

- 1.0 *The Specific Plan as Planning Tool*
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- 6.0 *Community Design & Land Use*
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## **10.0 INFRASTRUCTURE & PUBLIC UTILITIES**

All conventional utilities are available in the Specific Plan area including water, sewer, drainage, electrical, gas and franchise utilities such as cable television. The following paragraphs and diagrams describe in a general manner how these systems will be organized and how they will function. More precise plans will be prepared as development progresses.

### **10.1 Water Service**

Water service within the project area will be provided by the Santa Clarita Water Company (SCWC), a City Council approved purveyor, a mutual water company, or by the land owner. As noted within the Santa Clarita General Plan, the SCWC is currently the largest water purveyor in the Santa Clarita Valley, with 18,000 connections delivering 18,845 acre feet per year.

This Specific Plan proposal includes the construction of two new 2.5-million gallon tanks on-site to provide water storage and service to the Specific Plan area.

Water lines on-site will range from sixteen to eight inches, depending upon their function within the system.

The Water Facilities Plan illustrates the proposed water facilities on-site. Eight inch water lines are not depicted on the Plan, however they will serve the individual developments.

## **10.2 Sewer Facilities Plan**

Los Angeles County Sanitation District 26 serves the area, with existing trunk lines located in Soledad Canyon and San Fernando Roads. The project site will connect with the fifteen inch trunk line in Soledad Canyon at its intersection with the Santa Clarita Parkway. Two additional connections will be made with the existing sewer trunk line located near San Fernando Road. Due to the topography of the site, a lift station will be necessary to service a relatively small service area located in the southeast corner of the project.

Sewage from the site may be treated by both the District 26 and the District 32 plants, which are interconnected. According to the City of Santa Clarita General Plan (1991), the two plants are operating at 85.6 percent of capacity.

The Sewer Facilities Plan illustrates the sewer system for the project area.

## **10.3 Storm Drain Facilities Plan**

The County of Los Angeles Flood Control District maintains and regulates the storm drain facilities for the Santa Clarita Valley. According to the Santa Clarita General Plan, the County has set two general drainage system requirements for development, (1) all development must be free of flood hazards; and (2) development cannot worsen the flood hazard downstream. The storm drain system for the Specific Plan area will meet these requirements.

Within this Specific Plan area, developments are strongly encouraged to incorporate natural drainage techniques. Natural drainage techniques lessen demand on downstream drainage systems, cost less to

maintain, retain the aesthetic and enable the ground to absorb and retain water. Some examples of the natural drainage techniques are as follows:

- Incorporate permeable surfaces (such as decomposed granite in place of asphalt, concrete bands in place of broad concrete driveways, etc.) into design where non-permeable surfaces have been traditionally utilized, such as pathways, driveways and parking lots. This technique also diminishes rainwater pollution by eliminating the petroleum based asphalt surface.
- Utilization of drainage ditches and swales instead of curb and gutter on streets.
- Contouring the grade away from streets and into common shallow swales running through common areas behind houses. These shallow swales can overflow into the drainage system, however the overflow will be much less than if allowed to directly empty into the system.
- Utilization of natural "check dams" in the natural drainage and riparian areas, to prevent surges of water downstream. These check dams will slow the rate and volume of water to downstream systems.

To ensure the LACFCD's requirement that water run-off does not worsen the drainage system downstream, a water detention/percolation basin may be developed, if necessary, on the project site. A potential location for this basin is currently proposed for the southwestern corner of the project site, and has a maximum capacity of 8 acre feet. The purpose of the detention/percolation basin is to capture peak water runoff and hold it on-site. This rainwater would be generally allowed to seep back into the ground. Gradually, the remaining water would be metered into the Santa downstream storm drain system to flow into the Santa Clara River system.

The Storm Drain Facilities Plan illustrates the storm drain system on-site. Developments which utilize natural drainage techniques which are reviewed and approved for adequacy, may modify the master drainage plan as it effects their portion of the system as necessary.

#### **10.4 Electrical Facilities**

Electrical service is provided by the Southern California Edison Company. Electrical facilities will be located within the street rights-of-way, and no overhead utilities will be permitted.

#### **10.5 Natural Gas Facilities**

Natural Gas is supplied to the Specific Plan area by the Southern California Gas Company. Natural gas facilities will be located within the street rights-of-way.

#### **10.6 Telephone Facilities**

Telephone service is provided by Pacific Bell. Telephone facilities will be located within the street rights-of-way. No overhead telephone facilities will be permitted.

