

LAND USE AND PLANNING

17.1 INTRODUCTION

This section describes and discusses existing land uses that may be affected by the proposed Santa Clarita Valley Sanitation District (SCVSD) Chloride Compliance Project (proposed project) and considers the compatibility of the proposed project with relevant land use plans and policies. The analysis identifies potential impacts that may result from implementing the proposed project and evaluates their significance. Applicable plans and policies related to land use and planning are presented and potential impacts and mitigation measures, if needed, are identified.

17.2 ENVIRONMENTAL SETTING

17.2.1 Regional Setting

Los Angeles County encompasses 4,083 square miles of Southern California, bounded to the east by San Bernardino County, to the southeast by Orange County, to the north by Kern County, to the west by Ventura County, and to the southwest by the Pacific Ocean. The northern part of the Los Angeles County contains large areas of unincorporated land including the Angeles National Forest, the Mojave Desert, and agricultural lands. The U.S. Forest Service manages 235 square miles of land near Santa Clarita Valley (SCV), including the Los Padres and Angeles National Forest areas to the north and the Angeles National Forest to the east. The unincorporated areas within the SCV include the communities of Aqua Dulce, Bouquet Canyon, Castaic, Fair Oaks Ranch, Hasley Canyon, Newhall Ranch, San Francisquito Canyon, Val Verde, Sunset Pointe, Southern Oaks, Stevenson Ranch, and Westridge. The incorporated City of Santa Clarita is located within the SCV and includes residential communities, high-density urban areas, commercial, and industrial districts throughout Los Angeles County interspersed with unincorporated communities and open-space lands.

Ventura County covers an area of 1,873 square miles, and is located northwest of Los Angeles County and bounded by Kern County to the north, Santa Barbara County to the west, and the Pacific Ocean on the southwest. The northern portion of Ventura County contains the Los Padres National Forest, which accounts for approximately 860 square miles. There are 10 incorporated cities in Ventura County, including Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and San Buenaventura (Ventura). There are nine unincorporated areas in Ventura County, including the Coastal Area, El Rio/Del Norte, Lake Sherwood, North Ventura Avenue, Oak Park, Ojai Valley, Piru, Saticoy, and Thousand Oaks.

For additional setting and characteristics of the proposed project area, refer to Section 2.

17.2.2 Local Setting

17.2.2.1 Existing Land Use Environment

The Valencia Water Reclamation Plant (VWRP) and the Saugus Water Reclamation Plant (SWRP) are located within unincorporated portions of Los Angeles County and the City of Santa Clarita, respectively. The reverse osmosis (RO) product water pipeline under Alternatives 1 and 2 would be located in unincorporated portions of Los Angeles County and the City of Santa Clarita. The brine disposal pipeline alignment to the Joint Outfall System (JOS) would traverse through the Cities of Santa Clarita, Los Angeles, San Fernando, Burbank, and Glendale. The deep well injection (DWI) facilities would be located within unincorporated Los Angeles County area. Truck loading and unloading terminals would be located in unincorporated portions of Los Angeles County. Physical components of the Alternative Water Resources Management Plan (AWRM) Phase I alternative would be located in Los Angeles County, the City of Santa Clarita, and Ventura County. AWRM Phase II, if necessary, would also be located within unincorporated Los Angeles County area, the City of Santa Clarita, and Ventura County. Table 17-1 summarizes the city and county jurisdictions for each proposed project component.

The VWRP is located in unincorporated Los Angeles County area and is subject to the land use policies of Los Angeles County. The VWRP site is designated in the County of Los Angeles General Plan as Industry (M) and zoned as Heavy Agriculture (A-2-5). The SWRP is located in the City of Santa Clarita and is subject to the city's General Plan land use policies. The SWRP site is designated as Government Miscellaneous (Gov. Misc), Industrial, Utility, and Pump Plant/State Property (I) under the County of Los Angeles Area Plan designation and Public/Institutional (PI) by the City of Santa Clarita. The SWRP is zoned for Commercial Office (Planned Development) (CO [PD]).

The 37-mile brine pipeline under Alternative 1 would traverse Los Angeles County and the Cities of Santa Clarita, Los Angeles, San Fernando, Burbank, and Glendale. The pipeline alignment would be located within the public right-of-way (ROW) to the maximum extent practicable.

The Alternative 2 DWI pipeline and injection site would be located in unincorporated Los Angeles County area. The pipeline alignment would be located within the public ROW to the maximum extent practicable. The DWI site would potentially be located between Valencia Boulevard and Stevenson Ranch Parkway, west of the I-5 Freeway in unincorporated Los Angeles County area. The DWI site location is designated as Open Space Parks and Recreation (OS-PR) and zoned for Agriculture (A-2).

