Revised Draft SEIR Sections

5.12 Utilities and Service Systems—Wastewater

5.0 ENVIRONMENTAL IMPACT ANALYSIS

12. UTILITIES AND SERVICE SYSTEMS—WASTEWATER

1. INTRODUCTION

This section of the Draft Supplemental Environmental Impact Report (SEIR) analyzes the Modified Project's impacts associated with wastewater systems as compared to the 2017 Project's impacts analyzed in the State-certified EIR. The analysis describes the existing wastewater system, including local and regional conveyance and treatment facilities, calculates the wastewater the Modified Project would generate, and evaluates whether existing and/or proposed wastewater conveyance and treatment facilities would have adequate capacity to accommodate the Modified Project's wastewater flows, and whether new wastewater facilities would result in new or more severe impacts relating to construction impacts on the existing wastewater system have been identified for the Modified Project as compared to those identified in the State-certified EIR for the 2017 Project, which concluded would be less than significant. The analysis is based on *SCVSD Wastewater Generation Estimates for Entrada South and Valencia Commerce Center* (Wastewater Generation Memo) prepared by Dexter Wilson Engineering, Inc. in September 2022; and the *Sewer Area Study Proposed Conditions for VTTM 53295 Newhall Ranch—Entrada South* and the *Sewer Area Study Proposed Conditions for VTPM 18108 Newhall Ranch—Valencia Commerce Center and Addendum 1* (Entrada South Sewer Area Study and VCC Sewer Area Study, respectively; collectively, the Modified Project Sewer Area Studies) prepared by Hunsaker & Associates in December 2022, and June 2023, respectively.[1] These studies are provided in **Appendix 5.12a**, **Appendix 5.12b**, and **Appendix 5.12c**, respectively, of this SEIR.

2. ENVIRONMENTAL SETTING

a. Regulatory Setting

An overview of the regulatory setting is provided in **Table 5.12-1**, Utilities and Service Systems—Wastewater Regulatory Overview, beginning on page 5.12-2 and a detailed discussion is provided below.

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[1] *Addendum 1 to the Entrada South Sewer Area Study was prepared in November 2023 and is included as part of Appendix 5.12b.*

Table 5.12-1
Utilities and Service Systems—Wastewater Regulatory Overview

Issue Area and Relevant Legislation	Applicable Agency
Federal Regulations	
Clean Water Act The Clean Water Act (CWA)[a] is intended to restore and maintain the cleanliness of the nation's bodies of water to achieve a level of water quality that provides for recreation in and on the water, as well as for the propagation of fish and wildlife. Section 208 of the CWA and the requirements of the Code of Federal Regulations (CFR) require local water management plans. Preparation of these water management plans is delegated to individual states by the United States Environmental Protection Agency (USEPA), which is charged with implementing the CWA. In 1972, the CWA was amended to require that the discharge of pollutants to "waters of the US" from any point source be effectively prohibited, unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit. USEPA has delegated management of California's NPDES program to the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs) offices; the Project site is located within the jurisdictional area of the Los Angeles Regional Water Quality Control Board (LARWQCB), or Region 4. The State of California is required by Section 303(d) of the CWA to provide the USEPA with a list of water bodies considered by the state to be impaired (i.e., not meeting water quality standards and not supporting their beneficial uses).	USEPA, SWRCB, LARWQCB
State Regulations	
State Water Resources Control Board Statewide General Waste Discharge Requirements for Sanitary Sewer Systems On May 2, 2006, the SWRCB adopted the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (SWRCB Order No 2006-0003-DWQ), which applies to sanitary sewer systems that are greater than one-mile-long and collect or convey untreated or partially treated wastewater to a publicly owned treatment facility in California. Under the Statewide General Waste Discharge Requirements, the owners of such systems must comply with certain requirements.	SWRCB
Porter-Cologne Water Quality Control Act The SWRCB and RWQCBs are the principle State agencies with primary responsibility for the coordination and control of water quality. In the Porter-Cologne Water Quality Control Act, the California State Legislature declared that the "state must be prepared to exercise its full power and jurisdiction to protect the quality of the waters in the state from degradation." Porter-Cologne grants the RWQCBs authority to implement and enforce water quality laws, regulations, policies, and plans to protect the State's groundwater and surface waters.	SWRCB, LARWQCB
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	County of Los Angeles

Table 5.12-1 (Continued)
Utilities and Service Systems—Wastewater Regulatory Overview

Issue Area and Relevant Legislation	Applicable Agency
voluntary and mandatory standards pertaining to the planning and design of sustainable site development and water conservation, among other issues. The purpose of CALGreen is to establish minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, and general stability by regulating and controlling the design, construction, quality of materials, outdoor lighting standards, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The CALGreen Code also sets water conservation requirements for wastewater fixtures.	
California Plumbing Code The California Plumbing Code is codified in Title 24, California Code of Regulations, Part 5. The Plumbing Code contains regulations including, but not limited to, plumbing materials, fixtures, water heaters, water supply and distribution, ventilation, and drainage. More specifically, Part 5, Chapter 4, contains provisions requiring the installation of low flow fixtures and toilets.	County of Los Angeles
State Updated Model Landscape Ordinance) Assembly Bill (AB) 1881, the updated Model Landscape Ordinance, requires cities and counties to adopt landscape water conservation ordinances. The County maintains detailed guidance and regulations to implement AB 1881, as provided online on the Public Works website by searching "landscape water efficiency.	Department of Public Works
Regional Regulations	
Regional Municipal Separate Storm Sewer System (MS4) Permits The County is a co-permittee under the NPDES stormwater permit covering Los Angeles County (NPDES No. CAS614001). The MS4 Permit requires permittees to reduce the discharge of storm water pollutants to the maximum extent practicable and ensure MS4 discharges do not cause or contribute to violations of water quality standards. The MS4 Permit also requires implementation of various site design best management practices (BMPs) and treatment control BMPs to reduce the possibility of pollutants stored or produced on-site from entering surface water or sewer system.	LARWQCB
Los Angeles Regional Water Quality Control Board The LARWQCB has jurisdiction over the majority of the Ventura and Los Angeles Counties, including the Modified Project Site. The LARWQCB has adopted a Water Quality Control Plan (Basin Plan)[b] in accordance with criteria contained in the CWA, the Porter-Cologne Act, and other pertinent state and federal rules and regulations.[c] The intent of the Basin Plan is to provide definitive guidelines and give direction to the scope of LARWQCB activities that will optimize the beneficial uses of the state waters within the Los Angeles Basin (which includes the Modified Project site) by preserving and protecting the quality of these waters. The LARWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements for appropriate persons and groups; these can include individuals, communities, or businesses whose waste discharges	LARWQCB

Table 5.12-1 (Continued)
Utilities and Service Systems—Wastewater Regulatory Overview

Issue Area and Relevant Legislation	Applicable Agency
may affect water quality.	
County Regulations	
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.[d] 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. 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.	Department of Public Works, County Sanitation Districts
County Sanitation Districts of Los Angeles County: Santa Clarita Valley Sanitation District The County Sanitation Districts of Los Angeles County (County Sanitation Districts) is a public agency created under state law to manage wastewater (and solid waste) on a regional scale.[e] The agency operates and maintains the regional wastewater collection system, which includes approximately 1,400 miles of sewers, 48 pumping plants, and 11 wastewater treatment plants that transport and treat about half the wastewater in Los Angeles County. Collectively, the County Sanitation Districts treat about 400 million gallons of wastewater per day. Additionally, the discharge of wastewater into the Santa Clara River is regulated by permits issued under the federal CWA's NPDES program and is required to meet the LARWQCB's requirements with respect to beneficial uses. Accordingly, wastewater is monitored to ensure it meets or exceeds prescribed standards.	County Sanitation Districts
Los Angeles County Code Chapter 20.32 of the Los Angeles County Code addresses wastewater systems, including sewer construction permits, fees and deposits, design standards, maintenance, and inspections. Relevant requirements address sewer construction permits, fees and deposits, design standards, inspections, and maintenance. The payment of fees is a prerequisite to obtaining the permits required by the plumbing code set out in Los Angeles County Code, Title 25. County green building requirements are codified in County Code Title 31, which adopts and incorporates by reference specified provisions of CALGreen. CALGreen mandates green building requirements throughout the State of California. The purpose of Title 31 is to facilitate sustainability	County of Los Angeles