#### **10.7 Cable Television Facilities**

Cable television is provided by Cablevision and Kings Videocable Company. Cable television facilities will be located within public rights-of-way.

#### **10.8 Public Facilities**

Public facilities such as the Civic Center, library, day care center, community service buildings, amphitheater, performing arts center and museum will be located adjacent the project site on the Civic Center property.

### **10.9 Schools**

Porta Bella is located within the Hart Unified School District for the high school and junior high school. Discussions are underway between the Newhall Elementary School and the Saugus School District for the elementary school.

### **10.10 Fire Protection**

Fire protection within the Specific Plan area will be provided by the Los Angeles County Fire Department. According to the City of Santa Clarita General Plan, Santa Clarita is currently served by four fire stations with six engines, two paramedic squads and one ladder truck. Approximately 100 fire fighters are assigned, with about 33 on duty at a time. The Fire Department expressed no need for a site within the project area for a fire station.

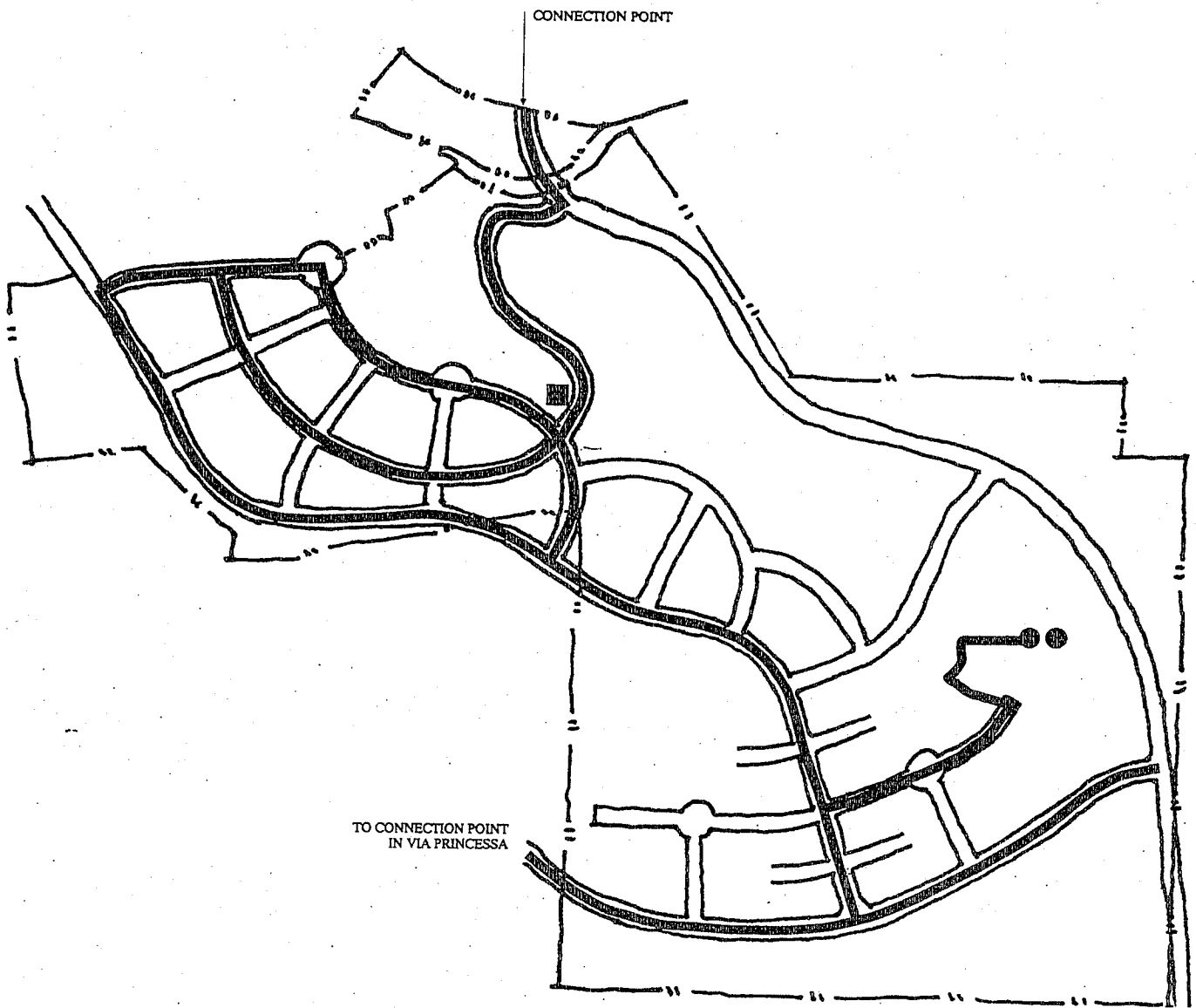
### **10.11 Police Protection**




Police protection within the Specific Plan area will be provided by the Los Angeles County Sheriff's Department, which operates under contract with the City of Santa Clarita. According to the City of Santa Clarita General Plan, the city is home to one police station with 107 sworn officers.

