercial development and job opportunities (generally within 5 miles) and served by an acceptable level of road service (including associated public transit). If it is determined that the project is not located in proximity to commercial and employment facilities, mitigation measures set forth in the DMS must be considered and applied prior to any approval of the project.

As applied, the Project satisfies the DMS access requirements because the Project Site is located nearly adjacent to Six Flags Magic Mountain Theme Park, within 0.25 mile from Castaic Junction and Valencia Commerce Center, and approximately 0.25 mile from Valencia Industrial Park. All of these existing development areas are served by County or other public services and provide substantial commercial services and job opportunities.

**(iv) DMS Data and Criteria**

The DMS scenario would entail buildout of the near-term subdivision projects listed in the DMS plus the Project. However, for purposes of this analysis, this EIR relies on broader wastewater system data provided by the County Sanitation Districts, which is contained in the Districts' will serve letter prepared for the Project, included in **Appendix 5.22C** of this Draft EIR, as well as in the Santa Clarita Valley Final Chloride Compliance Facilities Plan and Final EIR, discussed below. This wastewater system data is used as the equivalent of a DMS buildout scenario because:

- (1) The data is provided by the County Sanitation Districts, of which the Valley Sanitation District is a part, which provide wastewater treatment and conveyance service in the Santa Clarita Valley—in other words, the agency/entity is the “service provider” that provides the County with wastewater system data as referenced in the DMS;
- (2) The data is considered current and the best available information from the County Sanitation Districts;
- (3) The data provides wastewater treatment and conveyance information, and County staff considers the information to be equivalent to the data called for in the DMS as it relates to wastewater service;
- (4) The data is based in part on projected population data for areas served by the County Sanitation Districts, as provided in the Santa Clarita Valley Final Chloride Compliance Facilities Plan and Final EIR, discussed below, based on population projections set forth in the Southern California Association of

Governments (SCAG) 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR); and

- (5) The data encompasses a broader cumulative development scenario than is provided by the DMS data. This more conservative approach ensures that all cumulative demand for wastewater service within the Valley is accounted for when assessing wastewater treatment and conveyance for the broader service area of the County Sanitation Districts.

As it relates to wastewater service, the DMS criteria provide that the County Planning Agency must determine if a project will be provided with an acceptable level of service and must base its determination upon the following data:

- (1) The current sewage discharge (in gallons per day) within the District's boundaries;
- (2) The current treatment capacity of the Sanitation District (in gallons per day);
- (3) The deficit or surplus associated with the Sanitation District, calculated by determining the difference between capacity and usage;
- (4) The average discharge of sewage on a per unit basis, applicable to new development;
- (5) The programmed schedule of the Sanitation District to expand its capacity in the future;
- (6) The estimated expansion cost of future construction; and
- (7) The ultimate site capacity.

***(d) County Wastewater Ordinance***

The purpose of the County's Wastewater Ordinance is to protect the environment and public health; to provide for the maximum possible beneficial public use of the County Sanitation Districts' sewerage facilities through adequate regulation of sewer construction, sewer use, and industrial wastewater discharges; to provide for equitable distribution of the County Sanitation Districts' costs; and to provide procedures for complying with

requirements placed upon the County Sanitation Districts by other regulatory agencies.<sup>2</sup> The Wastewater Ordinance applies to all direct or indirect discharges, including wastewater, to any part of the County Sanitation Districts sewer systems or to other sewer systems tributary thereto.<sup>3</sup> The Wastewater Ordinance regulates sewer construction, authorizes permit issuance for industrial wastewater discharges, limits the quantity and quality of certain other waste discharges, and implements federal and state pollution control regulations. This ordinance also imposes wastewater pretreatment requirements upon waste dischargers.

**(e) County Sanitation Districts of Los Angeles County: Santa Clarita Valley Sanitation District**

The County Sanitation Districts is a public agency created under state law to manage wastewater (and solid waste) on a regional scale.<sup>4</sup> The County Sanitation Districts' wastewater system includes approximately 1,400 miles of sewers, 49 pumping plants, and 11 wastewater treatment plants that transport and treat approximately half the wastewater in the County. The County Sanitation Districts are comprised of 23 independent districts. The Project Site is located just outside the jurisdictional boundaries of the Santa Clarita Valley Sanitation District, which serves both County and City areas throughout the Valley. As discussed further below, the Valley Sanitation District operates two wastewater treatment plants (Water Reclamation Plants or WRPs), the Saugus WRP and the Valencia WRP (see **Figure 5.10-2**, Project Vicinity and Monitoring Locations, in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this Draft EIR for the locations of these WRPs in relation to the Project Site).

Development sites located outside the Valley Sanitation District's boundaries require annexation and fee payment prior to obtaining wastewater connection and service, pursuant to a Master Annexation Fee Ordinance. Annexation requests must be approved by the Valley Sanitation District's Board of Directors, while the County Sanitation Districts are responsible for processing and completing annexation proceedings with the County's Local Area Formation Commission.