The truck loading and unloading terminals for Alternative 3 would be located in the unincorporated Los Angeles County area north and adjacent to the VWRP and in the City Terrace area of Los Angeles County, respectively. The area adjacent to the VWRP is designated as Major Commercial (CM) and zoned as Unlimited Commercial (C-3). The City Terrace area location is designated as Industrial (I) and zoned as Heavy Manufacturing (M-2).

The Phased AWRM facilities would be located in Ventura and Los Angeles Counties. Phase I components would be located in the Piru Area of Ventura County designated as Agriculture (A) and in the public ROW in Ventura County and the City of Santa Clarita to the maximum extent practicable. Phase II components would be located at the VWRP, SWRP, and in the public ROW in Ventura and Los Angeles Counties along SR-126 to the maximum extent practicable. The brine disposal facilities selected for Phase II would be located as described above for Alternatives 1, 2, and 3.

Table 17-1. County and City Jurisdictions

| Project Component | Location | Land Use Designation |
|--|---|--|
| Treatment Facilities | | |
| Alternatives 1, 2, 3 and 4 – Phase II | | |
| MF/RO and UV Disinfection Facilities at the VWRP | Unincorporated Los Angeles County (Santa Clarita Valley) (VWRP) | Industry (M) |
| UV Disinfection Facilities at the SWRP | City of Santa Clarita (SWRP) | Government, Miscellaneous (Gov. Misc), Industrial, Utility, Pump Plant/State Property (I). |
| RO Product Water Conveyance System to SWRP | Unincorporated Los Angeles County (Santa Clarita Valley) (VWRP) City of Santa Clarita (SWRP) | Industry (M) Government, Miscellaneous (Gov. Misc), Industrial, Utility, Pump Plant/State Property (I). |
| Alternative 4 – Phase II | | |
| RO Product Water Conveyance System to Ventura County | Ventura County Unincorporated Los Angeles County (Santa Clarita Valley) | Public ROW |
| Brine Disposal System | | |
| Alternative 1 | | |
| Brine Pipeline Alignment | Unincorporated Los Angeles County (Santa Clarita Valley) City of Santa Clarita City of Los Angeles City of San Fernando City of Burbank City of Glendale | Public ROW |
| Alternative 2 | | |
| DWI Pipeline | Unincorporated Los Angeles County (Santa Clarita Valley) | Public ROW |
| DWI Site | Unincorporated Los Angeles County (Santa Clarita Valley) | Open Space Parks and Recreation (OS-PR) |
| Alternative 3 | | |
| Truck Loading Terminal | Unincorporated Los Angeles County (Santa Clarita Valley) | Major Commercial (CM) |
| Truck Unloading Terminal | Unincorporated Los Angeles County (City Terrace) | Industrial (I) |
| Alternative 4 – Phase II | | |
| Brine Disposal System | See Brine Disposal options for Alternatives 1, 2, and 3 | |
| Other | | |
| Alternative 4 – Phase I | | |
| Salt Management Facilities | Ventura County | Agriculture (A) Public ROW |
| Supplemental Water System | City of Santa Clarita | Government, Miscellaneous (Gov. Misc), Industrial, Utility, Pump Plant/State Property (I). Public ROW |

Source: ESA 2013.

17.2.2.2 Surrounding Land Uses

The VWRP is bounded by the Santa Clara River (SCR) to the west and south and by commercial, manufacturing, and business park uses to the north and east. In the west beyond the SCR, land uses include commercial and recreation, with Six Flags Magic Mountain located further south on the opposite side of the SCR.

The SWRP is bounded by commercial uses to the north and west, open space to the east, and industrial uses to the south. Residential uses are located further north across the SCR.

The DWI site would be located in an undeveloped area of unincorporated Los Angeles County. The DWI site is surrounded predominately by undeveloped land with residential uses located to the northwest, west, and southwest. The site is bounded by Valencia Boulevard to the north, the I-5 Freeway to the east, and Stevenson Parkway to the south.

The truck loading terminal would be located just north of the VWRP. The surrounding land uses for the VWRP are described above. The truck unloading terminal under Alternative 3 would be surrounded by industrial and residential uses within the City Terrace area.

The Phased AWRM facilities under Alternative 4 would be implemented in Ventura and Los Angeles Counties. Surrounding uses include open space, agriculture, commercial, residential, public utilities, and industrial uses. The area surrounding the well fields is primarily undeveloped agricultural land.