### **10.12 Solid Waste Collection**

Solid waste collection is provided by a private hauler for refuse and recycling by contract with the City.

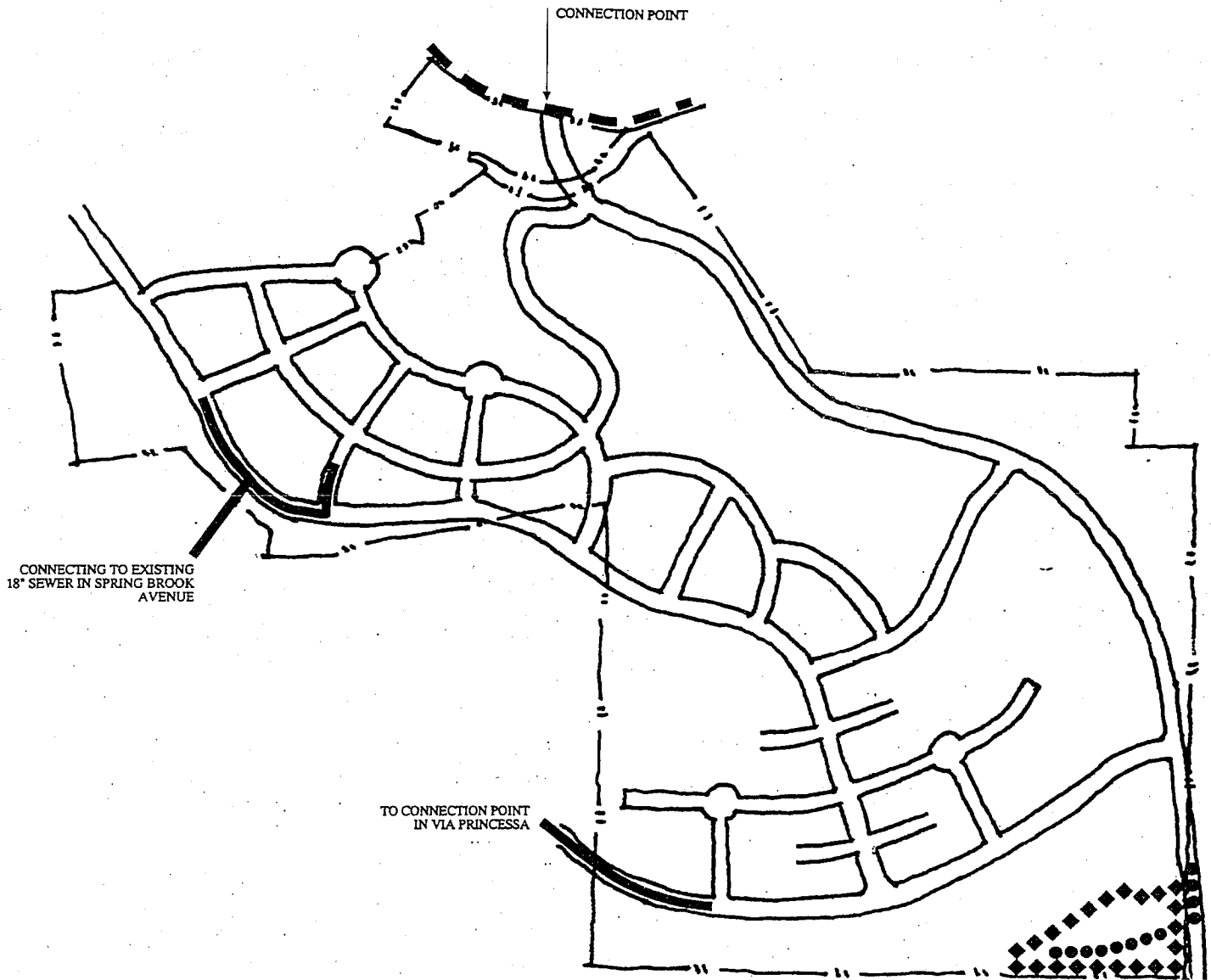
Plan's goals are stated.