In addition, in accordance with the Valley Sanitation District's Master Connection Fee Ordinance and Master Service Charge Ordinance, new development projects within

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<sup>2</sup> *Sanitation Districts of Los Angeles County, Industrial Waste Ordinances*, [www.lacsd.org/info/industrial\\_waste/wastewater\\_ordinance.asp](http://www.lacsd.org/info/industrial_waste/wastewater_ordinance.asp), accessed March 11, 2015.

<sup>3</sup> *Sanitation Districts of Los Angeles County, Wastewater Ordinance, amended July 1, 1998*, [www.lacsd.org/wastewater/industrial\\_waste/iwordinances/wastewater\\_ordinance.asp](http://www.lacsd.org/wastewater/industrial_waste/iwordinances/wastewater_ordinance.asp), accessed March 11, 2015.

<sup>4</sup> *County Sanitation Districts of Los Angeles County, About the Sanitation Districts*, [www.lacsd.org/aboutus/default.asp](http://www.lacsd.org/aboutus/default.asp), accessed March 11, 2015.

the Valley are required to pay a fee for wastewater connections and services provided by the District. This connection fee supports the incremental expansion of wastewater infrastructure in order to provide additional conveyance (trunk lines), treatment, and disposal facilities, as well as operational and maintenance costs to adequately accommodate proposed and future development. Payment of this fee is required before a permit to connect to the Valley Sanitation District's wastewater system can be issued. As system expansion is phased, connection permits for new development are not issued if sufficient treatment or conveyance capacity does not exist. However, this rarely occurs in the Valley since the District routinely monitors the system to ensure sufficient capacity for approved projects. Additionally, the construction of project-specific or on-site sewer mains are the responsibility of each developer.

The State has ordered the Valley Sanitation District to reduce chloride (salt) levels in wastewater based on a determination that wastewater from the Saugus and Valencia WRPs is harming salt-sensitive avocado and strawberry crops downstream along the Santa Clara River. As discussed in more detail in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this Draft EIR, in a step to comply with the state-mandated chloride limit of 100 milligrams per liter (mg/L), the Valley Sanitation District Board of Directors certified a Final EIR and approved the Final Chloride Compliance Facilities Plan (Final Facilities Plan) on October 28, 2013. Approval of the Final Facilities Plan brought the Valley Sanitation District in compliance with the current schedule for chloride treatment reduction. The Valley Sanitation District Board has since approved Alternative No. 2 from the Final Facilities Plan, which consists of UV disinfection, advanced treatment using reverse osmosis, and deep well injection for brine disposal. These facilities will be designed to achieve the 100 mg/L chloride effluent limit.<sup>5,6</sup>

Additionally, the discharge of wastewater into the Pacific Ocean is regulated by permits issued under the federal Clean Water Act's National Pollution Discharge Elimination System (NPDES) and is required to meet the requirements of the California Regional Water Quality Control Board, Los Angeles Region (LA Regional Water Board) with respect to recreational beneficial uses. Accordingly, wastewater is monitored to

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<sup>5</sup> *Sanitation Districts of Los Angeles County, Summary of Common Misconceptions and the Facts about Complying with the State's Chloride (Salt) Limit for the Santa Clarita Valley*, [www.lacsd.org/civica/filebank/blobdload.asp?BlobID=8680](http://www.lacsd.org/civica/filebank/blobdload.asp?BlobID=8680), accessed March 11, 2015.

<sup>6</sup> *Sanitation Districts of Los Angeles County, Santa Clarita Valley Sanitation District Chloride Compliance Facilities Plan and Final EIR*, [www.lacsd.org/wastewater/scvchloridecompliance/the\\_approved\\_chloride\\_compliance\\_plan\\_and\\_environmental\\_impact\\_report/final\\_santa\\_clarita\\_valley\\_sanitation\\_district\\_chloride\\_compliance\\_facilities\\_plan\\_and\\_eir.asp](http://www.lacsd.org/wastewater/scvchloridecompliance/the_approved_chloride_compliance_plan_and_environmental_impact_report/final_santa_clarita_valley_sanitation_district_chloride_compliance_facilities_plan_and_eir.asp), accessed March 11, 2015.

ensure it meets or exceeds prescribed standards. Refer to **Section 5.10**, Hydrology and Water Quality—Water Quality, for further discussion.

**(f) Los Angeles County Code**

Chapter 20.32 of the County Code addresses wastewater systems, including sewer construction permits, fees and deposits, design standards, maintenance, and inspections. The Project would be subject to applicable County Code requirements based on the sewer improvements and connections proposed. Relevant requirements address sewer construction permits, fees and deposits, design standards, inspections, and maintenance.

In 2013, in response to mandates set forth in the CALGreen Code, the County adopted the Los Angeles County Green Building Standards Code (Title 31), which adopts and incorporates by reference specified provisions of the 2013 CALGreen Code.<sup>7</sup> The purpose of Title 31 is to facilitate sustainability via planning and design, as well as water efficiency and conservation, among other issues. Title 31 also references County Code Chapter 12.84, which provides low impact development (LID) requirements that address water conservation. Title 31 is currently being revised to provide clarity for the development community, ensure consistency with the State and other local agencies, and advance sustainable construction standards in the County.