17.3 REGULATORY BACKGROUND

17.3.1 County of Los Angeles General Plan

The County of Los Angeles General Plan Land Use Element, adopted in 1988, provides countywide guiding principles including goals and policies for the development of a balanced community. The Land Use Element of the General Plan also designates the location of uses for housing, business, industry, open space (including agriculture, natural resources, recreation, and scenic beauty), education, public buildings and grounds, solid and liquid waste disposal facilities, and other public and private land uses. Associated objectives and policies include ensuring land use compatibility and protecting against incompatible uses. Los Angeles County is in the process of updating its General Plan, and it is anticipated that the plan will be adopted in 2013.

17.3.2 Santa Clarita Valley Area Plan

The Santa Clarita Valley Area Plan 2011 Update was approved by the City of Santa Clarita in June 2011 and by the County of Los Angeles Board of Supervisors on February 28, 2012. The Santa Clarita Valley Area Plan 2011 Update was adopted by the County of Los Angeles Board of Supervisors on November 27, 2012. The Santa Clarita Valley Area Plan is a component of the County of Los Angeles General Plan and provides focused goals and policies that help guide development within the unincorporated areas of the SCV by addressing specific needs and characteristics of the area. The Santa Clarita Valley Area Plan ensures consistency with both the County of Los Angeles General Plan and the City of Santa Clarita General Plan. The Land Use Element of the Area Plan provides goals, objectives, and policies to guide future development in

the SCV. The goals and policies of the plan include coordinating land use planning with adequate public services and facilities, and supporting sewer master planning and mitigation to facilitate future development.

17.3.3 City of Santa Clarita General Plan

The Land Use Element of the City of Santa Clarita General Plan, adopted in 2011, discusses the goals and policies for future development in the city. The City of Santa Clarita General Plan establishes land use designations that include the SWRP as Industrial and Government Miscellaneous.

17.3.4 County of Ventura General Plan

The County of Ventura General Plan, amended in 2011, provides long-term goals, policies, and comprehensive programs for future growth in Ventura County. The County of Ventura General Plan consists of (1) countywide goals, policies, and programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services), (2) four appendices of the elements included in the General Plan chapters, and (3) Area Plans that contain specific goals, policies, and programs for specific geographical areas of Ventura County. The land use chapter sets goals, policies, and programs to guide future growth and development in the unincorporated area of Ventura County.

17.3.5 Piru Area Plan

The Piru Area Plan, adopted in 1988 and last amended in 2011, serves as the Land Use Plan for the Piru Area. The Piru Area Plan also governs the distribution, general location, and extent of the uses of the land for housing, business, industry, open space, agriculture, and community facilities within Ventura County.

17.3.6 Significant Ecological Areas

Significant ecological areas (SEAs) were developed by the Los Angeles County Department of Regional Planning (DRP) as a way to protect biotic diversity including habitat for endangered species. In 1972, the original SEA report was prepared and submitted to the DRP to be used as background information for the 1973 County of Los Angeles General Plan. In the 1980 County of Los Angeles General Plan, 61 SEAs are identified. The proposed project is located adjacent to SEA No. 23 (Santa Clara River) and within SEA No. 64 (Valley Oaks Savannah Newhall).

The Santa Clara River SEA includes SEA Nos. 19 and 23, which encompass the watershed system of the SCR from its headwaters to the point at which it exits Los Angeles County. The DWI site is located in SEA No. 64, which encompasses the area north of the Santa Susana Mountains. SEA No. 64 is located approximately one mile south of the SCR and one mile north of Pico Canyon.

Although SEAs do not preclude development or construction, they promote open space conservation. Construction within an SEA requires review by the Significant Ecological Areas Technical Advisory Committee (SEATAC). SEATAC reviews proposed projects to ensure consistency with SEA-recommended management practices before an SEA conditional use

permit (CUP) can be issued and the project can be approved. Additional discussion of SEAs is provided in Section 11.

Ventura County has significant areas of biological resources that are of unique significance due to their ability to provide habitat for endangered, rare, and threatened species (Ventura County 2011). The proposed project does not fall within any significant areas of biological resources.

17.4 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

17.4.1 Thresholds of Significance

According to the CEQA Guidelines Appendix G, the proposed project would have a significant effect on land use if it would result in any of the following:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to general plans, specific plans, local coastal program, or zoning ordinances) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

17.4.2 Impact Analysis

17.4.2.1 Divide an Established Community

Impact 17-1: The proposed project could physically divide an established community.