Table 5.12-1 (Continued)
Utilities and Service Systems—Wastewater Regulatory Overview

Issue Area and Relevant Legislation	Applicable Agency
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.	
Los Angeles County Sewer System Management Plan (SSMP) Pursuant to SWRCB General Order No. 2006-003-DWQ and subsequent 2013 Monitoring and Reporting Program, the Los Angeles County Department of Public Works (LACDPW) is required to present a Sewer System Management Plan (SSMP) to its governing board for adoption every five years following the date of its original approval or whenever there is a significant change in the document. On November 7, 2018, the Board adopted the most recent (2019) SSMP, including discussing of population estimates in Section 12.2 and Appendix D.[f,g]	Department of Public Works
Los Angeles County Department of Public Works LACDPW requires that new local main sewer lines connect to the existing sanitary sewer system. The construction and dedication of a new sewer main shall be coordinated and dedicated with the LACDPW Land Development Division. Upon dedication, LACDPW would be responsible for future operation and maintenance.	Department of Public Works

[a] *Federal Water Pollution Control Act (Clean Water Act), 33 United States Code (USC) sec. 1251–1387.*
[b] *Los Angeles Regional Water Quality Control Board, Water Quality Control Plan, 1994.*
[c] *Los Angeles Regional Water Quality Control Board, Water Quality Control Plan, 1994.*
[d] *Sanitation Districts of Los Angeles County, Wastewater Ordinance, amended July 1, 1998.*
[e] *Sanitation Districts of Los Angeles County, About the Sanitation Districts, www.lacsd.org/about-us/who-we-are/our-agency, accessed February 23, 2024.*
[f] *Los Angeles County Department of Public Works, Resolution adopting the 2019 SSMP, November 8, 2024.*
[g] *Sanitation Districts of Los Angeles County, Sewer System Management Plan (SSMP), February 2019.*
Source: Eyestone Environmental, 2024.

(1) Federal Regulations

(a) Clean Water Act

The Clean Water Act (CWA)[2] is intended to restore and maintain the cleanliness of the nation's bodies of water to achieve a level of water quality that provides for recreation in and on the water, as well as for the propagation of fish and wildlife. Section 208 of the

[2] *Federal Water Pollution Control Act (Clean Water Act), 33 United States Code (USC) sec. 1251–1387.*

CWA and the requirements of the Code of Federal Regulations (CFR) require local water management plans. Preparation of these water management plans is delegated to individual states by the United States Environmental Protection Agency (USEPA), which is charged with implementing the CWA.

In 1972, the CWA was amended to require that the discharge of pollutants to "waters of the US" from any point source be effectively prohibited, unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit. In 1987, the CWA was again amended to add Section 402(p), requiring that the USEPA establish regulations for permitting of stormwater discharges by municipal and industrial facilities and construction activities under the NPDES Permit Program. On November 16, 1990, USEPA published final regulations directed at municipal separate storm sewer systems (MS4s) serving a population of 100,000 or more and stormwater discharges associated with industrial activities, including construction activities. The regulations require that MS4 discharges to surface waters be regulated by an NPDES Permit.[3]

USEPA has delegated management of California's NPDES program to the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs) offices; the Project site is located within the jurisdictional area of the Los Angeles Regional Water Quality Control Board (LARWQCB), or Region 4. The State of California is required by Section 303(d) of the CWA to provide the USEPA with a list of water bodies considered by the state to be impaired (i.e., not meeting water quality standards and not supporting their beneficial uses).

The LARWQCB enforces Section 122.41(m) of part 40 of the CFR, which prohibits the bypassing of water treatment facilities and sanitary sewer overflows from any facility that requires a NPDES permit, including discharges, and privately owned treatment works. The provisions of the CWA are enforced by the RWQCB and implemented by the County. The County then regulates discharges to the sewer system in order to meet and maintain the requirements of its NPDES permits issued by the RWQCB for its treatment plants. In addition to CFR, the sewer conveyance system is subject to regulation by the South Coast Air Quality Management District (SCAQMD), which responds to claims regarding odors.

(2) State Regulations

As discussed in more detail in **Section 5.11**, Utilities and Service Systems—Water Supply, of this SEIR, a number of state laws and codes regulate water use, many of which

[3] *Clean Water Act, 33 USC sec. 1251–1387, October 18, 1972, as amended.*

in turn influence wastewater generation. In particular, Title 24 of the California Code of Regulations (CCR) limits wastewater generation, as summarized below.

(a) State Water Resources Control Board Statewide General Waste Discharge Requirements for Sanitary Sewer Systems

On May 2, 2006, the SWRCB adopted the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (SWRCB Order No 2006-0003-DWQ), which applies to sanitary sewer systems that are greater than one-mile-long and collect or convey untreated or partially treated wastewater to a publicly owned treatment facility in California. Under the Statewide General Waste Discharge Requirements, the owners of such systems must comply with the following requirements: (1) acquire an online account from the SWRCB and report all sanitary sewer overflows online; and (2) develop and implement a written plan referred to as a Sewer System Management Plan (SSMP) to control and mitigate sanitary sewer overflows and make the plan available to any member of the public upon request in writing. The County's SSMP for the Santa Clarita Valley Sanitation District (SCVSD) System, which treats wastewater from the Modified Project Site, is discussed in further detail below.

(b) Porter-Cologne Water Quality Control Act

The SWRCB and RWQCBs are the principle State agencies with primary responsibility for the coordination and control of water quality. In the Porter-Cologne Water Quality Control Act, the California State Legislature declared that the "state must be prepared to exercise its full power and jurisdiction to protect the quality of the waters in the state from degradation." Porter-Cologne grants the RWQCBs authority to implement and enforce water quality laws, regulations, policies, and plans to protect the State's groundwater and surface waters.

(c) 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. The purpose of CALGreen is to establish minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, and general stability by regulating and controlling the design, construction, quality of materials, outdoor lighting standards, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The CALGreen Code also sets water conservation requirements for wastewater fixtures. 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.

(d) California Plumbing Code

The California Plumbing Code is codified in Title 24, California Code of Regulations, Part 5. The Plumbing Code contains regulations including, but not limited to, plumbing materials, fixtures, water heaters, water supply and distribution, ventilation, and drainage. More specifically, Part 5, Chapter 4, contains provisions requiring the installation of low flow fixtures and toilets.

Existing development will also be required to reduce its wastewater generation by retrofitting existing structures with water efficient fixtures (SB 407 [2009] Civil Code Sections 1101.1 et seq.).

(e) State Updated Model Landscape Ordinance)

Assembly Bill (AB) 1881, the updated Model Landscape Ordinance, requires cities and counties to adopt landscape water conservation ordinances. The County maintains detailed guidance and regulations to implement AB 1881, as provided online the Public Works website by searching “landscape water efficiency.”

(3) Regional Regulations

(a) Regional Municipal Separate Storm Sewer System (MS4) Permits

The County is a co-permittee under the NPDES stormwater permit covering Los Angeles County (NPDES No. CAS614001). The LARWQCB completed revisions of the NPDES permit for the Los Angeles region in 1996 and 2001. The MS4 Permit requires permittees to reduce the discharge of storm water pollutants to the maximum extent practicable and ensure MS4 discharges do not cause or contribute to violations of water quality standards. The MS4 Permit also requires implementation of various site design best management practices (BMPs) and treatment control BMPs to reduce the possibility of pollutants stored or produced on-site from entering surface water or sewer system.

(b) Los Angeles Regional Water Quality Control Board

The LARWQCB has jurisdiction over the majority of the Ventura and Los Angeles Counties, including the Modified Project Site. The LARWQCB has adopted a Water Quality

Control Plan (Basin Plan)[4] in accordance with criteria contained in the CWA, the Porter-Cologne Act, and other pertinent state and federal rules and regulations.[5] The intent of the Basin Plan is to provide definitive guidelines and give direction to the scope of LARWQCB activities that will optimize the beneficial uses of the state waters within the Los Angeles Basin (which includes the Modified Project site) by preserving and protecting the quality of these waters. The intended beneficial use of water determines the water quality objectives. For example, drinking water must be of higher quality than the water used to irrigate pastures. Both of these are beneficial water uses, but the quality requirements for irrigation water are different from those for drinking water.

The LARWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements for appropriate persons and groups; these can include individuals, communities, or businesses whose waste discharges may affect water quality. These requirements can be either State Waste Discharge Requirements for discharge to land or federally delegated NPDES permits for discharges to surface water. Dischargers are required to meet water quality objectives and thus protect beneficial uses.

The SWRCB and the LARWQCB enforce the CWA and the Porter Cologne Act by setting strict limits on the contents of treated wastewater and establishing timelines for local districts to comply with those limits. The limits are set to protect the most sensitive beneficial uses of water bodies.

The Santa Clara River, where the SCVSD discharges its treated wastewater, supports aquatic species and habitat, as well as recharges the underlying groundwater basin that serves as a water supply.

The LARWQCB determined that high chloride (salt) levels in treated wastewater were present downstream of the SCVSD treatment facilities.[6] Therefore, the LARWQCB adopted the Chloride Total Maximum Daily Load (TMDL) in 2002, which imposes a chloride limit of 100 milligrams per liter (mg/L) for the treated wastewater discharged to the Santa Clara River from the upstream water reclamation plants (WRPs; discussed below).

The chloride levels in the SCVSD's wastewater treatment plant discharges currently do not meet the state legal limit of 100 mg/L; chloride levels have consistently exceeded

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[4] *Los Angeles Regional Water Quality Control Board, Water Quality Control Plan, 1994.*

[5] *Los Angeles Regional Water Quality Control Board, Water Quality Control Plan, 1994.*

[6] *Los Angeles County Sanitation Districts, Upper Santa Clara River Chloride TMDL, Site Specific Objective and Anti-Degradation Analysis, July 2014.*

the state limit of 100 mg/L since before 1975. The SCVSD has spent more than 10 years attempting to achieve the chloride limit and develop the most cost-effective and environmentally responsible solution to meeting the State-mandated chloride limit for the SCV. In October 2013, the SCVSD Board of Directors approved a project to comply with the State-mandated chloride limit and certified the associated Environmental Impact Report. This 2013 EIR analyzed: (1) a Chloride Compliance Project that to meet the State-mandated chloride limit; and (2) a Recycled Water Project to treat wastewater from the Santa Clara River for reuse.

The 2013 EIR was challenged in court. In February 2016, the Court found that two aspects of the 2013 EIR did not fully comply with CEQA. In response to ongoing litigation, SCVSD took steps to address the Court's ruling in compliance with CEQA.[7] SCVSD prepared a Final Recirculated Santa Clarita Valley Sanitation District Chloride Compliance Project EIR—Separation of Recycled Water Project (Final Recirculated EIR) for its Chloride Compliance Project. On August 30, 2017, the SCVSD Board of Directors certified the Final Recirculated EIR and re-approved the Chloride Compliance Project.[8]

The Court upheld the Final Recirculated EIR; therefore, SCVSD was permitted to resume work on the Chloride Compliance Project in accordance with the Final Recirculated EIR and Project approvals. The Chloride Compliance Project includes ultraviolet (UV) disinfection systems at both the Saugus and Valencia WRPs (discussed below) and advanced water treatment (AWT) facilities at Valencia WRP. AWT includes reverse osmosis equipment. The water that has passed through a reverse osmosis membrane becomes ultra-clean water and the remaining salty water becomes a byproduct called brine that requires proper disposal. The brine will be managed with enhanced brine concentration equipment and limited trucking of concentrated brine to an existing industrial facility, the County Sanitation Districts' Joint Water Pollution Control Plant in Carson.

Construction of the UV disinfection systems began in November 2018 and is now complete.[9,10] Construction of the AWT at the Valencia WRP began in April 2019 and is also now complete.[11]

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[7] *In 2016, SCVSD certified a Supplemental EIR that analyzed a trucking method of brine management and disposal.*

[8] *The Final Recirculated EIR revised and updated some of the analysis from SCVSD's prior 2013 EIR and 2016 Trucking SEIR.*

[9] *California Natural Resources Agency, Project: Upper Santa Clara River: Saugus Water Reclamation Plant Ultraviolet Disinfection System, https://bondaccountability.resources.ca.gov/Project/Details/11854/?PropositionPK=4, accessed February 23, 2024.*

(3) County Regulations

(a) County of Los Angeles General Plan

As discussed in greater detail in **Section 5.7**, Land Use and Planning, of this SEIR, the Los Angeles County General Plan 2035 (General Plan) was adopted by the Board of Supervisors on October 6, 2015. The General Plan contains a Public Services and Facilities Element that includes a section on Sanitary Sewers, with a stated goal of creating a reliable network of wastewater systems in the County.

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

As discussed in greater detail in **Section 5.7**, Land Use and Planning, of this SEIR, the 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. Policy LU-9.2.1 calls for ensuring that the cost of extending new sewer infrastructure is fully borne by the development that is served, and is not passed on to the existing community.[12] Policy LU-9.2.2 of requires that all new development mitigates its impact on existing sewer capacity by upgrading facilities when warranted or payment of a fee to allow construction of new facilities when needed.[13] Policy LU-9.2.4 calls for the sizing of new sewer facilities to accommodate future sewer flows throughout each sewershed.[14]

(c) 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,

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[10] *California Natural Resources Agency, Project: SCVWA: Valencia Water Reclamation Plant UV Disinfection System Facilities, https://bondaccountability.resources.ca.gov/Project/Details/12390/?PropositionPK=4, accessed February 23, 2024.*

[11] *Victaulic, Valencia Water Reclamation Plan website, www.victaulic.com/projects/valencia-water-reclamation-plant/, accessed February 23, 2024.*

[12] *County of Los Angeles, Santa Clarita Valley Area Plan: One Valley One Vision, 2012, p.68.*

[13] *County of Los Angeles, Santa Clarita Valley Area Plan: One Valley One Vision, 2012, p.68.*

[14] *County of Los Angeles, Santa Clarita Valley Area Plan: One Valley One Vision, 2012, p.68.*

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.[15] 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. 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.

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

The County Sanitation Districts of Los Angeles County (County Sanitation Districts) is a public agency created under state law to manage wastewater (and solid waste) on a regional scale.[16] The agency operates and maintains the regional wastewater collection system, which includes approximately 1,400 miles of sewers, 48 pumping plants, and 11 wastewater treatment plants that transport and treat about half the wastewater in Los Angeles County. Collectively, the County Sanitation Districts treat about 400 million gallons of wastewater per day. In November 2012, the Sanitation District prepared a Master Facilities Plan (MFP)[17] that identifies near-term and long-term actions to ensure for the continuation of a wastewater collection, treatment, and management services throughout Los Angeles County through the year 2050. Similarly, the Sanitation District prepared the 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan which provides similar planning.[18]

Entrada South is located just outside the jurisdictional boundary (within the sphere of influence), of the SCVSD, which serves both County and City areas throughout the Valley. The vast majority of VCC is currently within the boundaries of SCVSD. However, a small portion of VCC near the intersection of The Old Road and State Route 126 (SR-126) is located outside the current SCVSD boundary (within the sphere of influence). As

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[15] *Sanitation Districts of Los Angeles County, Wastewater Ordinance, amended July 1, 1998.*

[16] *Sanitation Districts of Los Angeles County, About the Sanitation Districts, www.lacsd.org/about-us/who-we-are/our-agency, accessed February 23, 2024.*

[17] *Sanitation Districts of Los Angeles County, Clearwater Program Master Facilities Plan, November 2012.*

[18] *Sanitation Districts of Los Angeles County, 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan*, *www.lacsd.org/services/wastewater-sewage/ww-publications-reports/final-2015-santa-clarita-valley-joint-sewerage-system-facilities-plan/-folder-84, accessed February 23, 2024.*

discussed further below, SCVSD operates two wastewater treatment plants, the Saugus WRP and the Valencia WRP.

