

5.11.3 Wastewater Disposal

SUMMARY

The project site is currently being proposed for annexation to the Santa Clarita Valley Sanitation District (SCVSD), one of 24 independent districts under the County Sanitation District of Los Angeles County (CSDLAC). Implementation of the proposed Master Plan and 54 condominium units would pose an overall increased wastewater generation of 67,074 gallons per day within the SCVSD service area. Other project components, including the extensions of Dockweiler and Deputy Jake Drives and the dedication of 20.5 acres of vacant land for future parkland/open space purposes would not result in increased wastewater generation. Additionally, installation of the proposed 5.0-million-gallon water tank would not generate wastewater. The SCVSD is served by two wastewater treatment plants with a current combined treatment capacity of 28.1 million gallons per day (mgd). Since the plants currently treat only 21.1 mgd, the plants have sufficient capacity to accommodate the project-generated wastewater increase. Therefore, the proposed project would have a less than significant impact to wastewater services. The cumulative increase in wastewater generation in the Santa Clarita Valley would exceed the SCVSD's future treatment capacity of 34.1 mgd. If buildout of the Santa Clarita Valley was permitted without provision of additional treatment capacity, significant wastewater disposal impacts would occur. However, since the SCVSD would not issue connection permits if treatment capacity is not available, no significant cumulative wastewater impacts would occur.

INTRODUCTION

Sources of information used to determine existing and future wastewater generation and treatment capacity include communications with CSDLAC staff and the 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan, prepared by the CSDLAC. Wastewater generation for the proposed project and cumulative buildout was calculated based on generation factors supplied by the CSDLAC.

EXISTING CONDITIONS

Wastewater Treatment Facilities

Most wastewater generated within the Santa Clarita Valley is treated at two existing Water Reclamation Plants (WRPs), which are operated by the SCVSD. The SCVSD is one of 24 independent districts under the CSDLAC. The existing Saugus WRP is located at 26200 Springbrook Avenue in Saugus. The existing Valencia WRP is located at 28185 The Old Road in Valencia. These two facilities, illustrated in **Figure 5.11.3-1, Existing Wastewater Treatment Facilities and Sanitation Districts**, provide primary, secondary, and tertiary wastewater treatment. The SCVSD has a permitted treatment capacity of 28.1 mgd and a

treated average of 21.0 mgd, including 4.95 mgd at the Saugus WRP and 16.05 at the Valencia WRP.¹ The project site is located outside of the SCVSD jurisdictional boundaries and an annexation is currently being processed by the SCVSD. The City of Santa Clarita recently extended the sewage conveyance system to Placerita Canyon. Existing buildings on The Master's College campus with the exception of those on the North Campus and Buildings 20, 21, and 22 on the Valley Campus were recently connected to the sewage conveyance system. Wastewater generated on the North Campus and Buildings 20, 21, and 22 of the Valley Campus is currently conveyed to septic tanks and then to leach fields. These buildings will remain on septic systems. As shown in **Table 5.11.3-1, Existing On-Site Wastewater Generation**, the campus buildings that are connected to the sewage conveyance system generate 43,661 mgd which is treated by the SCVSD.

**Table 5.11.3-1
Existing On-Site Wastewater Generation**

Existing Use	Unit of Measure	Generation Rate	Wastewater Generation (gallons per day)
All Campus Buildings	261,147 sf	200 gallons/1,000 sf/day	52,229
		Gross Generation	52,229
North Campus Buildings	36,200 sf	200 gallons/1,000 sf/day	7,240
Buildings 20,21 and 22	6,640 sf	200 gallons/1,000 sf/day	1,328
		Septic Tank Total	8,568
		Sewer System Total	43,661

Source: County Sanitation Districts of Los Angeles County
sf = square feet

The mechanism used to fund expansion projects is the district's Connection Fee Program. Prior to the connection of the local sewer network to the CSDLAC system, all new users are required to pay for their fair share² of the district sewerage system expansion through a "connection fee." The fees fund treatment capacity expansion and trunk lines, while on-site sewer mains are the responsibility of the developer.

Figure 5.11.3-1 Existing Wastewater Treatment Facilities and Sanitation Districts

¹ Written correspondence from Ruth I. Frazen at the County Sanitation Districts of Los Angeles County, May 29, 2008.

² The fair share is equivalent to the cost of expanding the system to accommodate the anticipated sewage flows from the new users.