Alternative 1 – MF/RO With Brine Disposal via Pipeline

MF/RO and UV Disinfection Facilities

The microfiltration/reverse osmosis (MF/RO) and the potential ultraviolet (UV) disinfection facilities at the VWRP and/or SWRP are described in Section 6.7.1. The MF/RO and UV disinfection facilities would be located entirely within the existing VWRP and SWRP site boundaries. The MF/RO and UV disinfection facilities would not include any component that would physically divide an established community. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities are described in Section 6.7.1. The pump station would be constructed in the northern portion of the VWRP property and does not include any component that would physically divide an established community. The RO product water pipeline would be constructed underground for its entire length within existing public ROW to the maximum extent practicable in the City of Santa Clarita and would not include any above ground facilities that would physically divide an established community. No impact would occur.

Brine Disposal System (Pipeline to JOS)

The brine disposal system facilities are described in Section 6.7.1. The brine pipeline would traverse through various jurisdictions including unincorporated Los Angeles County and the Cities of Santa Clarita, Los Angeles, San Fernando, Burbank, and Glendale. The pipeline would be entirely underground and located within existing public ROW to the maximum extent practicable, and the offsite pump station building would be located within a 100-foot by 100-foot site. The brine disposal system would not include any component that would physically divide an established community. No impact would occur.

Impact Summary

The construction and operation of Alternative 1 would not physically divide an established community. No construction or operational impact would occur.

Mitigation Measures: None Required.

Significance Level After Mitigation: No Impact.

Alternative 2 – MF/RO With Brine Disposal via DWI**MF/RO and UV Disinfection Facilities**

The MF/RO facilities at the potential VWRP and the UV disinfection facilities at the VWRP and/or SWRP would be the same as described for Alternative 1. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities would be the same as described for Alternative 1. No impact would occur.

Brine Disposal System (DWI)

The brine disposal system facilities are described in Section 6.7.1. The approximate location of the DWI site would be between Valencia Boulevard and Stevenson Ranch Parkway west of the I-5 Freeway in unincorporated Los Angeles County area. The DWI site would be located on a site of approximately 0.5 acre. The facilities would be confined to the site and would not include any feature that would physically divide an established community. The exact location of the DWI site would be determined during final design. The brine conveyance pipeline from the VWRP to the DWI facilities would be located within public ROW to the maximum extent practicable and would not include any above ground facilities that would physically divide an established community. No impact would occur.

Impact Summary

The construction and operation of Alternative 2 would not physically divide an established community. No construction or operational impact would occur.

Mitigation Measures: None Required.

Significance Level After Mitigation: No Impact.

Alternative 3 – MF/RO With Brine Disposal via Trucking

MF/RO and UV Disinfection Facilities

The MF/RO facilities at the VWRP and the UV disinfection facilities at the VWRP and SWRP would be the same as described for Alternative 1. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities would be the same as described for Alternative 1. No impact would occur.

Brine Disposal System (Trucking)

The brine disposal system facilities are described in Section 6.7.1. Construction of the truck loading terminal would be located on the property immediately north of VWRP and would not include any feature that would physically divide an established community. Construction of the truck unloading terminal would require approximately a 1-acre lot in the City Terrace area in Los Angeles County. The truck unloading terminal would be located within an existing industrial area. The truck unloading terminal would not include any component that would physically divide an established community. No impact would occur.

Impact Summary

The construction and operation of Alternative 3 would not physically divide an established community. No construction or operational impact would occur.

Mitigation Measures: None Required.

Significance Level After Mitigation: No Impact.

Alternative 4 – Phased AWRM

Phase I

UV Disinfection Facilities

The UV disinfection facilities at the VWRP and SWRP would be the same as described for Alternative 1. No impact would occur.

Salt Management Facilities

The salt management facilities are described in Section 6.7.1. The groundwater wells would be located within an active agricultural area in the Piru groundwater subbasin (Piru Subbasin). The wells would be of similar size as the existing wells in the area used for water extraction for agricultural use. In addition, the extraction pipeline and blend pipeline would be constructed underground and would be located within public ROW to the maximum extent practicable. The pump station buildings would be located within 100-foot by 100-foot sites. The salt management facilities components would not physically divide an established community. No impact would occur.

Supplemental Water System

The supplemental water system is described in Section 6.7.1. The supplemental water pipeline would be constructed underground and located within public ROW to the maximum extent practicable. Therefore, no established community would be impacted. No impact would occur.

Impact Summary – Phase I

The construction and operation of Phase I of Alternative 4 would not physically divide an established community. No construction or operational impact would occur.

Mitigation Measures: None Required.

Significance Level After Mitigation: No Impact.

