



3.0 INFRASTRUCTURE & PUBLIC UTILITIES

Public services and facilities serve as the backbone for any planned community. Integrated with the roadway system, public facilities such as water, sewer, storm drainage and utilities provide the necessities of life for the development of a planned community.

All conventional utilities and infrastructure will be provided in the Specific Plan area including water, sewer, drainage, electrical, gas, and franchise utilities.

This section will also discuss the phasing, public financing and maintenance for the Specific Plan area.

3.1 PUBLIC SERVICES

Public services are provided as part of the overall planned concept where future residents can live, shop, go to school and relax within the boundaries of the Specific Plan. Public services include libraries, parks, schools, fire protection and police protection.

3.1.1 Schools

Primary and secondary public education in the Specific Plan area is provided by the Saugus Union School District and William S. Hart Union High School District. Further discussion of the proposed elementary school is in Section 4.5.

3.1.2 Library Services

Library services for the proposed Specific Plan area and the Santa Clarita Valley area are provided by the County of Los Angeles Public Library system. The City of Santa Clarita contracts with the County of Los Angeles for public library services. The Santa Clarita Valley area is served by three County libraries (Valencia, Newhall, and Canyon Country) and a mobile library service. Existing library space in the Santa Clarita Valley does not meet the County Public Libraries library planning standards.

Development of the Specific Plan would result in increased demands on library facilities. Revenues collected by the County of Los Angeles over the course of buildout of the Specific Plan would fund library service in the Santa Clarita Valley and reduce impacts.



3.1.3 Parks

The Specific Plan proposes the dedication and/or development of 50.9 acres for public and private parks throughout the project to provide usable open space areas for recreational and passive activities. The difference in public parks vs. private parks is ownership and maintenance and operation responsibility. The public parks proposed, are to be dedicated to and maintained and operated by the City of Santa Clarita. The private parks proposed, which include the Lago De Valencia lake and beach club, will be maintained by the Homeowners Association. The existing Pony League ballfields will continue to be maintained and operated by Hart Pony League which leases the property. Section 4.4 provides additional discussion on parks. The following public and private parks are located as follows:

Public Parks

- ❖ A 2.7 acre riverpark abutting the southeast corner of Newhall Ranch Road and the San Francisquito Creek. This park is intended to preserve existing oak trees and provide passive open space use.
- ❖ A 12.4 acre community park within the boundaries of the Specific Plan area and an additional 6.0 acres outside the Specific Plan (within the MWD easement) are designed for active recreation. This site is located between Newhall Ranch Road and "M" Street, east of "J" Street.
- ❖ A 2.0 acre staging area is located within South River Village between "E" Street and the multi-use trail. Of the 2.0 acres, 1.4 acres is located within the adjacent upland preserve zone. The staging area will provide a picnic area and horse staging corral as well as an area to park vehicles and have direct access to the multi- purpose, equestrian, and bike trails.

Private Parks

- ❖ A 15.5 acre lake with a 1.1 acre beach club located between Newhall Ranch Road & "M" Street, east of McBean Parkway. This private lake/beach club is intended for use by the Lago De Valencia residents. Possible passive park spaces along the lake edges will be available to the public. Where trails are provided along lake edge, public access will be allowed.



- ❖ A 17.2 acre recreational area is presently developed and used as the Pony League ballfields. This site is bounded between the Santa Clara River and South Fork River with access from Valencia Blvd. No changes are proposed to the present use of the Pony League ballfields.

3.1.4 Fire Protection

Fire protection and emergency medical response services for the Specific Plan site and the surrounding area are provided by the Los Angeles County Fire Department. At the time of this writing, eight fire stations and three camps provide fire protection services for the Santa Clarita Valley area. One additional station (Fire Station 126) is in the design stage of development, and will be located at the southeast intersection of Citrus Drive and Magic Mountain Parkway. Fire Station 111, located at 26829 Seco Canyon Road is the jurisdictional company for this property, thus providing the primary fire protection services. Additional fire protection services to the Specific Plan area are provided by Stations 73, 76, 107, and 124. Paramedic services are provided to the area by the Los Angeles County Fire Department and a private ambulance company under contract with the City of Santa Clarita. All of the above services are provided at a level that is considered to be adequate.

The Specific Plan area would be required to meet County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the Specific Plan.

3.1.5 Police Protection

Primary police protection service for the project site and the surrounding unincorporated Santa Clarita Valley area is provided by the County of Los Angeles Sheriff's Department Santa Clarita Valley Substation. The County Sheriff also provides protection services to the City of Santa Clarita under a contract between the two parties. Additionally, the Department of California Highway Patrol provides traffic regulation enforcement; emergency incident management; and service and assistance on Interstate 5 (I-5), State Route 126 (SR-126), State Route 14 (SR-14), and other major roadways in the unincorporated portions of the Santa Clarita Valley area. The level of Sheriff's Department and California Highway Patrol (CHP) protection service in the City of Santa Clarita is considered adequate.