The rate at which connections are made—and revenues accumulate—drives the rate at which periodic expansions of the system will be designed and built. However, it should be noted that connection permits are not issued if there is not sufficient capacity. Therefore, the expansion of district facilities may be immediate if adequate capacity does not exist to serve new users, or the expansion may occur in the future if it is determined that there is adequate capacity to serve new users, but inadequate capacity to serve future development within the tributary area(s) of the affected collection/treatment facilities, thereby necessitating future system expansions. In the latter case, the connection fees paid by new users are deposited into a restricted Capital Improvement Fund (CIF) used solely to capitalize the future expansion of affected system facilities. The cyclical process of building phased expansions and collecting connection fees can continue indefinitely. The only restriction would be when the districts run out of land. Existing facilities can be expanded to handle a daily capacity of 34.1 mgd, which is sufficient to meet demand up until 2015.³ The district does not expect to exceed a daily capacity of 34.1 mgd because connection permits will not be issued that would exceed this amount.

The CSDLAC has prepared a facilities plan, with a horizon year of 2015, for the SCVSD.⁴ The facilities plan, approved in January 1998, estimates future wastewater generation for the probable future service area of the SCVSD in order to anticipate future treatment capacity and wastewater conveyance needs. According to CSDLAC estimates, total flows projected from the Santa Clarita Valley in 2015, exclusive of Newhall Ranch, would be 34.1 mgd. This projection is based on Southern California Association of Governments (SCAG) 1996 population projections. As a result of this finding, CSDLAC proposed a two-phase plan to incrementally expand the treatment facilities to meet future needs to a total of 34.1 mgd.⁵ This two-phase expansion plan, which would increase the treatment capacity of the SCVSD by approximately 15 mgd, has been approved. The first phase was completed in July 2004 and expanded treatment capacity by approximately 9 mgd, or approximately 47 percent. This expansion will meet the expected wastewater treatment demand through 2010. The second phase, scheduled to be completed by 2010, would increase treatment capacity by an additional 6 mgd.

Wastewater Collection System

The CSDLAC wastewater collection system is composed of service connections that tie in to the local collection network. This local network, composed of secondary and primary collectors, flows into the districts' trunk wastewater mains and the water reclamation plants. The CSDLAC maintains the

³ Telephone conversation with Basil Hewitt at the County Sanitation Districts of Los Angeles County, August 15, 2005.

⁴ CSDLAC, *Final 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan and EIR*, January 1998, <http://www.lacsd.org/>.

⁵ Ibid.

wastewater trunk mains that lead to the Saugus and Valencia WRPs, and the local collection network is maintained by the Los Angeles County Department of Public Works Sewer Maintenance for the City of Santa Clarita.

Operation and maintenance of local sewer lines within areas of unincorporated Los Angeles County, including the City of Santa Clarita, are the responsibility of the Consolidated Sewer Maintenance District of the Los Angeles County Department of Public Works. The Consolidated Sewer Maintenance District requires that new subdivision wastewater systems connect to the district's existing sanitary wastewater system, and any developer constructing a new wastewater line would have to coordinate the construction and dedication of any such wastewater line with the District for future operation and maintenance. Operation and maintenance of the regional trunk sewer lines is the responsibility of the CSDLAC. It would then be the responsibility of the CSDLAC to upgrade the wastewater collection and treatment systems by providing relief for existing trunk lines nearing capacity and expanding treatment plants to provide sanitation service to outlying areas.⁶

PROJECT IMPACTS

Significance Threshold Criteria

According to the City of Santa Clarita Environmental Guidelines, a project would have a significant effect on the environment if it would

- exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- require 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; and/or
- 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.

Construction-Related Impacts

Project construction contractors would provide portable, on-site sanitation facilities that would be serviced at approved disposal facilities and/or treatment plants. As wastewater generated during project construction would be low in volume and temporary in nature, impacts to disposal/treatment facilities would be less than significant.

⁶ Telephone conversation with Basil Hewitt at the County Sanitation Districts of Los Angeles County, September 1, 2005.

Wastewater Treatment Facilities

As shown in **Table 5.11.3-2, Project Wastewater Generation**, the proposed project would generate an average total of 110,735 gallons per day of wastewater that would be treated by the SCVSD. This is an increase of 67,074 gallons per day (or less than 0.1 mgd) over the existing wastewater flows generated by the campus and treated by the SCVSD. The Dockweiler Drive and Deputy Jake Drive extensions and parkland dedication project components along with the proposed water tank replacement would not generate wastewater and have, therefore, been excluded from the calculations. The available treatment capacity of the SCVSD, including the 9 mgd expansion that was completed in 2004, is 28.1 mgd, which is more than adequate to handle the project related increase in addition to the existing treated flow of 21.1 mgd. Since adequate capacity exists to serve the project, no significant impacts on wastewater treatment facilities are anticipated with the proposed project.