Phase II

MF/RO Facilities

The MF/RO facilities at the VWRP would be similar to those described for Alternative 1 but, under this alternative, would be slightly smaller. No impact would occur.

RO Product Water Conveyance System to Ventura County

The RO product water conveyance system facilities are described in Section 6.7.1. This conveyance system would be located within public ROW to the maximum extent practicable from the VWRP to the Piru Subbasin. Construction of the RO product water conveyance system to Ventura County under Alternative 4 would not divide an established community. No impact would occur.

Brine Disposal System

The brine disposal system facilities are described in Section 6.7.1. The brine disposal system would rely on a pipeline, DWI, or trucking – each of which was previously analyzed for Alternatives 1, 2, and 3, respectively, but there would be lower peak brine flow to manage so the diameter of the pipeline, number of wells, and peak number of trips would be smaller. No impact would occur.

Impact Summary – Phases I and II

The construction and operation of Phase I of Alternative 4 would not physically divide an established community. No construction or operational impact would occur.

The construction and operation of Phase II of Alternative 4 would not physically divide an established community. No construction or operational impact would occur.

Mitigation Measures: None Required.

Significance Level After Mitigation: No Impact.

17.4.2.2 Consistency With Land Use Plans

Impact 17-2: The proposed project could conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

Alternative 1 – MF/RO With Brine Disposal via Pipeline

MF/RO and UV Disinfection Facilities

The MF/RO facilities at the potential VWRP and the UV disinfection facilities at the VWRP and/or SWRP are described in Section 6.7.1. The VWRP is designated as Industry (M) and zoned as Public and Community Serving (P) by the County of Los Angeles General Plan. The SWRP is designated as Government, Miscellaneous (Gov. Misc), Industrial (I), Utility, Pump Plant/State Property and zoned for Commercial Office (Planned Development) (CO [PD]) by the City of Santa Clarita General Plan. The implementation of the MF/RO proposed project component at the VWRP would be located within existing industrial facilities and would be a “like use” and, therefore, would be consistent with the land use and zoning of the WRP and would not require a change in zoning or land use designation. Implementation of the UV disinfection project component at the SWRP would also be a “like use” and would be consistent with existing land use and zoning and would not require a change to the existing designation. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities are described in Section 6.7.1. The pump station would be located at the VWRP, representing a “similar use” facility. The RO product water pipeline would be constructed underground from the VWRP to the SWRP within existing public ROW to the maximum extent practicable. The implementation of the pipeline would not require a change in zoning or land use designation. No impact would occur.

Brine Disposal System (Pipeline to JOS)

The brine disposal system facilities are described in Section 6.7.1. The brine pipeline would be located within public ROW to the maximum extent practicable and would not change existing land use and zoning designations. Therefore, impacts related to the brine pipeline would be less than significant. Construction of the pump station between the SCV and Los Angeles Basin would be located within an easement or on private property adjacent to the pipeline alignment. The exact location would be determined during final design of the pipeline. Water or wastewater conveyance facilities are exempt from local building regulations, pursuant to §53091(d) and (e) of the California Government Code. However, the SCVSD may need to obtain a CUP for the offsite pump station. Table 17-2 shows which proposed project components may require a CUP. CUPs generally contain conditions designed to minimize impacts on surrounding land uses. Coordination with Los Angeles County prior to construction of the pump station would ensure that the proposed project would be consistent with applicable land plans and policies. Impact would be less than significant.

Impact Summary

The construction and operation of Alternative 1 would not conflict with any applicable land use plan, policy, or regulation. The construction and operational impact would be less than significant.

Mitigation Measures: None Required.

Significance Level After Mitigation: Less Than Significant Impact.

Table 17-2. Project Components Potentially Requiring CUP

| Project Component | CUP |
|---|------------|
| MF/RO at the VWRP | N |
| UV Disinfection Facilities at the SWRP and VWRP | N |
| RO Product Water Conveyance System | N |
| Alternative 1 | |
| 37-Mile Brine Pipeline Alignment (Pump Station only) | Y |
| Alternative 2 | |
| DWI Site | Y |
| Alternative 3 | |
| Brine Disposal via Trucking | Y |
| Alternative 4 – Phase I | |
| Salt Management Facilities (Pump Stations) | Y |
| Supplemental Water System | N |
| Alternative 4 – Phase II | |
| RO Product Water Conveyance System | N |
| 37-Mile Brine Pipeline Alignment (Pump Station) or DWI site (Wells) | Y |
| Brine Disposal via Trucking | Y |

Alternative 2 – MF/RO With Brine Disposal via DWI

MF/RO and UV Disinfection Facilities

The MF/RO facilities at the VWRP and the potential UV disinfection facilities at the VWRP and/or SWRP would be the same as described for Alternative 1. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities are described in Section 6.7.1. As previously discussed for Alternative 1, the RO product water conveyance system to the SWRP would not conflict with existing land use plans. No impact would occur.