Development sites located outside SCVSD's boundaries require annexation and fee payment prior to obtaining wastewater connection and service, pursuant to the Master Annexation Fee Ordinance. Annexation requests must be approved by SCVSD'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 on behalf of SCVSD.

In addition, in accordance with SCVSD's Master Connection Fee Ordinance and Master Service Charge Ordinance, new development projects within the boundary/service area 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 the connection fee is required before a permit to connect to the SCVSD's wastewater system can be issued. The District routinely monitors the system to ensure sufficient capacity is in place to accommodate planned growth and approved projects. The construction of on-site and project-specific sewer infrastructure for connection to District facilities are the responsibility of each developer.

Additionally, the discharge of wastewater into the Santa Clara River is regulated by permits issued under the federal CWA's NPDES program and is required to meet the LARWQCB's requirements with respect to beneficial uses. Accordingly, wastewater is monitored to ensure it meets or exceeds prescribed standards. Refer to **Section 5.6**, Hydrology and Water Quality—Water Quality, for further discussion.

(e) Los Angeles County Code

Chapter 20.32 of the Los Angeles County Code addresses wastewater systems, including sewer construction permits, fees and deposits, design standards, maintenance, and inspections. The Modified 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. The payment of fees is a prerequisite to obtaining the permits required by the plumbing code set out in Los Angeles County Code, Title 25.

County green building requirements are codified in County Code Title 31, which adopts and incorporates by reference specified provisions of CALGreen. CALGreen

mandates green building requirements throughout the State of California. 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.

(f) Los Angeles County Sewer System Management Plan (SSMP)

Pursuant to SWRCB General Order No. 2006-003-DWQ and subsequent 2013 Monitoring and Reporting Program, the Los Angeles County Department of Public Works (LACDPW) is required to present a Sewer System Management Plan (SSMP) to its governing board for adoption every five years following the date of its original approval or whenever there is a significant change in the document. On November 7, 2018, the Board adopted the most recent (2019) SSMP, including discussing of population estimates in Section 12.2 and Appendix D.[19,20] The 2019 SSMP includes goals to ensure that:

- Collection system facilities are properly managed, operated, and maintained to eliminate preventable sanitary sewer overflows (SSOs);
- Response measures are in place and that all feasible steps are taken to mitigate the impacts of SSOs to public health and the environment when they occur;
- Reporting procedures are in place to notify the appropriate regulatory and health authorities of SSOs within the required time frames; and
- SSO events, mitigation measures, and corrective actions are documented.

(g) Los Angeles County Department of Public Works

The Los Angeles County Department of Public Works (LACDPW) requires that new local main sewer lines connect to the existing sanitary sewer system. The construction and dedication of a new sewer main shall be coordinated and dedicated with the LACDPW Land Development Division. Upon dedication, LACDPW would be responsible for future operation and maintenance. Additionally, design capacity of sewer mainlines less than 15-inches are considered full, or 100 percent, when the ratio of the depth of flow over the pipe diameter is equal to 0.5. Design capacity of sewer mainlines greater than 15-inches are

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[19] *Los Angeles County Department of Public Works, Resolution adopting the 2019 SSMP, November 8, 2024.*

[20] *Sanitation Districts of Los Angeles County, Sewer System Management Plan (SSMP), February 2019.*

considered full, or 100 percent, when the ratio of the depth of flow over the pipe diameter is equal to 0.75.[21]

b. Existing Conditions

(1) Wastewater Treatment Facilities

As previously mentioned, SCVSD owns and operates two water reclamation plants within the SCVSD service area: the Saugus WRP and the Valencia WRP, which together form the Santa Clarita Valley Joint Sewerage System (SCVJSS). Wastewater received at each WRP is treated to disinfected tertiary levels and, with the exception of water used in Phase I of the Recycled Water Master Plan (RWMP),[22] is discharged to the Santa Clara River.[23]

As part of the Phase I RWMP, the Santa Clarita Valley Water Agency (SCVWA) has been receiving tertiary treated water from the Valencia WRP and wholesaling the recycled water within its territory for sale to retail customers for appropriate uses. The existing recycled water system includes the Valencia WRP Recycled Water Pump Station, a recycled water tank in the Westridge community (located immediately south of Entrada South), and approximately 15,600 feet of recycled water pipelines. Currently, an average of 450 AFY of recycled water is served to landscape irrigation customers, including The Oaks Club golf course (formerly known as the Tournament Players Club Golf Course) . The balance of tertiary treated wastewater from the Valencia WRP is discharged to the Santa Clara River.[24]

The Valencia WRP is located on The Old Road near Six Flags Magic Mountain (northeast of Entrada South and southeast of VCC). The Valencia WRP has a treatment capacity of 21.6 million gallons per day (mgd), equivalent to 24,190 afy~~, and currently treats 13.8 mgd~~. The average annual production is 15,500 afy of tertiary recycled water. Beneficial reuse of recycled water from the Valencia WRP is permitted under LARWQCB Order Nos. 87-48 and 97-072.[25]

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[21] *Los Angeles County Department of Public Works, Standard Procedures for Processing Private Contract Sanitary Sewer Plans, Revised December 1987; Policies for Managing Available Sewer Capacity and Sewage Discharge in Excess of Design Capacity, October 12, 2005.*

[22] *Castaic Lake Water Agency, Recycled Water Master Plan, September 2016, p.ES-12, ES-15, ES-22, 1-1, 4-7 and 4-8, etc.*

[23] *Castaic Lake Water Agency, Recycled Water Master Plan, September 2016, p.ES-2.*

[24] *Santa Clarita Valley Water Agency, 2020 Urban Water Management Plan for Santa Clarita Valley.*

[25] *Santa Clarita Valley Water Agency, 2020 Urban Water Management Plan for Santa Clarita Valley.*

The Saugus WRP is located southeast of the intersection of Bouquet Canyon Road and Soledad Canyon Road east of Valencia, approximately 2.4 miles east of the Modified Project Site. The Saugus WRP has a treatment capacity of 6.5 mgd (7,280 afy) ~~and currently treats 4.6 mgd~~. No future expansions are possible at the plant due to space limitations at the site. In 2020 the Saugus WRP produced 5,150 AFY of tertiary recycled water. Use of recycled water from this facility is permitted under LARWQCB Order Nos. 87-49 and 97-072. There is presently no beneficial reuse of recycled from the Saugus WRP.[26]

The Saugus and Valencia WRPs operated independently of each other until 1980, at which time the two plants were linked by a bypass interceptor, forming the regional SCVJSS. The interceptor was installed to transfer a portion of flows received at the Saugus WRP to the Valencia WRP. The current combined capacity of the ~~SCVSD system~~ SCVJSS is 28.1 mgd (31,470 afy). As the system currently treats an estimated ~~18.4~~ 19.4 mgd (~~20,450~~ 21,619 afy), the ~~SCVSD~~ SCVJSS is operating at approximately ~~65.4~~ 68.7 percent of its permitted daily capacity.[27]

In addition, the City of Santa Clarita's Vista Canyon Water Factory (Vista Canyon WRP) has recently been constructed near State Route 14 (SR-14), just south of the Santa Clara River, as part of the Vista Canyon Project. The plant will have an ultimate capacity of 440 afy. The Vista Canyon Development is anticipated to use 137 afy of the recycled water supply, and the remaining excess flow will be available for reuse as part of Vista Canyon Recycled Water Main Extension (Phase 2B) of the RWMP, currently under construction. The Vista Canyon WRP is not intended to discharge recycled water into the Santa Clara River, with the possible exception of winter months. Excess recycled water production from the Vista Canyon WRP would be sent to the Valencia WRP.[28]

A fourth Santa Clarita Valley reclamation plant, the Newhall Ranch WRP, is planned as part of the Newhall Ranch project. This proposed facility would be located approximately six miles west of the Modified Project Site, along the south side of SR-126. The Newhall Ranch WRP will not serve the Modified Project. Once constructed, the Newhall Ranch WRP will serve development within the Newhall Ranch Specific Plan area and will be owned and operated by the Newhall Ranch Sanitation District (NRSD). Prior to Newhall Ranch WRP being available, wastewater generated by communities within the Newhall Ranch Specific Plan area will be treated ~~at~~ by the ~~Valencia WRP~~ SCVJSS, based