**(3) Previously Adopted Plans and Mitigation**

**(a) Newhall Ranch RMDP/SCP and EIS/EIR**

The Project Site is included in the project area for the Applicant's Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), shown in **Figure 3-5**, RMDP/SCP Project Area, in **Section 3.0**, Project Description, of this Draft EIR, which covers certain aspects of resource management for the Project and other nearby developments. As discussed in greater detail in **Section 4.1**, Environmental and Regulatory Setting, the RMDP component of the Newhall Ranch RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the River and tributary drainages within the 11,999-acre Specific Plan area and along the extension of Magic Mountain Parkway through the Project Site. The SCP component of the Newhall Ranch RMDP/SCP project is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp.

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<sup>7</sup> The County's 2008 ordinances are being repealed, and the more recently adopted Title 31 requirements will apply to this Project.

*Fernandina*) (spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan area, the Valencia Commerce Center planning area, and the Project Site, in order to conduct conservation planning and preserve design on the Project Applicant's land holdings in Los Angeles County that contain known spineflower populations.

The Newhall Ranch RMDP/SCP project was the subject of a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (SCH No. 2000011025) by the U.S. Army Corps of Engineers (Corps) and the California Department of Fish and Wildlife (CDFW).<sup>8,9</sup> At the time CDFW certified the EIR portion of the EIS/EIR in December 2010, it also adopted the Mitigation Monitoring and Reporting Plan (MMRP) for the RMDP/SCP project. This regulatory plan, required under CEQA, describes the mitigation measures, monitoring, and/or reporting plan for the Newhall Ranch RMDP/SCP project (including the Entrada South Project Site). The Newhall Ranch RMDP/SCP EIS/EIR determined that impacts related to wastewater disposal would be less than significant. Thus, no mitigation measures were required.

## **b. Existing Conditions**

### **(1) Wastewater Treatment Facilities**

As previously mentioned, the Santa Clarita Valley Sanitation District owns, operates, and maintains the Saugus and Valencia WRPs, which together form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System. This system has a combined permitted treatment capacity of 28.1 million gallons per day (mgd) and currently treats approximately 19.6 mgd of wastewater, with an estimated 8.5 mgd of available capacity remaining.<sup>10,11</sup> The Project Site would be served by the Valencia WRP, which provides primary, secondary, and tertiary treatment.<sup>12</sup> The Valencia WRP has a permitted

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<sup>8</sup> *Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, Final Joint Environmental Impact Statement and Environmental Impact Report, June 2010.*

<sup>9</sup> *The California Department of Fish and Game was officially renamed the California Department of Fish and Wildlife as of January 1, 2013.*

<sup>10</sup> *Sanitation Districts of Los Angeles County, Public Notice of Availability: Santa Clarita Valley Chloride Compliance Facilities Plan and Environmental Impact Report (Final), October 10, 2013, p. 1, <http://lacs.org/civica/filebank/blobdload.asp?BlobID=8688>, accessed March 11, 2015.*

<sup>11</sup> *Sanitation Districts of Los Angeles County, Tract Map No. 53295 (response to request for updated will serve letter), August 19, 2013.*

<sup>12</sup> *Sanitation Districts of Los Angeles County, Valencia Water Reclamation Plant, [www.lacs.org/wastewater/wwfacilities/scvwrp/valencia.asp](http://www.lacs.org/wastewater/wwfacilities/scvwrp/valencia.asp), accessed March 11, 2015.*

treatment capacity of 21.6 mgd and an average daily intake of 14.8 mgd, with an estimated 6.8 mgd of available capacity remaining.<sup>13,14</sup>

According to the Final Chloride Compliance Facilities Plan and associated Final EIR, previously discussed, and based on population projections set forth in SCAG's 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR), the projected total flow of the Valley Sanitation District's sewer population (including the Project) would be 27.8 mgd in 2035.<sup>15</sup> Based on this estimate, the existing Valley Joint Sewerage System treatment facilities have enough capacity to treat flows until approximately 2036. With the future construction of Valencia WRP Stage VI, which is anticipated to be needed in 2036 based on current wastewater flow projections and would increase that facility's capacity to 27.6 mgd, thus bringing the total system treatment capacity to 34.1 mgd, the Valley Sanitation District facilities are expected to reach their future capacity by approximately 2053.<sup>16,17,18</sup>

In addition, a water reclamation plant must ultimately be developed within the Newhall Ranch Specific Plan (Specific Plan) area, located west of the Project Site.<sup>19</sup> In accordance with Mitigation Measure (MM) SP 4.12-1 and SP 4.12-2 set forth in the Mitigation Monitoring and Reporting Program (MMRP) for the Specific Plan, provided in

<sup>13</sup> Sanitation Districts of Los Angeles County, Valencia Water Reclamation Plant, [www.lacsd.org/wastewater/wwfacilities/scvwrp/valencia\\_wrp.asp](http://www.lacsd.org/wastewater/wwfacilities/scvwrp/valencia_wrp.asp), accessed March 11, 2015.