Brine Disposal System (DWI)

The brine disposal system facilities are described in Section 6.7.1. The possible DWI site location is designated as OS-PR and zoned for Agriculture (A-2). The construction and operation of the DWI facilities at this site would not be consistent with the existing land use and zoning designations. Water or wastewater conveyance facilities are exempt from local building regulations, pursuant to §53091(d) and (e) of the California Government Code. However, these facilities are not exempt from zoning and an amendment to the zoning may be required prior to the construction of the DWI facilities. The SCVSD may apply for a CUP from Los Angeles

County to address the operation of the DWI site. Construction of the pipeline from the VWRP to the injection sites would be within public ROW to the maximum extent practicable and would not change existing land use and zoning designations. Impact would be less than significant.

Impact Summary

The construction and operation of Alternative 2 would not conflict with any applicable land use plan, policy, or regulation. The construction and operational impact would be less than significant.

Mitigation Measures: None Required.

Significance Level After Mitigation: Less Than Significant Impact.

Alternative 3 – MF/RO With Brine Disposal via Trucking

MF/RO and UV Disinfection Facilities

The MF/RO facilities at the VWRP and the UV disinfection facilities at the VWRP and SWRP would be the same as described for Alternative 1. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities would be the same as described for Alternative 1. No impact would occur.

Brine Disposal System (Trucking)

The brine disposal system facilities are described in Section 6.7.1. Construction of the truck loading terminal would be located on the property immediately north of the VWRP, which is designated as Major Commercial (MC) and zoned as Unlimited Commercial (C3). Construction of the truck unloading terminal would be in the City Terrace area in Los Angeles County. The area proposed for construction of the truck unloading terminal is designated as Industrial (I) and zoned as Heavy Manufacturing (M-2). Construction of the truck loading and unloading terminals would be consistent with the current land use designation and zoning of the properties and would not conflict with existing land use plans. Impact would be less than significant.

Impact Summary

The construction and operation of Alternative 3 would not conflict with any applicable land use plan, policy, or regulation. The construction and operational impact would be less than significant.

Mitigation Measures: None Required.

Significance Level After Mitigation: Less Than Significant Impact.

Alternative 4 – Phased AWRM

Phase I

UV Disinfection Facilities

The UV disinfection facilities at the VWRP and SWRP are the same as described for Alternative 1. No impact would occur.

Salt Management Facilities

The salt management facilities are described in Section 6.7.1. The salt management facilities would be located in Ventura County. The well fields, pipelines, and pump stations would be located in areas designated as undeveloped Agriculture (A). Therefore, the SCVSD may apply for a CUP from Ventura County to address the proposed use. Water and wastewater conveyance facilities are exempt from local building regulations, pursuant to §53091(d) and (e) of the California Government Code. Installation of groundwater extraction wells would be compatible with surrounding agricultural land uses. Construction of the extraction and blend pipelines would be within existing public ROW to the maximum extent practicable and would not change existing land use and zoning designations. Impact would be less than significant.

Supplemental Water System

The supplemental water system facilities are described in Section 6.7.1. This system would be constructed within the ROW of The Old Road to the maximum extent practicable. Implementation of the supplemental water conveyance pipeline to the VWRP would not require a change in zoning or land use designation. No impact would occur.

Impact Summary – Phase I

The construction and operation of Phase I of Alternative 4 would not conflict with any applicable land use plan, policy, or regulation. The construction and operational impact would be less than significant.

Mitigation Measures: None Required.

Significance Level After Mitigation: Less Than Significant Impact.

Phase II

MF/RO Facilities

The MF/RO facilities at the VWRP would be similar to those described for Alternative 1 but, under this alternative, would be slightly smaller. No impact would occur.

RO Product Water Conveyance System to Ventura County

The RO product water conveyance system facilities are described in Section 6.7.1. The pipeline would be located within public ROW to the maximum extent practicable and would not conflict with existing land use plans. No impact would occur.

Brine Disposal System

The brine disposal system facilities are described in Section 6.7.1. The brine disposal system would rely on a pipeline, DWI, or trucking – each of which was previously analyzed for Alternatives 1, 2, and 3, respectively, but there would be lower peak brine flow to manage so the diameter of the pipeline, number of wells, and peak number of trips would be smaller. Impact would be less than significant.