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[26] *Santa Clarita Valley Water Agency, 2020 Urban Water Management Plan for Santa Clarita Valley.*

[27] ~~*Santa Clarita Valley Water Agency, 2020 Urban Water Management Plan for Santa Clarita Valley*~~ *Santa Clarita Valley Sanitation District, Comment letter on Draft SEIR, December 20, 2024. Refer to Appendix A of the Final SEIR.*

[28] *Santa Clarita Valley Water Agency, 2020 Urban Water Management Plan for Santa Clarita Valley.*

on the need to build up an adequate, steady flow of wastewater before constructing the initial increment of capacity at Newhall Ranch WRP. The ~~Valencia WRP~~ SCVJSS has sufficient capacity to tertiary-treat wastewater from the Newhall Ranch Specific Plan area during this interim period.[29]

(2) Wastewater Conveyance System

The SCVSD's wastewater conveyance system consists of service connections that tie into 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 SCVSD operates and maintains the regional trunk sewer mains, while the local collection network is operated and maintained by LACDPW's Consolidated Sewer Maintenance District.[30] Once constructed, new project-specific wastewater systems must be accepted for public use and annexed into the Consolidated Sewer Maintenance District. The SVCSD is responsible for upgrades to the regional wastewater collection and treatment and disposal systems. As both the Entrada South and VCC Planning Areas are currently comprised of vacant land, wastewater is not currently generated, and there are no wastewater collection or conveyance systems within the Modified Project Site.

As shown in **Figure 5.12-1**, Entrada South Wastewater System, on page 5.12-18, existing infrastructure within and surrounding Entrada South includes a recently installed 24-inch SCVSD gravity sewer trunk main in Magic Mountain Parkway that extends from the adjacent Mission Village community (currently under construction) and connects to a 30-inch SCVSD gravity sewer trunk main in The Old Road, which in turn flows northerly to the Valencia WRP. Within The Old Road and just south of Magic Mountain Parkway, an 8-inch local sewer line connects to the SCVSD trunk sewer. Additional lines ranging in size from 8 to 24 inches have been installed in Westridge Parkway, Commerce Center Drive, and along the western boundary of the Entrada South Planning Area as part of the Mission Village construction activities.

As indicated in **Figure 5.12-2**, VCC Wastewater System, on page 5.12-19, along the western boundary of the VCC Planning Area, infrastructure that serves existing developed portions of Valencia Commerce Center west of Commerce Center Drive includes several 10- and 18-inch local gravity and force main sewer lines in Commerce Center Drive and a LACDPW pump station located on-site along Commerce Center Drive at Franklin Parkway. Flows through this Commerce Center Drive Pump Station eventually connect to an existing

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[29] *See Mission Village Final Environmental Impact Report, May 2011, p. 1.0-70.*

[30] *Los Angeles County Department of Public Works, Sewer Maintenance, http://dpw.lacounty.gov/smd/smd/, accessed February 23, 2024.*

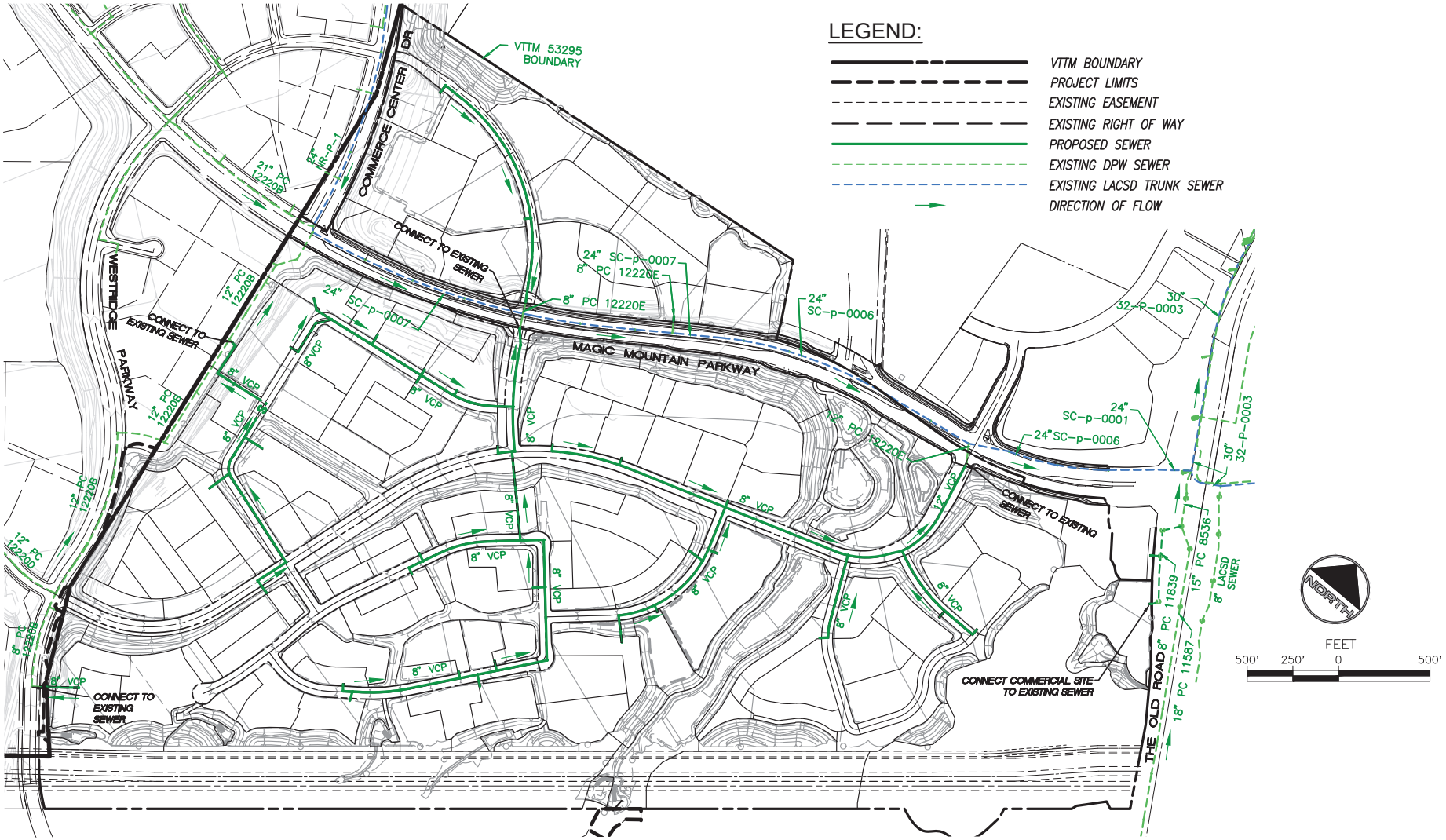

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Figure 5.12-1
Entrada South Wastewater System

Source: Hunsaker & Associates, 2024.