<sup>14</sup> The average daily intake of the Valencia Wastewater Reclamation Plant is based on data from January 1, 2013 through December 29, 2013. Source: Telephone communication, Joe Chang, Senior Engineer, Sanitation Districts of Los Angeles County, December 30, 2013.

<sup>15</sup> The Valley Sanitation District's 2035 projections assume annexation of its existing Sphere of Influence, which includes the Project Site. Growth within the undeveloped portions of the Sphere of Influence, such as the Project Site, was based on SCAG land use data and known future development projects.

<sup>16</sup> Santa Clarita Valley Sanitation District, Santa Clarita Valley Chloride Compliance Facilities Plan and Environmental Impact Report (Final), Water and Wastewater Projections, October 2013, p. 4-14, <http://lacsd.org/civica/filebank/blobdload.asp?BlobID=8666>, accessed March 11, 2015.

<sup>17</sup> Santa Clarita Valley Sanitation District, Santa Clarita Valley Chloride Compliance Facilities Plan and Environmental Impact Report (Final), Facilities Description, October 2013, p. 5-5, [www.lacsd.org/civica/filebank/blobdload.asp?BlobID=8667](http://lacsd.org/civica/filebank/blobdload.asp?BlobID=8667), accessed March 11, 2015.

<sup>18</sup> The projected cost of this facility expansion is estimated at \$4.75 million. Source: Santa Clarita Valley Sanitation District, Draft Facilities Plan, Valencia Water Reclamation Plant Steam Boiler System Upgrade, February 2011, Table 4-1, p. 4-2, <http://lacsd.org/civica/filebank/blobdload.aspx?blobid=6396>, accessed April 23, 2015.

<sup>19</sup> The treatment capacity associated with this future Newhall Ranch WRP is not included in the Valley Joint Sewerage System capacity projections discussed above. Additionally, it is noted that up to 6,000 of the first residential units developed within the Specific Plan community of Mission Village may be served by the Valencia WRP on an interim basis until the new Newhall Ranch WRP is operational.

**Appendix 2G** of this Draft EIR, the Newhall Land and Farming Company (i.e., the Project Applicant) will reserve a site for and construct a WRP within the Specific Plan area. However, the service area boundaries of this WRP will not include the Project Site.

## **(2) Wastewater Conveyance System**

The Valley Sanitation District's wastewater conveyance system consists of service connections that tie in to a local collection network composed of primary and secondary collectors, which flows to various trunk mains and then to the Saugus and Valencia WRPs. The Valley Sanitation District operates and maintains the regional trunk sewer mains, while the local collection network is operated and maintained by the Public Works' Consolidated Sewer Maintenance District.<sup>20,21</sup> Once constructed, new project-specific wastewater systems must be accepted for public use and annexed into the Consolidated Sewer Maintenance District. The Valley Sanitation District is responsible for upgrades to the regional wastewater collection and treatment systems. As the Project Site is currently comprised of vacant land, some agricultural uses, a small plant nursery used by the adjacent Six Flags Magic Mountain, and abandoned oil wells and associated access roads, wastewater is not currently generated, and there is no wastewater collection or conveyance system on the property. Existing infrastructure in the surrounding area includes an 18-inch gravity sewer trunk main in Magic Mountain Parkway that extends from just west of The Old Road to a 30-inch gravity sewer trunk main in The Old Road, which in turn flows northerly to the Valencia WRP. Just south of The Old Road, an 8-inch local sewer line connects to a 15-inch line, which then connects to the 30-inch trunk sewer.

## **(3) County Development Monitoring System**

The discussion of existing conditions provided above responds to the DMS criteria for determining an acceptable level of treatment capacity for the existing population within the Valley Sanitation District's service area. Specifically, data is provided regarding permitted treatment capacity, average daily intake, and remaining available capacity for wastewater treatment. Additionally, the Valley Sanitation District's programmed schedule for expansion and the ultimate treatment capacity within its service area is addressed.

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<sup>20</sup> Telephone communication, Basil Hewitt, Senior Engineer, County Sanitation Districts of Los Angeles County, January 10, 2014.

<sup>21</sup> Los Angeles County Department of Public Works, Sewer Maintenance, <http://dpw.lacounty.gov/smd/smd/>, accessed March 11, 2015.

### 3. ENVIRONMENTAL IMPACTS

#### a. Methodology

As previously indicated, the analysis of Project impacts on wastewater conveyance and treatment capacity is largely based on the Sewer Area Study included in **Appendix 5.22A** of this Draft EIR. The study analyzes the existing sewer conveyance system in the Project vicinity and calculates the Project's estimated peak wastewater flow rates for each proposed land use to determine whether the local system can accommodate Project flows. The analysis also determines pipe sizing for the proposed on-site wastewater collection system, taking into account percentage full requirements and assuming a 1.0 percent slope for all proposed sewer lines.