Impact Summary – Phases I and II

The construction and operation of Phase I of Alternative 4 would not conflict with any applicable land use plan, policy, or regulation. The construction and operational impact would be less than significant.

The construction and operation of Phase II of Alternative 4 would not conflict with any applicable land use plan, policy, or regulation. The construction and operational impact would be less than significant.

Mitigation Measures: None Required.

Significance Level After Mitigation: Less Than Significant Impact.

17.4.2.3 Habitat Conservation Plan or Natural Community Conservation Plan

Impact 17-3: The proposed project could conflict with any applicable habitat conservation plan or natural community conservation plan.

Alternative 1 – MF/RO With Brine Disposal via Pipeline

The proposed project under Alternative 1 is not located within the boundaries of a habitat conservation plan (HCP) or natural community conservation plan (NCCP). However, the Newhall HCP established for the Newhall Land and Farming Company (NLFC) is located downstream of the VWRP. This HCP was established to allow NLFC to move farming equipment across the SCR at designated crossing points to access agricultural fields. Furthermore, the VWRP is located adjacent to SEA No. 23 (see Section 11 and Figure 11-1 for SEA locations). Two additional SEAs, Nos. 20 and 64, are located adjacent to the brine disposal pipeline route.

MF/RO and UV Disinfection Facilities

The MF/RO facilities at the VWRP and the potential UV disinfection facilities at the VWRP and/or SWRP are described in Section 6.7.1. Construction of the MF/RO facilities would be located onsite at the VWRP and would not impact the adjacent SEA No. 23. Similarly, the UV disinfection facilities would be constructed within the SWRP property and would not impact any SEA. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities are described in Section 6.7.1. The RO product water pipeline from the VWRP to SWRP would be located within the existing public ROW of The Old Road, Magic Mountain Parkway, and Bouquet Canyon to the maximum extent

practicable. The construction of the RO product water pipeline alignment would cross SEA No. 23. The pipeline would be installed either by being suspended from The Old Road Bridge or installed under the SCR using trenchless technology. The installation of the pipeline would not impact the SEA. The remaining portion of the pipeline alignment would be confined to the existing roadways and public ROW to the maximum extent practicable and would not modify land uses or impact natural resources, as discussed further in Section 11. Therefore, construction of the RO product water conveyance system to the SWRP would not conflict with SEA No. 23. No impact would occur.

Brine Disposal System (Pipeline to JOS)

The brine disposal system facilities are described in Section 6.7.1. The brine pipeline alignment would not be located within an HCP/NCCP. The brine pipeline would be located within existing public ROW to the maximum extent practicable that cross through SEA No. 23. Following The Old Road southward, the pipeline would be adjacent to SEA Nos. 64 and 20. The pipeline alignment would not modify land uses or impact natural resources within the SEAs. The location of the offsite pump station would be within easements on private property adjacent to the pipeline alignment and would avoid SEA-designated areas. No impact would occur.

Impact Summary

The construction and operation of Alternative 1 would not conflict with any applicable habitat conservation plan or natural community conservation plan. No construction or operational impact would occur.

Mitigation Measures: None Required.

Significance Level After Mitigation: No Impact.

Alternative 2 – MF/RO With Brine Disposal via DWI

The proposed project under Alternative 2 is not located within the boundaries of an HCP or NCCP. The NLFC established the Newhall HCP downstream of the VWRP. However, portions of the proposed project would be located either adjacent to or within an SEA. The VWRP is located adjacent to SEA No. 23 and the DWI site would be located within SEA No. 64.

MF/RO and UV Disinfection Facilities

The MF/RO facilities at the VWRP and the potential UV disinfection facilities at the VWRP and/or SWRP would be the same as described for Alternative 1. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities would be the same as described under Alternative 1. No impact would occur.

Brine Disposal System (DWI)

The brine disposal system facilities are described in Section 6.7.1. The pipeline from the VWRP to the offsite injection sites would cross the SCR and SEA No. 23. The pipeline would be installed either by being suspended from The Old Road Bridge or installed under the SCR using

trenchless technology. The pipeline would not modify land uses or impact natural resources within SEA No. 23. The remaining portion of the pipeline alignment would be confined to the existing roadways and public ROW to the maximum extent practicable. However, it is anticipated that the DWI site would be located in or adjacent to SEA No. 64 (see Section 11). The exact location of the DWI site will not be known until final design of the proposed project. If it is determined during final design that the DWI site will be located within the SEA, then the SCVSD would be required to consult with the SEATAC. Consultation and compliance with SEATAC requirements would reduce potential impacts to the SEA. Impact would be less than significant.