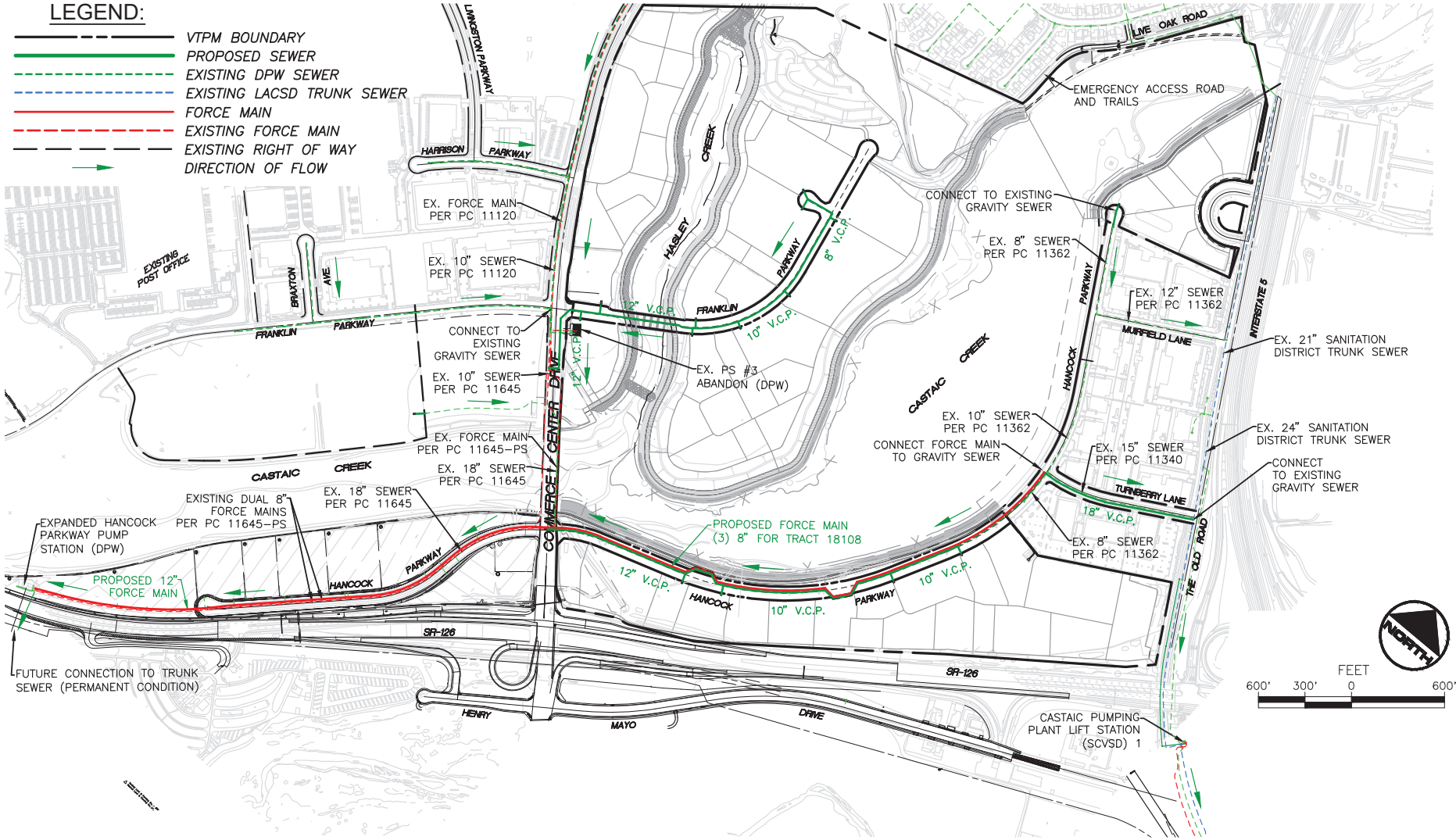

Figure 5.12-2
VCC Wastewater System

Source: Hunsaker & Associates, 2024.

24-inch SCVSD gravity trunk main in The Old Road, which drains southerly toward the SCVSD Castaic Pumping Plant Lift Station and ultimately to the Valencia WRP. Near the southwest corner of the VCC Planning Area, an 18-inch line flows westerly in the existing segment of Hancock Parkway to LACDPW's Hancock Parkway Pump Station. Under existing conditions, the Hancock Parkway Pump Station sends flows to the Commerce Center Drive Pump Station. In addition, near the eastern boundary of VCC, a local sewer line in Turnberry Lane drains to the east and connects into the 24-inch trunk main in The Old Road.

As previously indicated, the local sewer systems are maintained by LACDPW's Sewer Maintenance Division, and the trunk lines are owned and operated by the County Sanitation Districts, noted as SCVSD on infrastructure maps.

3. SUMMARY OF IMPACTS FOR THE 2017 PROJECT

The State-certified EIR broadly evaluated wastewater impacts in Section 4.4, Water Quality, and concluded that impacts related to water quality standards or waste discharge requirements would be less than significant. The State-certified EIR did not analyze tract-specific impacts related to wastewater collection and treatment for the Entrada South and VCC Planning Areas, which are evaluated below based on the Sewer Area Studies included in **Appendix 5.12b** and **5.12c** of this SEIR.

4. REGULATORY REQUIREMENTS AND PROJECT DESIGN FEATURES

The SCVSD would need to annex Entrada South and a small portion of VCC service area before sanitary sewer treatment services could be provided. Subsequently, in compliance with SCVSD'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, Entrada South would be annexed into the County's Consolidated Sewer Maintenance District, which maintains the local sewer lines in the area.

a. Regulatory Measures

- The Modified Project shall comply with the following regulatory requirements, as applicable: The proposed sewer system would be designed and constructed in accordance with the standards, criteria, and requirements set forth by the County Sanitation Districts, SCVSD, and/or LACDPW, including but not limited to the Los

Angeles County Code,[31] Wastewater Ordinance,[32] and Green Building Standards Code,[33] as applicable, with ongoing maintenance by each public agency, as appropriate.

- Prior to recordation of each subdivision permitting construction pursuant to the County Sanitation Districts' Will Serve Program, the Project Applicant shall obtain a letter from the County Sanitation Districts stating that sufficient treatment capacity is available for that subdivision.[34]

- In compliance with the requirements of the County Sanitation Districts, industrial and commercial wastewater will comply with the District's Wastewater Ordinance which prohibits the discharge of wastewater containing excessive amounts of toxic organics to the Sanitation Districts' sewerage system.[35]

b. Project Design Features

(1) Wastewater Infrastructure

As with the 2017 Project, sanitary sewer service for the Modified Project would be provided by connecting a proposed on-site wastewater collection system to the existing local wastewater collection system. As shown in **Figure 5.12-1**, Entrada South Wastewater System, the Entrada South system would consist of a network of gravity sewers ranging in size from 8 to 12 inches, most of which would connect to the existing 24-inch diameter trunk sewer line in Magic Mountain Parkway. This trunk line, which is maintained by the SCVSD, flows to the existing 30-inch trunk line in The Old Road, which flows northerly to the Valencia WRP. The westernmost sewer lines within the Entrada South Planning Area would connect to the existing 12-inch line in Westridge Parkway that continues northerly along the Entrada South/Mission Village boundary to the 24-inch trunk line in Magic Mountain Parkway. Additionally, the easternmost portion of the Entrada South Planning Area would connect to the existing 8-inch LACDPW local sewer line within The Old Road, which in turn ties into the existing trunk line in The Old Road and continues northerly to the Valencia WRP.

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[31] *County of Los Angeles, Los Angeles County Code, https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=LOS_ANGELES_CO_CODE, accessed February 23, 2024.*

[32] *Sanitation Districts of Los Angeles County, Wastewater Ordinance, amended July 1, 1998.*

[33] *Los Angeles County Code, Title 31, https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT31GRBUSTCO, accessed February 23, 2024.*

[34] *Sanitation Districts of Los Angeles County, Will Serve Program website, www.lacsd.org/services/wastewater-programs-permits/will-serve-program, accessed February 23, 2024.*

[35] *Sanitation Districts of Los Angeles County, Wastewater Ordinance, amended July 1, 1998.*

As shown in **Figure 5.12-2**, VCC Wastewater System, the majority of the VCC Planning Area would drain westerly in an 8- to 12-inch sewer line within the proposed extension of Franklin Parkway, which would connect to the existing 10-inch line in Commerce Center Drive, or within a 10- to 12-inch sewer line within the proposed extension of Hancock Parkway. Both of these lines would eventually connect to the existing 18-inch local sewer line in Hancock Parkway west of Commerce Center Drive, which flows westerly to the existing Hancock Parkway Pump Station.

Under both the 2017 Project and the Modified Project, phased upgrades to the Hancock Parkway Pump Station would be needed to accommodate the additional flows from VCC, and the existing Commerce Center Drive Pump Station located on-site would be abandoned. The phased improvements would include upgrades to the station pumps, expansion of the station's emergency storage areas, rerouting of the existing dual 8-inch force mains from the pump station to the east along the proposed segment of Hancock Parkway, and construction of new 12-inch force main along Hancock Parkway to enhance reliability. When complete, this system would connect a new 18-inch line in Turnberry Lane which in turn would connect to the existing 24-inch trunk main in The Old Road.[36] Due to the removal of the Commerce Center Drive Pump Station, the existing force main to that pump station would be re-routed to the south and then east along the Hancock Parkway extension to connect to the proposed 18-inch Turnberry Lane line. The northeastern portion of VCC would drain to the east and connect directly to the 24-inch trunk main in The Old Road, then drain south toward the Castaic Pumping Plant Lift Station and ultimately to the Valencia WRP.