Implementation of the project would increase the demand for police protection and traffic-related services on the project site and the local vicinity in terms of personnel and equipment needed to adequately serve the project site at buildout. It is estimated that the project would require the services of an additional 5.5 sworn officers.

3.2 PUBLIC FACILITIES

Several local agencies or special districts provide public facilities to Santa Clarita residents. Public facilities include such infrastructure as water services, sewage and solid waste disposal, storm water drainage and utilities. Established public utilities will be providing public facilities for natural gas (Southern California Gas Company), electrical (Southern California Edison), and telephone (Pacific Bell Company).

3.2.1 Water Service

The Specific Plan area is located within the wholesale water service area of the Castaic Lake Water Agency (CLWA) and within the retail water service area of the Valencia Water Company (VWC). Currently, the site is not developed with urban land uses, but water is consumed on the Specific Plan area to support agricultural uses. As the site develops, the proposed uses on the site would increase water demand, but would not require an extension of water service infrastructure to the site.

The projected total water demand for the proposed Specific Plan area is 1,339.0 acre-feet per year. Of this total, it is expected that 1,272.05 acre-feet would be from VWC service lines for potable uses (e.g., drinking, bathing, etc.) and 66.95 acre-feet per year would be from the CLWA reclaimed water services lines for non-potable uses (e.g., landscape irrigation).

Current water demand within the VWC service area is 19,720 acre-feet per year and existing water supply is 45,000 acre-feet per year. Adequate water supplies are currently available to serve both existing water demand in the VWC service area and the Specific Plan area.



3.2.2 *Wastewater Disposal*

The Specific Plan area would generate approximately 0.48 million gallons of wastewater on a daily basis, which would be treated at both the Valencia Water Reclamation Plant (District 32) and the Saugus Water Reclamation Plant (District 26). Portions of the proposed developments are located within the jurisdictional boundaries of District 32. However, a large percentage of the proposed Specific Plan area is located outside of the jurisdictional boundaries of the Districts and will require annexation into District No. 26 and/or District No. 32. The trunk wastewater lines located in Bouquet Canyon Road, Avenue Scott and the District 32 main in Magic Mountain Parkway serve the Specific Plan area and have adequate capacity to serve the Specific Plan. The wastewater lines proposed on the Specific Plan site would be designed with adequate capacity to serve the Specific Plan area. Given the existing combined treatment capacity of Districts 26 and 32 of 19.1 million gallons per day and existing demand of 15.9 mgd. Wastewater treatment capacity presently exists. The Sanitation Districts are proposing a major expansion at District 26 to accommodate future planned valley growth. Wastewater from the Specific Plan could be treated at both the Valencia and Saugus WRPs with no significant impacts to the wastewater treatment system.

3.2.3 *Solid Waste Disposal*

Upon buildout and assuming no solid wastes from the Specific Plan area would be recycled (a worst-case scenario), the Specific Plan area would generate approximately 40,428 pounds of solid waste per day, which is equivalent to approximately 7,378 tons per year. The Specific Plan area may also generate household-type hazardous wastes.

Three private haulers are permitted by the City of Santa Clarita Department of Public Works to collect residential, commercial and industrial waste in the City. These haulers operate in a franchise system. When collected, the waste may be taken to any landfill that is willing to accept it and which provides the greatest economic advantages to the hauler, based on location and disposal fees. At this time, the City exports virtually all its wastes to the Chiquita Canyon Landfill.

The development standards within the Specific Plan include City recycling and greenwaste reduction efforts for residential, commercial and industrial land uses.



3.2.4 Storm Water Drainage

The Specific Plan is located within the Santa Clara River basin and its 1,634 square mile watershed. The project site overlies portions of four watercourses, all of which are part of the Santa Clara River watershed. The Drainage Concept Plan for the project delineates the conceptual backbone system for the North Valencia Annexation Area. As proposed, storm flow through the site would utilize subsurface drainage conduits to channel storm runoff through the site prior to discharge. In addition, the storm flow through the site would largely follow existing drainage patterns and would be channeled through the site in closed drainage systems and water quality filters. Although the proposed project involves annexation into the City of Santa Clarita, the Los Angeles County Department of Public Works (LACDPW), Flood Control Division would maintain authority of flood control improvements and storm drainage systems proposed as part of the Specific Plan where constructed to LACDPW standards. New construction proposed as part of the Specific Plan would need to meet LACDPW standards in order for the County to maintain them. Other flood control or storm drainage facilities such as water filter areas, or buried bank stabilization would be maintained by the City.

All proposed developments will need to meet the National Pollutant Discharge Elimination System (NPDES) requirements.