Impact Summary

The construction and operation of Alternative 2 would not conflict with any applicable habitat conservation plan or natural community conservation plan. The construction and operational impact would be less than significant.

Mitigation Measures: None Required.

Significance Level After Mitigation: Less Than Significant Impact.

Alternative 3 – MF/RO With Brine Disposal via Trucking

The proposed project under Alternative 3 is not located within the boundaries of an HCP or NCCP. The NLFC established the Newhall HCP downstream of the VWRP. The VWRP is located adjacent to SEA No. 23.

MF/RO and UV Disinfection Facilities

The MF/RO at the VWRP and the UV disinfection facilities at the VWRP and SWRP would be the same as described for Alternative 1. No impact would occur.

RO Product Water Conveyance System to SWRP

The RO product water conveyance system facilities would be the same as described under Alternative 1. No impact would occur.

Brine Disposal System (Trucking)

The brine disposal system facilities are described in Section 6.7.1. Truck routes for brine disposal would utilize existing freeways and roadways and would not modify land uses or impact natural resources within any SEAs. Construction of the truck loading terminal would be located just north of the VWRP and would not impact SEA 23. The truck unloading terminal would be located in the City Terrace area. There are no established HCPs and/or NCCPs within the vicinity of the truck unloading terminal. No impact would occur.

Impact Summary

The construction and operation of Alternative 3 would not conflict with any applicable habitat conservation plan or natural community conservation plan. No construction or operational impact would occur.

Mitigation Measures: None Required.

Significance Level After Mitigation: No Impact.

Alternative 4 – Phased

The proposed project under Alternative 4 is not located within the boundaries of an HCP or NCCP. However, downstream of the VWRP there is the established Newhall HCP. Further, the VWRP is located adjacent to SEA No. 23.

Phase I

UV Disinfection Facilities

The UV disinfection facilities are described in Section 6.7.1. The UV disinfection facilities would be located onsite at the VWRP and SWRP and would not impact SEA No. 23, which is adjacent to the VWRP. The VWRP and SWRP are not located within an HCP or NCCP. No impact would occur.

Salt Management Facilities

The salt management facilities are described in Section 6.7.1. The salt management facilities would be located in Ventura County but not located within the boundaries of an HCP or NCCP. The NLFC established the Newhall HCP in the general area. The HCP was established to allow NLFC to move farming equipment across the SCR at designated crossing points to access agricultural fields. The salt management facilities would not be located within the Newhall HCP. The extraction wells would be located on land used for active agriculture. The alignment of the extraction and blend pipelines would be confined to the existing roadways and public ROW to the maximum extent practicable and would not modify land uses or impact natural resources. The pump stations would be located at the well fields on land used for active agriculture. Overall, the proposed project components would be located within active agricultural lands or within public ROW. No impact would occur.

Supplemental Water System

The supplemental water system facilities are described in Section 6.7.1. The supplemental water system would not be located within the boundaries of an HCP or NCCP. The pipeline would be located within public ROW to the maximum extent practicable and would not conflict with any HCP or NCCP. No impact would occur.

Impact Summary – Phase I

The construction and operation of Phase I of Alternative 4 would not conflict with any applicable habitat conservation plan or natural community conservation plan. No construction or operational impact would occur.

Mitigation Measures: None Required.

Significance Level After Mitigation: No Impact.

Phase II

MF/RO Facilities

The MF/RO facilities at the VWRP would be similar to those described for Alternative 1 but, under this alternative, would be slightly smaller. No impact would occur.

RO Product Water Conveyance System to Ventura County

The RO product water conveyance system facilities are described in Section 6.7.1. The RO product water conveyance system alignment would be located adjacent to the SCR and confined to the existing roadway and public ROW to the maximum extent practicable. The RO product water conveyance system would not impact SEA No. 23 or any HCP/NCCP. No impact would occur.

Brine Disposal System

The brine disposal system facilities are described in Section 6.7.1. The brine disposal system would rely on a pipeline, DWI, or trucking – each of which was previously analyzed for Alternatives 1, 2, and 3, respectively, but there would be lower peak brine flow to manage so the diameter of the pipeline, number of wells, and peak number of trips would be smaller. Impact would be less than significant.

Impact Summary – Phases I and II

The construction and operation of Phase I of Alternative 4 would not conflict with any applicable habitat conservation plan or natural community conservation plan. No construction or operational impact would occur.

The construction and operation of Phase II of Alternative 4 would not conflict with any applicable habitat conservation plan or natural community conservation plan. The construction and operational impact would be less than significant.

Mitigation Measures: None Required.

Significance Level After Mitigation: Less Than Significant Impact.