As indicated in the Sewer Area Studies prepared for the Modified Project, included as **Appendix 5.12b** and **Appendix 5.12c**, the proposed line sizes would be adequate to meet LACDPW's standards for flow maximums.[37]

(2) Water Conservation

As discussed further in **Section 5.11**, Utilities and Service Systems—Water Supply, of this SEIR, the Modified 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 Modified Project would comply with applicable provisions of the CALGreen Code (CCR Title 24) and the County's Green Building

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[36] *A potential alternate route pending LACDWP's review contemplates the Hancock Parkway Pump Station force mains heading south in Commerce Center Drive and then east along Henry Mayo Drive, south of SR-126, within the previously approved Newhall Ranch Utility Corridor.*

[37] *Specifically, LACDPW requires a maximum of 50 percent flow for each pipe segment with a diameter of between 8 and 15 inches and a maximum of 75 percent flow for pipes greater than 15 inches in diameter.*

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.

5. THRESHOLDS OF SIGNIFICANCE

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 significant impact related to wastewater disposal based on the following criteria:

Threshold 5.12-1: Would the Project require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects?

Threshold 5.12-2: Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

As evaluated in the Initial Study (see **Appendix 1** of this SEIR), the Modified Project would not result in new or more severe significant impacts than the 2017 Project with respect to the relocation or construction of new or expanded wastewater treatment facilities per Threshold 5.12-1. Accordingly, the Initial Study analysis concluded no further analysis of this issue is required. Please refer to the Initial Study for this discussion related to Threshold 5.12-1. As such, Threshold 5.12-1 is not analyzed any further in this SEIR section. Threshold 5.12-2 is addressed below. In order for impacts to be considered significant under this threshold, the Modified Project would also have to result in significant environmental impacts from providing new wastewater treatment facilities, which have not already been analyzed or disclosed as part of the Modified Project or in the State-certified EIR.

6. ENVIRONMENTAL IMPACTS OF THE MODIFIED PROJECT

a. Methodology

The analysis of Modified Project impacts on wastewater treatment capacity is based on 1) the Wastewater Generation Memo prepared by Dexter Wilson Engineering, Inc. dated February 2022, which is included in **Appendix 5.12a**, 2) the Modified Project Sewer

Area Studies included in **Appendix 5.12b** and **5.12c** of this SEIR, and 3) correspondence with SCVSD. The Wastewater Generation Memo estimates the Modified Project's wastewater flows, and the Sewer Area Studies evaluate the existing and proposed sewer conveyance system in the vicinity and calculates the Modified Project's estimated peak wastewater flow rates for each proposed land use to determine pipe sizing for the proposed on-site wastewater collection systems, taking into account maximum flow requirements for all proposed sewer lines. Will serve letters for both Entrada South and VCC are included as Attachment 1 of the Wastewater Generation Memo included as **Appendix 5.12a** of this SEIR.

b. Project Impacts

Threshold 5.12-2: Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Entrada South and VCC Planning Areas[38]

(1) Construction

Under the Modified Project, as with the 2017 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 Modified Project construction but would be temporary and nominal when compared with the wastewater generated by occupied permanent buildings. Construction workers would use temporary sanitation facilities that would be serviced at approved disposal facilities and/or treatment plants. Thus, wastewater generated from Modified Project construction activities would not enter the local conveyance system and, therefore, would not affect existing sewer line capacities in the Modified Project area. The limited amount of construction-related wastewater generated would not have a significant impact on disposal/treatment facilities due to the expected low volume and the temporary nature of such waste generation. Based on the analysis above, the Modified Project would not result in any new or substantially more severe significant impacts related to the existing wastewater system during construction as compared to the State-certified EIR for the 2017 Project, which concluded would be less than significant.

[38] *Where impacts associated with both planning areas are similar or identical, the analysis has been combined to reduce redundancy.*

As previously described, as with the 2017 Project, the Modified Project would include on-site wastewater collection systems that would connect to existing local and trunk sewer lines located adjacent to the Entrada South and VCC Planning Areas. Other than those connections, installation of the proposed systems would occur entirely within the Modified Project Site and would not disrupt adjacent uses. New service installations and connections would be scheduled such that significant wastewater interruptions to other properties are not expected. Installation of the new wastewater infrastructure on-site would be completed concurrent with the overall construction of the Modified Project. Based on the analysis above, the Modified Project would not result in any new or substantially more severe significant impacts related to the on-site wastewater system as compared to the State-certified EIR for the 2017 Project, which concluded would be less than significant.

(2) Operation

The Modified Project's wastewater characteristics would be similar to those associated with the 2017 Project since the Modified Project includes the same general land use types and intensity of development and thus would involve similar wastewater discharge levels. As shown in **Table 5.12-2**, Project Wastewater Generation, on page 5.12-26, the Modified Project would generate an average daily wastewater flow of approximately 1,604,193 gallons or 1.6 mgd. These wastewater estimates are conservative as they do not account for reductions in wastewater generation resulting from implementation of the water conservation measures presented in **Section 5.11**, Utilities and Service Systems—Water Supply, of this SEIR.

With respect to local sewer service, sanitary sewer lines are typically designed to accommodate peak flows, generally estimated as 2.5 times the average daily flows, from adjoining land uses. As with the 2017 Project, flows from the majority of Entrada South for the Modified Project would be intercepted by local 8- to 12-inch sewers and conveyed to the 24-inch trunk sewer in Magic Mountain Parkway, as shown in **Figure 5.12-1**, Entrada South Wastewater System. This trunk sewer will also carry flows from the approved Mission Village (Tract 61105) project and vacant land, which border Entrada South to the west and north, respectively. Flows would travel east along Magic Mountain Parkway, then north within the 30-inch trunk line in The Old Road to the Valencia WRP. The easternmost portion of the Entrada South Planning Area located adjacent to The Old Road would flow to the existing 8-inch local sewer that connects to SCVSD's The Old Road trunk sewer.

As previously described, as with the 2017 Project, the majority of VCC wastewater flows for the Modified Project would drain westerly in 8- to 12-inch sewers within the proposed extension of Franklin Parkway to the existing lines in Commerce Center Drive or in a 10- to 12-inch line in the new segment of Hancock Parkway, all of which would eventually connect to the 18-inch line in Hancock Parkway west of Commerce Center Drive, as shown in **Figure 5.12-2**, VCC Wastewater System. Phased upgrades to Hancock

Table 5.12-2
Project Wastewater Generation

Land Use	Dwelling Units/ Square Footage	Daily Generation Rate	Average Daily Flow (gpd)
Entrada South (2017 Project)			
Residential	1,725 du	215 gpd/du[a]	372,125
Commercial	450,000 sf	276 gpd/1,000 sf[b]	124,200
Subtotal			***496,325***
Entrada South (Modified Project)			
Residential	1,574 du	195 gpd/du[c]	306,920
Commercial	730,000 sf	276 gpd/1,000 sf[b]	324,043
Subtotal			***630,973***
Valencia Commerce Center (2017 Project and Modified Project)			
Light Industrial/Business Park	3,400,000 sf	286 gpd/1,000 sf[4]	973,320
Subtotal			***973,320***
Total for the 2017 Project			**1,469,545**
Total for the Modified Project			**1,604,193**
Net Increase (Total Modified Project – Total 2017 Project)			**134,648 (9.16%)**
Does Valencia WRP Have Adequate Capacity to Serve Modified Project?			**Yes[d]**

du = dwelling unit

gpd = gallons per day

sf = square feet

[a] *Average of residential wastewater generation rates based on the proposed residential units and current SCVSD generation rates, assuming 550 units of detached units and 1,175 attached units, where detached units generate 260 gpd/unit and attached units generate 195 gpd/unit.*

[b] *Average of commercial wastewater generation rates based on the proposed uses and current SCVSD generation rates (Retail: 325 gpd/1,000 sf; Office: 300 gpd/1,000 sf; and Hotel: 125 gpd/room). The same rates are applied to the Modified Project and the 2017 Project for comparison purposes.*

[c] *Average of residential wastewater generation rates based on the proposed residential units and current SCVSD generation rates, assuming 371 units of detached units and 1,203 attached units, where detached units generate 260 gpd/unit and attached units generate 195 gpd/unit. Average of commercial wastewater generation rates based on the proposed uses and current SCVSD generation rates (Retail: 325 gpd/1,000 sf; Office: 300 gpd/1,000 sf; and Light Industrial: 200 gpd/1,000 sf). The same rates are applied to the Modified project and the 2017 Project for comparison purposes.*

[d] *Refer to the will-serve letter attached to the Wastewater Generation Memo included as Appendix 5.12a of this SEIR.*

Source: Dexter Wilson Engineering, Inc., SCVSD Wastewater Generation Estimates for Entrada South and Valencia Commerce Center, October 2022.