#### b. Project Design Elements/Project Design Features

Project development includes 339 single-family residences, 1,235 multi-family residences, and 730,000 square feet of commercial uses anticipated to be comprised of approximately 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail development. It also includes a 9.4-acre elementary school, a 27.2-acre Spineflower Preserve, a 5.6-acre public neighborhood park, two recreational centers totaling 2.9 acres, and 101.7 acres of open space.<sup>22</sup> The proposed uses would be developed within the 382.3-acre Vesting Tentative Tract Map No. 53295 (VTTM 53295), while supportive facilities and infrastructure, referred to as the External Map Improvements, would be constructed within the remaining 119.1 acres to the west and north. The External Map Improvements and the undeveloped open space areas would not generate any wastewater.

As part of the Project, the Santa Clarita Valley Sanitation District would need to annex the Project Site into the District before sanitary services could be provided. Subsequently, in compliance with the Valley Sanitation District's Master Connection Fee Ordinance and Master Service Charge Ordinance, the Project Applicant would pay the applicable fee(s) for wastewater connections and services. In addition, the Project Site would be annexed into the County's Consolidated Sewer Maintenance District, which maintains the local sewer lines in the area.

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<sup>22</sup> *Open space acreage refers to lots within the tract map designated as open space. Additional open space areas, such as natural drainage courses, roadway medians, and landscaped parkways adjacent to on-site roadways, in addition to the proposed park, recreation centers, and Spineflower Preserve, bring the total open space area to approximately 153 acres.*

### (1) Wastewater Infrastructure

Sanitary sewer service for the Project would be provided by connecting a proposed on-site wastewater system to the existing local wastewater collection system. The Project's system would consist of a network of gravity sewers connecting to a proposed 18-inch diameter extension of the existing trunk sewer line in Magic Mountain Parkway. This trunk line extension, which would be maintained by the Valley Sanitation District, would flow to the existing trunk line in The Old Road, which flows northerly to the Valencia WRP. Additionally, Planning Area 14 in the eastern portion of the Project Site would connect to an existing 8-inch Public Works local sewer line within The Old Road, which in turn ties into the existing trunk line in The Old Road. **Figure 3-19**, Project Wastewater System, in **Section 3.0**, Project Description, of this Draft EIR depicts the proposed sewer system. As shown in the Sewer Area Study Map included in the Sewer Area Study, the proposed sewer system would be developed with various sized local lines ranging in diameter from 8 to 18 inches. As indicated in the Sewer Area Study, these sizes would be adequate to meet Public Works' standards for flow maximums.<sup>23</sup>

Based on the applicable wastewater regulations and requirements previously discussed, the following compliance measures would be implemented as part of the Project in conjunction with the Project's sewer infrastructure:

- The proposed sewer system would be designed and constructed in accordance with the standards, criteria, and requirements set forth by the County Sanitation Districts, Valley Sanitation District, and/or County Public Works, as applicable, with ongoing maintenance by each public agency, as needed.
- Prior to recordation of each subdivision permitting construction, the Project Applicant shall obtain a letter from the County Sanitation Districts stating that sufficient treatment capacity is available for that subdivision.
- In compliance with the requirements of the County Sanitation Districts, commercial building kitchen drains shall be provided with oil separators to treat wastewater prior to discharge to the on-site sewer system.

Beyond these compliance measures and the Project characteristics described above, no specific Project Design Features (PDFs) are proposed with respect to wastewater infrastructure. The Project uses would not generate wastewater that would require additional treatment beyond that typically provided for domestic wastewater.

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<sup>23</sup> That is, a maximum of 50 percent full for each pipe segment with a diameter of between 8 and 15 inches and a maximum of 75 percent full for pipes greater than 15 inches in diameter.

## (2) Water Conservation

As discussed further in **Section 5.21**, Utilities and Service Systems—Water Supply, of this Draft EIR, the Project would include design features with regard to water conservation to reduce water demand, which would also serve to reduce associated wastewater generation. In particular, the Project would comply with applicable provisions of the CALGreen Code (CCR Title 24) and the County’s Green Building Standards Code (County Code Title 31), including the provision of water-efficient plumbing fixtures, as detailed below:

- Water-efficient toilets with a maximum 1.28 gallons per flush and urinals with a maximum 0.5 gallon per flush; and
- Low-flow lavatory faucets with a maximum flow rate of 2.0 gpm at 80 psi for showerheads, 1.5 gpm at 60 psi for residential lavatory faucets, and 1.8 gpm at 60 psi for kitchen faucets.

As discussed in **Section 5.21**, Utilities and Service Systems—Water Supply, implementation of these features would help the State meet requirements to achieve a 20 percent reduction in urban per-capita water use by the end of 2020 in accordance with the Water Conservation Act of 2009 (SBX7-7).<sup>24</sup>

### c. Significance Thresholds

Based on Appendix G of the CEQA Guidelines and other relevant criteria, the Los Angeles County Department of Regional Planning has determined that a project would have a potentially significant impact related to wastewater disposal based on the following criteria:

**Threshold 5.22-1:** Would the Project exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

**Threshold 5.22-2:** Would the Project create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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<sup>24</sup> However, aside from compliance with current regulatory requirements, specific reductions were not accounted for in the wastewater generation calculations in order to present a conservative analysis.