**Table 5.11.3-2
Project Wastewater Generation**

Land Use	Unit of Measure	Generation Rate	Wastewater Generation (gallons per day)
The Master's College Master Plan	501,025 sf ¹	200 gallons/1,000 sf/day	100,205
Condominiums	54 du	195 gallons per day	10,530
		Gross Generation	110,735
		Existing Generation ²	43,661
		Net Total	67,074

Source: County Sanitation Districts of Los Angeles County

¹ Existing square footage (261,147 sf) plus project increase 239,878 sf)

² Based on square footage of all campus buildings less North Campus Buildings and Buildings 20, 21 and 22, which are presently served by septic tanks (See **Table 5.11.3-1**).

sf = square feet; du = dwelling unit

Wastewater Collection System

All new buildings proposed on The Master's College campus and the 54 condominium units would be connected to the recently installed Placerita Canyon backbone sewer system. This is specified below as a mitigation measure already incorporated into the project. This new system was designed to accommodate the transition of the Placerita Canyon community as well as The Master's College from a septic to a sewer system. Therefore, impacts to the Placerita Canyon backbone sewer are not expected. Additionally, the Consolidated Sewer Maintenance District of the Los Angeles County Department of Public Works would

monitor and maintain the Placerita Canyon backbone sewer system and other local lines to assure that sufficient capacity exists to accommodate development proposed by the project and other growth in the area. Regional trunk lines would also continue to be maintained by the CSDLAC. As the local system was designed to accommodate project-generated wastewater and the local and regional sewage conveyance infrastructure would be maintained by the Consolidated Sewer Maintenance District and CSDLAC, respectively, impacts are considered less than significant.

MITIGATION MEASURES ALREADY INCORPORATED INTO THE PROJECT

5.11.3-1: All new buildings on The Master's College campus and the 54 condominium units shall be connected to the City of Santa Clarita sewage conveyance system.

MITIGATION MEASURES PROPOSED BY THIS EIR

The proposed project would not result in significant impacts to wastewater disposal services; consequently, no mitigation measures are recommended by this EIR.

CUMULATIVE IMPACTS

Santa Clarita Valley 2030 Buildout Scenario

The Santa Clarita Valley 2030 Buildout Scenario entails buildout of all lands under the current land use designations indicated in the County's Area Plan and the City of Santa Clarita's General Plan by the year 2030, plus the proposed project, plus all known active pending General Plan Amendment requests for additional urban development in the County unincorporated area and the City of Santa Clarita. **Table 5.11.3-4, Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario** lists cumulative buildout with and without the proposed project. Utilizing loading factors provided by the CSDLAC, this buildout scenario would result in an additional wastewater generation of approximately 59.3 mgd. See **Table 5.11.3-5, Wastewater Generation Impact Analysis – Santa Clarita Valley Cumulative Build-Out Scenario**, for the detailed breakdown of Santa Clarita Valley Cumulative Build-Out Scenario wastewater calculations.

As previously discussed, the existing Saugus and Valencia WRPs would have a combined total projected 2015 treatment capacity of approximately 34.1 mgd of wastewater. Using CSDLAC loading factors, buildout of the service areas of these two WRPs would increase the amount of wastewater generated in the SCVSD to 59.27 mgd, which is 25.17 mgd more than the proposed 2015 SCVSD expansion of 34.1 mgd.

Table 5.11.3-4
Cumulative Development Activity – Santa Clarita Valley Cumulative Build-Out Scenario

Land Use Types	Cumulative Buildout w/o Project¹	Project	Cumulative Buildout w/ Project
Single Family	93,720 du		93,720 du
Multi-Family	48,703 du	54 du	48,757 du
Mobile Home	2,699 du		2,699 du
Commercial Retail	19,899,030 sq. ft.		19,899,030 sq. ft.
Hotel	2,071 rooms		2,071 rooms
Sit-Down Restaurant	283,790 sq. ft.		283,790 sq. ft.
Fast Food Restaurant	23,600 sq. ft.		23,600 sq. ft.
Movie Theater	3,300 seats		3,300 seats
Health Club	54,000 sq. ft.		54,000 sq. ft.
Car Dealership	411,000 sq. ft.		411,000 sq. ft.
Elem./Middle School	278,953 students		278,953 students
High School	12,843 students		12,843 students
College	29,348 students	600 students	29,948 students
Hospital	247,460 sq. ft.		247,460 sq. ft.
Library	171,790 sq. ft.		171,790 sq. ft.
Church	501,190 sq. ft.		501,190 sq. ft.
Day Care	785,000 sq. ft.		785,000 sq. ft.
Industrial Park	41,743,950 sq. ft.		41,743,950 sq. ft.
Business Park	8,424,330 sq. ft.		8,424,330 sq. ft.
Manufact./Warehouse	3,932,470 sq. ft.		3,932,470 sq. ft.
Utilities	1,150,240 sq. ft.		1,150,240 sq. ft.
Commercial Office	6,380,520 sq. ft.		6,380,520 sq. ft.
Medical Office	133,730 sq. ft.		133,730 sq. ft.
Golf Course	1,238.0 ac		1,238.0 ac
Developed Parkland	477.3 ac		477.3 ac
Undeveloped Parkland	1,000.0 ac		1,000.0 ac
Special Generator ²	413.0 sg		413.0 sg