Parkway Pump Station are planned to accommodate VCC, and the existing Commerce Center Drive Pump Station would be abandoned, as with the 2017 Project. Both of these pump station modifications would route flows via force mains east along the Hancock Parkway extension to connect to a proposed 18-inch line in Turnberry Lane, eventually connecting to the existing 24-inch trunk line in The Old Road. The northeastern portion of VCC would drain to the east and connect to that same 24-inch line in The Old Road and flow south toward the Castaic Pumping Plant Lift Station and ultimately to the Valencia WRP.

As with the 2017 Project, the Modified Project's wastewater would be treated ~~at~~ by the ~~Valencia WRP~~ SCVJSS. The ~~Valencia WRP~~ SCVJSS has a treatment capacity of ~~21.6~~ 28.1 mgd and currently treats ~~13.8~~ 19.3 mgd.[39] Accordingly, the ~~Valencia WRP~~ SCVJSS currently operates at ~~64~~ 68.7 percent of its permitted daily capacity. With the addition of the wastewater flows from the Modified Project (1.6 mgd), the ~~Valencia WRP~~ SCVJSS would receive a total of ~~15.4~~ 20.9 mgd of wastewater. A daily treatment capacity of ~~6.2~~ 7.2 mgd would remain well within the design capacity of the ~~facility~~ SCVJSS. SCVSD has determined that the ~~Valencia WRP~~ SCVJSS has adequate capacity to serve the Modified Project.[40] As such, the Modified Project's average daily wastewater flows would be adequately accommodated by the ~~Valencia WRP~~ SCVJSS.

As previously discussed, the Project Applicant would comply with applicable wastewater regulations and requirements. Additionally, payment of the applicable fees for wastewater connections and services would serve to provide future conveyance, treatment, and disposal facilities (i.e., capital facilities), as needed, to adequately accommodate future development. Accordingly, the Modified Project would not create wastewater system capacity problems. SCVSD has determined that the ~~Valencia WRP~~ SCVJSS has adequate capacity to serve the Modified Project.[41] ~~.~~ With payment of the applicable fees and implementation of the aforementioned compliance measures, the Modified Project would not result in any new or substantially more severe significant impacts related to wastewater conveyance and disposal capacity as compared to the State-certified EIR for the 2017 Project, which concluded less than significant impacts relating to wastewater conveyance and disposal capacity

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[39] ~~*Santa Clarita Valley Water Agency, 2020 Urban Water Management Plan for Santa Clarita Valley*~~ *Santa Clarita Valley Sanitation District, Comment letter on Draft SEIR, December 20, 2024. Refer to Appendix A of the Final SEIR.*

[40] *Refer to the will-serve letter attached to the Wastewater Generation Memo included as Appendix 5.12a of this SEIR.*

[41] *Refer to the will-serve letter attached to the Wastewater Generation Memo included as Appendix 5.12a of this SEIR.*

7. 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 Modified Project), and the geographic context for the cumulative impact analysis of wastewater treatment facilities is the SCVSD's service area and Sphere of Influence.[42] Anticipated growth through 2032 within the Modified Project area as well as within the SCVSD's service area and Sphere of Influence would cumulatively increase the demand for wastewater conveyance and treatment capacity. Cumulative impacts with respect to chloride are discussed in **Section 5.10**, Hydrology and Water Quality—Water Quality, of this SEIR.

Each future cumulative project requiring service from the SCVSD would be required to develop and submit a Sewer Area Study similar to that submitted for the Modified Project. Each Sewer Area Study for each individual related project would determine if new wastewater infrastructure would be needed. The Sewer Area Study prepared for each related project would also determine if existing infrastructure would be adequate for wastewater conveyance and treatment capacity. Moreover, each of the related projects, similar to the Modified Project, would be required to pay connection fees to offset impacts to existing wastewater infrastructure in accordance with the County and local jurisdiction fee programs.

With respect to wastewater treatment capacity, operation of the Modified Project plus cumulative development in the SCVSD's service area and Sphere of Influence would cumulatively increase the need for wastewater treatment ~~at~~ by the ~~Saugus and Valencia WRPs~~ SCVJSS. The EIR for the Santa Clarita Valley Area Plan[43] estimated a buildout population of 237,387 residents, which includes development contemplated by the Modified Project. The Area Plan EIR concluded that implementation of the proposed Area Plan policies related to wastewater would ensure adequate wastewater capacity to serve buildout of the Valley Planning Area, and the Area Plan EIR determined that wastewater impacts related to buildout of the Valley Planning Area would be less than significant.[44] As described above, the Modified Project is consistent with the Area Plan development assumptions and the Modified Project's estimated average daily wastewater flow of

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[42] *Entrada South and a small portion of VCC need to be annexed into SCVSD service area as described in Section 3.0 Project Description of this SEIR.*

[43] *Santa Clarita Valley Area Plan available at: https://planning.lacounty.gov/ovov*

[44] *County of Los Angeles, One Valley One Vision Final Program EIR, November 2012.*

approximately 1.6 mgd would not exceed capacity of the ~~Valencia WRP~~ SCVJSS, confirmed by SCVSD's Will Serve Letter.[45,46]

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 SCVSD's 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 Modified 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 Modified Project's contribution to cumulative impacts related to sewer line capacity and wastewater treatment capacity would be less than significant. Therefore, the Modified Project would not result in a new significant or substantially more severe cumulative impact with respect to wastewater conveyance or treatment as compared to the 2017 Project.

8. MITIGATION MEASURES

A complete list of mitigation measures to be implemented under the Modified Project is provided in the Mitigation Monitoring and Reporting Program in **Appendix 2** of this SEIR. Previously adopted mitigation measures that require no further action as part of the Modified Project (generally because the measure has already been completed or would be achieved or exceeded through compliance with current regulatory requirements) or that are not applicable to the Modified Project are listed in **Appendix 3** of this SEIR.

a. Previously Approved Mitigation from the State-Certified EIR

The State-certified EIR did not impose mitigation measures related to wastewater.

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[45] *Refer to the will-serve letter attached to the Wastewater Generation Memo included as Appendix 5.12a of this SEIR.*

[46] *Additionally, with the future construction of Valencia WRP Stage VI, bringing the total system treatment capacity to 34.1 mgd, SCVSD facilities will have even more capacity to accommodate future potential buildout of the area over time, through approximately 2053. 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.*

b. Previously Approved Mitigation from the VCC EIR

Mitigation was previously adopted by the County for the VCC Planning Area as part of the County-certified VCC EIR. In general, those mitigation measures either have been superseded by other more stringent mitigation or would be achieved or exceeded through compliance with updated regulatory requirements. Please refer to **Appendix 3** of the SEIR for a list of VCC mitigation measures that are no longer applicable to the Modified Project or that require no further action as part of the Modified Project.

c. Proposed Mitigation for the Modified Project

As discussed above, wastewater impacts associated with the Modified Project, as well as cumulative impacts, would be less than significant. Therefore, no Modified Project-specific mitigation measures would be required.

9. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Based on the analysis above, with implementation of the regulatory compliance measures and payment of the applicable wastewater fees, no new or substantially more severe significant impacts relating to wastewater have been identified for the Modified Project as compared to those identified in the State-certified EIR for the 2017 Project.