#### d. Project Impacts

**Threshold 5.22-1:** Would the Project exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?<sup>25</sup>

As previously discussed, Project wastewater flows would be treated at the Valencia WRP, which provides primary, secondary, and tertiary treatment. As discussed in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this Draft EIR, the Project is not anticipated to generate flows containing constituents that would jeopardize the ability of the Valencia WRP to operate within its established wastewater treatment requirements, nor that would interfere with chloride compliance efforts. Further, Project wastewater would be treated according to the treatment requirements enforced by the NPDES permit authorized by the LA Regional Water Board. Therefore, the Project would not exceed the wastewater treatment requirements of the LA Regional Water Board, and impacts would be less than significant. Additional discussion of water quality issues, including chloride compliance, is provided in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this Draft EIR.

**Threshold 5.22-2:** Would the Project create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

##### (1) Construction

Project construction activities would result in a temporary increase in wastewater generation as a result of construction workers on-site. Wastewater generation would occur incrementally throughout Project construction, but would be temporary and nominal when compared with the wastewater generated by an occupied permanent building. In addition, construction workers would use temporary sanitation facilities that would be serviced at approved disposal facilities and/or treatment plants. Thus, wastewater generated from Project construction activities would not enter the local conveyance system and, therefore, would not affect existing sewer line capacities in the Project area. In addition, the amount of construction-related wastewater generated is not expected to have a significant impact on disposal/treatment facilities due to the expected low volume and the temporary nature of such waste generation. Therefore, Project construction impacts on the existing wastewater system in the area would be less than significant.

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<sup>25</sup> *The Project Site falls under the jurisdiction of the Los Angeles Regional Water Quality Control Board, not the Lahontan Regional Water Quality Control Board. Therefore, only the former is addressed herein.*

As previously described, the Project would include an on-site wastewater collection system that would connect to existing local and trunk sewer lines in Magic Mountain Parkway and The Old Road. Installation of the proposed system would occur entirely within the Project Site and would not disrupt any adjacent uses. Furthermore, where feasible, the new service installations and connections would be scheduled to minimize wastewater service interruptions to other properties. Project construction impacts, including those associated with installation of the new wastewater infrastructure on-site, are evaluated throughout this Draft EIR in each of the Environmental Impact Analysis sections. However, the impacts identified therein are not necessarily due specifically to the construction of new wastewater facilities. Based on the preceding analysis, the Project's construction impacts associated with installation of the on-site wastewater system would be less than significant.

## (2) Operation

As previously discussed, the Project Site does not presently generate wastewater. As such, Project development and the associated population are anticipated to increase the amount of wastewater contributed to the local wastewater stream. As shown in **Table 5.22-1**, Project Wastewater Generation, on page 5.22-17, the Project would generate a peak flow of approximately 2.466 cubic feet per second (cfs) and an average daily wastewater flow of approximately 0.638 mgd.<sup>26,27</sup> These wastewater estimates are considered conservative as they do not account for reductions in wastewater generation resulting from implementation of the water conservation measures presented in **Section 5.21**, Utilities and Service Systems—Water Supply and Service, of this Draft EIR.

With respect to local sewer service, sanitary sewer lines are typically designed to accommodate peak flows from adjoining land uses, which are generally 2.5 times the average daily flows. The calculations provided in the Sewer Area Study indicate that with Project flows, each of the existing downstream local and trunk sewer lines to which the Project's wastewater system would connect would operate at a maximum of 50 percent full for pipes with a diameter of between 8 and 15 inches and 75 percent full for pipes greater than 15 inches in diameter, in compliance with Public Works' standards. In particular, the 8-inch line within The Old Road to which Planning Area 14 would connect would operate at

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<sup>26</sup> Average daily flow is calculated based on converting peak flow in cubic feet per second to gallons per day and then dividing by 2.5, in accordance with the Sewer Area Study.

<sup>27</sup> For comparison, based on the County Sanitation District's wastewater generation rates (available at <http://lacs.d.org/civica/filebank/blobdload.asp?BlobID=3531>), the proposed uses would generate approximately 0.481 mgd of wastewater, yielding an estimated peak flow of 1.86 cfs. Thus, the analysis herein is more conservative.

**Table 5.22-1  
Project Wastewater Generation**

<b>Planning Area</b>	<b>Land Use</b>	<b>Area or Dwelling Units</b>	<b>Peak Q Coefficient<sup>a</sup></b>	<b>Total Q</b>
PA-1–PA-3	Commercial/Office	53.8 ac	0.015	0.807 cfs
PA-4A	Recreation Area	2.1 ac	0.0015	0.003 cfs
PA-4B	Condominium	125 units	0.001	0.125 cfs
PA-4C	Condominium	53 units	0.001	0.053 cfs
PA-5A	Single-Family	14 lots	0.001	0.014 cfs
PA-5B	Single-Family	30 lots	0.001	0.030 cfs
PA-5C	Single-Family	53 lots	0.001	0.053 cfs
PA-5D	Rec. Area	0.8 ac	0.0015	0.001 cfs
PA-5E	Single-Family	37 lots	0.001	0.037 cfs
PA-6A	Single-Family	58 lots	0.001	0.058 cfs
PA-6B	Single-Family	57 lots	0.001	0.057 cfs
PA-7	Single-Family	90 lots	0.001	0.090 cfs
PA-8	Elementary School Site	750 students	10 gal/student/day	0.029 cfs
	Park Site	300 patrons	15 gal/patron/day	0.007 cfs
PA-9	Condominium	255 units	0.001	0.255 cfs
PA-10	Condominium	280 units	0.001	0.280 cfs
PA-11	Condominium	208 units	0.001	0.208 cfs
PA-12	Condominium	120 units	0.001	0.120 cfs
PA-13	Condominium	194 units	0.001	0.194 cfs
PA-14	Commercial/Office	3.0 ac	0.015	0.045 cfs
<b>Total</b>				<b>2.466 cfs</b>