-  Water Lines
-  Water Tanks
-  Lift Station

## UTILITY MAP - WATER

NOTE: ONLY WATER LINES 14" OR ABOVE ARE SHOWN

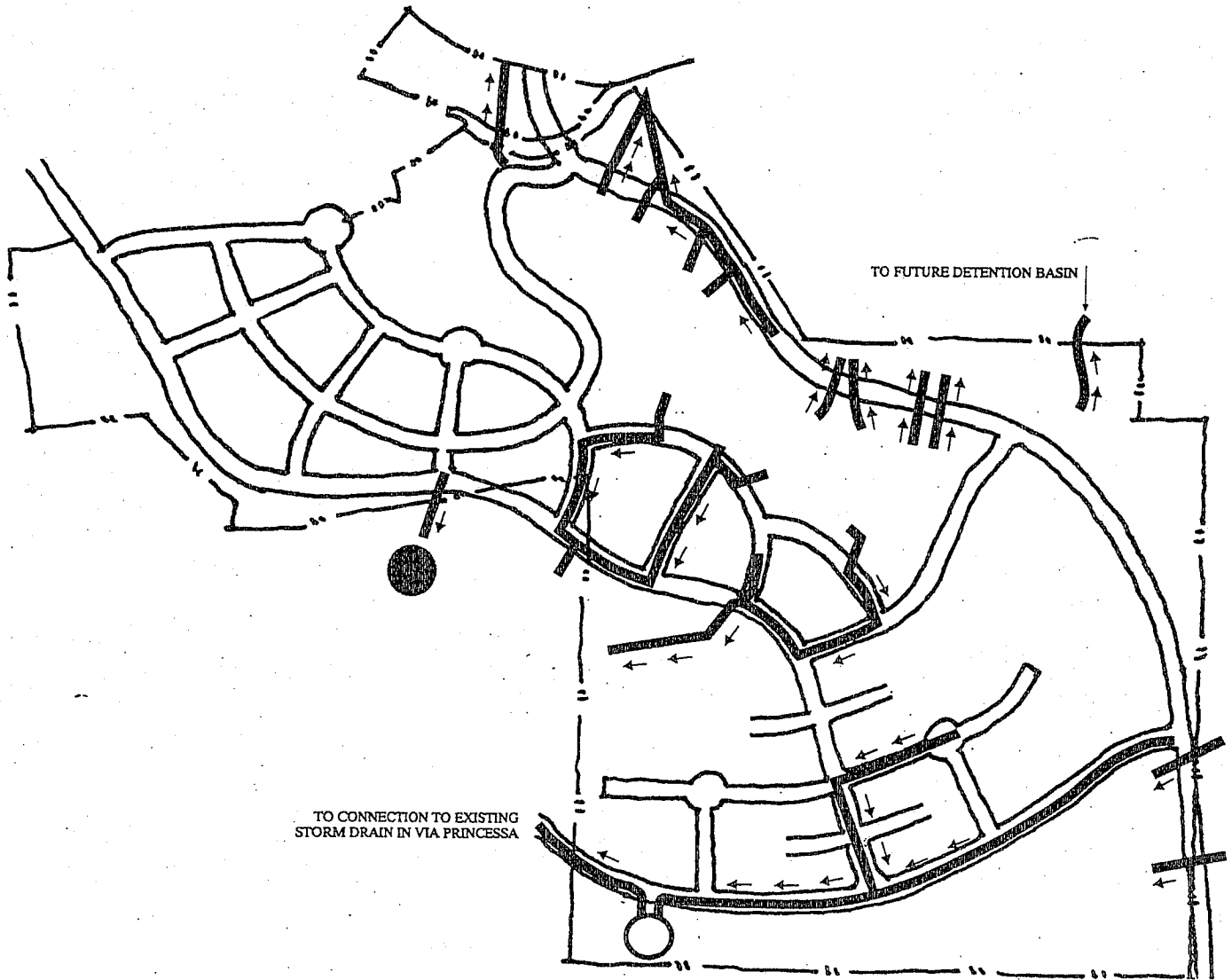






- ◆◆◆◆ Lift Area
- 10" Or Above Main
- - - - Existing 15" Sewer
- Force Main

**UTILITY MAP – SEWER**

NOTE: ONLY SEWER LINES 10" OR ABOVE ARE SHOWN





-  Proposed Storm Drain
-  Direction of Flow
-  Existing Detention Basin
-  Proposed Detention Basin

### UTILITY MAP - STORM DRAIN

NOTE: ONLY STORM DRAIN LINES ABOVE 36" ARE SHOWN