Source: City of Santa Clarita

du = dwelling unit; sq. ft. = square feet; ac = acres; sg = special generator

¹ Santa Clarita Valley Consolidated Traffic Model (2004). Includes existing development, buildout under the existing City of Santa Clarita General Plan and Santa Clarita Valley Area Plan and active pending General Plan Amendment requests.

² Includes Wayside Honor Ranch, Six Flags Magic Mountain, Travel Village, CHP Office, and Agua Dulce Airport.

Table 5.11.3-5
Wastewater Generation Impact Analysis
Santa Clarita Valley Cumulative Build-Out Scenario

Land Use	Generation (mgd)
Single Family	24.367
Multi-Family	9.497
Mobile Home	0.421
Commercial Retail	1.990
Hotel	0.259
Sit-Down Restaurant	0.284
Fast Food Restaurant	0.024
Movie Theater	3.713
Health Club	0.007
Car Dealership	0.041
Elem./Middle School	5.587
High School	0.259
College	0.599
Hospital	0.000
Library	0.009
Church	0.025
Day Care	0.039
Industrial Park	8.349
Business Park	1.685
Manufact./Warehouse	0.786
Utilities	0.029
Commercial Office	1.276
Medical Office	0.027
Golf Course	0.000
Developed Parkland	0.000
Undeveloped Parkland	0.000
Special Generator	0.000
Total	59.273

Source: Impact Sciences, Inc., August 2007.

As stated earlier, numerous safeguards exist within the County's project approval process to ensure available treatment capacity for new development within the service areas of CSDLAC, such as connection fees to pay for the full cost of facility expansions (including increasing WRP capacity).

Although some amount of development in the Santa Clarita Valley would utilize on-site septic or package treatment facilities, it is expected that most of the buildout wastewater would be treated at CSDLAC plants. If buildout of the Santa Clarita Valley was permitted to occur without provision of additional treatment capacity at either the Saugus and Valencia WRPs or another site, significant wastewater disposal impacts would occur. However, with the safeguards in place that ensure no connections permits are issued if capacity is not available, no significant cumulative wastewater treatment impacts would occur.

County Sanitation Districts of Los Angeles County Facilities Plan for the Santa Clarita Valley Sanitation District

The CSDLAC has prepared a facilities plan, with a horizon year of 2015, for the SCVSD that was approved in January 1998. The facilities plan will estimate future wastewater generation for the probable future service area of the SCVSD in order to anticipate future treatment capacity and wastewater conveyance needs. Unlike this EIR, which estimates future wastewater generation based on the buildout of land uses (under no certain horizon year) within the Santa Clarita Valley Areawide Plan and City of Santa Clarita General Plan, plus known active pending general plan amendments, the CSDLAC Facilities Plan bases its projections for wastewater generation on the SCAG 2004 Regional Transportation Plan. The facilities plan uses a residential and commercial wastewater generation rate of 101 gallons per capita per day, plus projected industrial wastewater and contracted entitlement flow. According to CSDLAC estimates (as opposed to the estimates of this EIR), total flows projected from the Santa Clarita Valley in 2015, exclusive of the project, would be 35.8 mgd (or approximately 36 mgd). The projected site capacity of the Saugus and Valencia WRPs is 34.1 mgd. However, SCVSD does not expect to exceed a daily capacity of 34.1 mgd because connection permits will not be issued that would exceed this amount. Because safeguards are in place that ensure no connection permits are issued if capacity is not available, no significant cumulative impacts on the SCVSD would occur under this scenario.

CUMULATIVE MITIGATION MEASURES

No significant cumulative impacts to wastewater services would result from Valley buildout, which would include the proposed project; consequently, no mitigation measures are recommended by this EIR.

UNAVOIDABLE SIGNIFICANT IMPACTS

Project Specific

No significant project-specific impacts to water services would occur with project implementation.

Cumulative Impacts

No significant cumulative impacts to water services would result from Valley buildout, which would include the proposed project.