ac = acre  
cfs = cubic feet per second

<sup>a</sup> Average flow rates can be derived by converting peak coefficients in cubic feet per second to gallons per day and then dividing by 2.5, in accordance with the Sewer Area Study. (This data responds to the DMS criteria regarding the average wastewater discharge per unit applicable to new development.)

Source: Alliance Land Planning & Engineering, Inc., 2014.

approximately 24 percent of its capacity and would, therefore, be able to accommodate the wastewater generated from this portion of the Project Site. Similarly, the 30-inch trunk line in The Old Road has a design capacity of 16.1 mgd and conveys a peak flow of 1.6 mgd,

thus providing ample capacity to accommodate the Project.<sup>28</sup> In addition, the proposed on-site system would be designed with sufficient capacity to accommodate projected flows.

With respect to treatment, as previously discussed, the Project's wastewater would be treated at the Valencia WRP, which has a permitted treatment capacity of 21.6 mgd and an average daily intake of 14.8 mgd. Accordingly, the Valencia WRP is currently operating at 68.5 percent of its permitted daily capacity. With the addition of the wastewater flows from the Project (0.638 mgd), the Valencia WRP would receive a total of 15.4 mgd of wastewater, for an approximately 4.3 percent inflow increase compared to existing conditions. A daily treatment capacity of 6.2 mgd would remain. As such, the Project's average daily wastewater flows would be adequately accommodated by the Valencia WRP, as confirmed in the County Sanitation Districts' will serve letter regarding the Project.

As also previously discussed, the Project Applicant would comply with applicable wastewater regulations and requirements. In particular, the Project Applicant would be required to obtain verification from the County Sanitation Districts that sufficient treatment capacity is available for each subdivision. Additionally, payment of the applicable fees for wastewater connections and services would serve to provide future conveyance, treatment, and disposal facilities (capital facilities), as needed, to adequately accommodate future development. Accordingly, the Project would not create wastewater system capacity problems or result in a determination by the Valley Sanitation District that it has inadequate capacity to serve the Project's projected demand in addition to existing commitments. With payment of the applicable fees and implementation of the aforementioned compliance measures, operational impacts with respect to wastewater would be less than significant.

### **(3) County Development Monitoring System**

The DMS wastewater criteria focus on whether a project will be provided with an acceptable level of service with respect to wastewater treatment. To make that determination, the DMS assesses whether a treatment capacity deficit or surplus would occur within the Valley Sanitation District's service area, calculated as the difference between the Valley Joint Sewerage System's current intake flows and its total treatment capacity. The DMS criteria also accounts for the Project's anticipated wastewater generation. The analysis above is consistent with DMS criteria related to wastewater service. Specifically, the DMS analysis shows that the Valley Sanitation District (i.e., the service provider for DMS purposes) has adequate treatment capacity to serve the Project in addition to the demands associated with existing and other planned future land uses

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<sup>28</sup> Peak flow when last measured in 2011. Source: Sanitation Districts of Los Angeles County, updated will serve letter dated August 19, 2013, included in **Appendix 5.22C** of this Draft EIR.

within its service area. Accordingly, the Project would be consistent with DMS policies as they relate to wastewater service.<sup>29</sup>

#### 4. CUMULATIVE IMPACTS

The geographic context for the cumulative impact analysis of wastewater conveyance systems is the immediate Project vicinity (i.e., the area served by the existing conveyance systems that would serve the Project), and the geographic context for the cumulative impact analysis of wastewater treatment facilities is the Santa Clarita Valley Sanitation District's service area. Anticipated growth through 2024 within the Project area as well as within the Valley Sanitation District's service area would cumulatively increase the demand for wastewater conveyance and treatment capacity. The Valley Sanitation District's service area's future wastewater treatment needs discussed herein are based on data within the previously discussed Final Chloride Compliance Facilities Plan and Final EIR. Cumulative impacts with respect to chloride are discussed in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this Draft EIR.