3.2.5 Utilities

Utilities will be provided to future customers by existing public utility companies which include Southern California Edison, Southern California Gas Company, and Pacific Bell telephone company.

3.2.5.1. Electricity

The Specific Plan site is under agricultural production and energy consumption is limited to equipment using petroleum-based fuels (i.e., gasoline, diesel, propane, etc.). Currently, Southern California Edison (SCE) maintains overhead power lines which bisects South River Village, Pony League and Lago De Valencia. Per City standards, new local serving electric lines will be placed underground.

Adequate energy resources are available for the Specific Plan area by SCE.



3.2.5.2 *Natural Gas*

Natural gas is imported by the Southern California Gas Company (SCGC) from its interstate system and will be provided throughout the Specific Plan area.

3.2.5.3 *Telephone*

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

3.2.5.4 *Cable Television Facilities*

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

3.3 PHASING

It is anticipated that the Residential and Commercial land uses are to be developed over a five year time period. Residential development will begin in Lago De Valencia for the first three years and then occur in South River beginning year three to year five. The following table provides a break down of the total residential units constructed per year.

| Year | Units | Planning Area |
|-------|-------|---------------------|
| 1 | 400 | Lago De Valencia |
| 2 | 400 | Lago De Valencia |
| 3 | 300 | Lago De Valencia |
| | 100 | South River Village |
| 4 | 400 | South River Village |
| 5 | 400 | South River Village |
| Total | 2,000 | South River Village |



Commercial development will come on line over five year phasing in the following order:

1. South River Village
2. Valencia Industrial Center
3. Bouquet South
4. Lago De Valencia
5. Pony League

Infrastructure will occur concurrently with each Residential and Commercial phase.

The phasing program may be modified, provided the objectives of the program continue to be met, and provided that all infrastructure including, but not limited to roads, sewer facilities, water supply, and drainage facilities are available to serve the proposed development.

3.4 PUBLIC FINANCING

Various techniques are available for the financing of the improvements associated with the Specific Plan development. As per the Annexation and Development Agreement, the City will cooperate to establish CFDs, assessment districts and/or other public financing mechanisms to fund infrastructure improvements.

3.5 MAINTENANCE

Maintenance responsibilities within the Specific Plan will be divided between the individual property owners, the Homeowner's Association, a Landscape Maintenance District(s), and the City of Santa Clarita.

Covenants, Conditions and Restrictions (CC&R's) will be recorded for the plan area to further ensure the maintenance of facilities and landscaping.

Streets

Each of the street rights-of-way identified as public within the plan will be dedicated to and maintained by the City of Santa Clarita in accordance with established City policies. Streets identified as private shall be maintained by the Homeowner's Association.

Medians, parkways and paseo bridges will be maintained through a Landscape Maintenance District.



Drainage Facilities

Permanent drainage improvements within the Specific Plan will be constructed within basic rights-of-way, and dedicated to either the City or appropriate District for maintenance.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City or appropriate District. Upon dedication, the City or District will assume responsibility for maintenance of underground facilities only; maintenance responsibility for surface improvements within drainage easements will not be transferred. NPDES will monitor storm drain facilities.

Drainage facilities on private property in absence of an easement will be considered to be private drains. Maintenance of such private drains will be the responsibility of the landowner or the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

Water and Sewer

The CLWA, VWC, County of Los Angeles District 26 and 32, and the City of Santa Clarita will assume responsibility for the maintenance and monitoring of water and sewer facilities to be constructed within the public rights-of-way and easement areas containing public facilities. The City of Santa Clarita will monitor the construction of water and sewer facilities located on private property within the Specific Plan.

Where it is necessary to construct water or sewer improvements outside of public rights-of-way, easements will be dedicated to the City of Santa Clarita or appropriate District. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance of surface improvements within easement areas, other than those facilities for which the easement was specifically granted, will not be transferred.

Water and sewer facilities located on private property in the absence of an easement will be considered to be private facilities. Maintenance of such private facilities will be the responsibility of the landowner, association or district charged with the general maintenance of the landscaping and other common improvements of the area in question.



Utilities

The Southern California Gas Company will maintain natural gas lines within the project site. The Southern California Edison Company will maintain project electrical facilities. The local cable television company will maintain cable television facilities. Pacific Telephone will maintain telephone facilities.

Park

Private recreation areas and the lake (excluding the Pony League ballfields) will be maintained by a Homeowner's Association. CC&R's will be recorded to ensure the maintenance of facilities, hardscape, and landscape.

Public parks, trails, and opens space will be maintained by the City of Santa Clarita in accordance with established City policies.

Trails

Public community trails will be maintained by the City of Santa Clarita in accordance with established City policies.

Private trails and paseos will be maintained through the Homeowners Association.