Of the related projects identified in **Table 4.2-1**, Related Projects, and **Figure 4.2-1**, Related Projects Map, in **Section 4.2**, Cumulative Impact Analysis Methodology, only four would be served by the same local sewer service system as the Project. Specifically, a portion of Related Project No. 5, Entrada North, and Related Project No. 17, Parcel Map 18654, would flow into the trunk sewer line in The Old Road. A portion of Related Project No. 3, Legacy Village, would flow into a sewer in Westridge Parkway that would connect to the proposed trunk sewer extension in Magic Mountain Parkway, which would flow to the trunk sewer in The Old Road. Finally, a portion of Related Project No. 1, Mission Village, would likely be pumped back into the trunk line in Magic Mountain Parkway and then to the trunk line in The Old Road.<sup>30</sup> As three of these four related projects (specifically, Related Project No. 1, which is part of the approved Newhall Ranch Specific Plan, and Related Project Nos. 3 and 5) are proposed by the same Project Applicant as the Entrada South Project, the wastewater infrastructure proposed as part of the Project takes into account future wastewater flows from these surrounding properties to ensure adequate pipe sizing, both within the Project Site and downstream.

With respect to wastewater treatment capacity, operation of the Project plus cumulative development in the Valley Sanitation District's service area would cumulatively

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<sup>29</sup> *The County has elected to rely on data provided by the County Sanitation Districts as the equivalent of County DMS buildout data for the reasons specified above in Subsection 2a(1)(c), County Development Monitoring System.*

<sup>30</sup> *Up to 6,000 of the first residential units developed within Mission Village may be served by the Valencia WRP on an interim basis until the new Newhall Ranch WRP is operational.*

increase the need for wastewater treatment at the Saugus and Valencia WRPs.<sup>31</sup> According to the Final Chloride Compliance Facilities Plan and Final EIR and based on SCAG's population projections from the 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy (discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR), the projected total flow of the Valley Sanitation District's sewer population would be 24.0 million gallons per day in 2024, or well within the Valley Joint Sewerage System's existing permitted treatment capacity of 28.1 mgd.<sup>32</sup> The Project's estimated average daily wastewater flow of approximately 0.638 mgd would represent only a small percentage (approximately 2.7 percent) of this estimated 2024 waste flow. Additionally, as previously discussed, with the future construction of Valencia WRP Stage VI (bringing the total system treatment capacity to 34.1 mgd), the Valley Sanitation District facilities are expected to have adequate capacity for land uses throughout the service area through approximately 2053.<sup>33</sup>

As previously discussed, the funding mechanism for wastewater system expansion projects is the County Sanitation Districts' Master Connection Fee Program. These fees fund the construction of trunk lines and treatment capacity expansion, and payment is required prior to connection to the County Sanitation Districts' system. Like the Project Applicant, applicants for all future development projects in the area would be expected to pay the applicable fees for wastewater connections and services. In addition, as with the Project, the related projects and all other future development would be required to obtain approval for points of connection, encroachment permits, service area annexation, and quantification of available capacity, as well as other compliance measures, as necessary. With payment of the applicable fees for wastewater connections and services and implementation of the compliance measures previously described, the Project's contribution to cumulative impacts related to sewer line capacity and wastewater treatment capacity would be less than significant.

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<sup>31</sup> *It is noted that wastewater flows from development within the Newhall Ranch Specific Plan area would ultimately be treated at the new WRP proposed within Newhall Ranch.*

<sup>32</sup> *Based on a linear interpolation of 2020 and 2035 data. Source: Santa Clarita Valley Sanitation District, Santa Clarita Valley Chloride Compliance Facilities Plan and Environmental Impact Report (Final), October 2013, p. 4-14, <http://lacs.d.org/civica/filebank/blobdload.asp?BlobID=8666>, accessed January 9, 2014.*

<sup>33</sup> *Santa Clarita Valley Sanitation District, Santa Clarita Valley Chloride Compliance Facilities Plan and Environmental Impact Report (Final), Water and Wastewater Projections, October 2013, p. 4-14, <http://lacs.d.org/civica/filebank/blobdload.asp?BlobID=8666>, accessed March 11, 2015.*

### **a. County Development Monitoring System**

The Valley Sanitation District's service area's future wastewater treatment needs discussed above are based on data within the previously discussed Final Chloride Compliance Facilities Plan and Final EIR, which is used as the equivalent of the DMS buildout scenario. Further, the analysis above is consistent with the DMS criteria as it relates to wastewater service. Specifically, the analysis shows that the Valley Sanitation District (i.e., the service provider for DMS purposes) has adequate treatment capacity to serve the Project in addition to the demands associated with existing and other planned future land uses within its service area. Accordingly, the Project is consistent with DMS policies as they relate to wastewater service.

## **5. MITIGATION MEASURES**

### **a. Newhall Ranch RMDP/SCP Mitigation Measures**

No impacts related to wastewater disposal were identified in the RMDP/SCP EIS/EIR. Thus, no mitigation measures were required.

### **b. Entrada South Project-Level Mitigation Measures**

With payment of the applicable fees for wastewater connections and services and implementation of the compliance measures previously described, Project-level impacts with regard to wastewater disposal would be less than significant. Therefore, no Project-specific mitigation measures would be required.

Additionally, cumulative impacts with regard to wastewater disposal would be less than significant. Therefore, no cumulative mitigation measures would be required.

## **6. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

With implementation of the relevant compliance measures and payment of the applicable fees, Project-level impacts with respect to wastewater would be less than significant. In addition, cumulative wastewater impacts would be less than significant.