



5.8 PUBLIC SERVICES AND UTILITIES

Information in this Section is based on reference information from public service and utility agencies and other reference sources; refer to [Appendix 13.1, *Initial Study/Notice of Preparation*](#), and [Appendix 13.7, *Correspondence*](#). Public Services include fire and police protection. The utilities/service systems include water, wastewater, solid waste, electric, natural gas, telephone and cable.

This Section provides existing conditions and background information necessary to determine potential impacts of the proposed Project. Criteria by which an impact may be considered potentially significant is provided, along with a discussion of impacts pursuant to Appendix G, *Environmental Checklist Form*, of the California Environmental Quality Act Guidelines (*CEQA Guidelines*). Mitigation measures are recommended to avoid or reduce potential impacts to less than significant levels.

5.8.1 ENVIRONMENTAL SETTING

FIRE PROTECTION

The County of Los Angeles Fire Department (LACFD) provides paramedic and fire protection to the City of Rancho Palos Verdes. Fire protection and paramedic service to the Project site is specifically provided by the jurisdictional engine company, which is Fire Station #83 located at 83 Miraleste Plaza. The company's available equipment, estimated response distance and time to the Project site, and available manpower are detailed in [Table 5.8-1, *Fire Station Information*](#).

**Table 5.8-1
Fire Station Information**

Equipment	Manpower	Response Distance (miles)	Response Time (minutes)
Engine 83 83 Miraleste Plaza, Rancho Palos Verdes	4	1.6	5.3
Truck 106 27413 Indian Peak Road, Rolling Hills	4	5.1	16
Squad 106 27413 Indian Peak Road, Rolling Hills	2	5.1	11

Source: County of Los Angeles Fire Department, *David R. Leininger, Chief, Forestry Division, Prevention Services Bureau*, January 24, 2006.

The Los Angeles County Consolidated Fire Protection District, which is a special district operated by the LACFD, receives property tax revenues from the City. The College is exempt from paying property taxes, because of its Institutional classification.



The State of California Director of Forestry and Fire Protection has identified areas in the state as very high fire hazard severity zones (VHFHSZ) (formerly Fire Zone 4); refer to the *Regulatory Setting* discussion below. The Project site is located within an area designated as VHFHSZ.¹

POLICE PROTECTION

The City is within the jurisdiction of the County of Los Angeles Sheriff's Department (LACSD). Currently, the Lomita Sheriff's Station, located at 26123 Narbonne Avenue in the City of Lomita, services the City and the Project site. The Lomita Station serves a geographical area of 23 square miles, encompassing four cities and two small areas of unincorporated Los Angeles County. The total population of the service area is approximately 75,000 persons. The Project vicinity is serviced by four to six patrol cars, depending upon the time of day. The immediate Project area is serviced by one radio car per shift with additional cars in the region, as needed.²

The LACSD's response time parameters are: six minutes for emergency calls; within 20 minutes for priority calls; and within 60 minutes for routine calls. The current response time for service calls to the Project vicinity are detailed in Table 5.8-2, Police Response Times. As noted in Table 5.8-2, the response time to the Project area satisfies the LACSD's established time parameters.³

Table 5.8-2
Police Response Times

Service Need	Response Time to Project Vicinity
Emergency	2 – 4 minutes
Priority	5 – 9 minutes
Routine	20 – 30 minutes

Source: County of Los Angeles Sheriff's Department, *Gary T. Tse, Director Facilities Planning Bureau*, June 7, 2006.

The City funds for police services contractually with the LACSD based on a formula that factors patrol minutes, incidents, calls for service, cases handled, traffic accidents, traffic citations and investigations. The City's contract guarantees that the Sheriff's Department responds to requests for police protection services within given time parameters.

The Office of Postsecondary Education of the U.S. Department of Education (Campus Security Data Analysis Cutting Tool Website) provides crime data for

¹ California Resources Agency, Natural Hazard Disclosure Statement, <http://www.ceres.ca.gov/planning/nhd/wildfirehazards.html>, Accessed on November 14, 2006.

² Written Communication: County of Los Angeles Sheriff's Department, *Mr. Gary T. Tse, Director of Facilities Planning Bureau*, June 7, 2006.

³ Ibid.



campuses based on crime statistics submitted annually by all postsecondary institutions that receive Title IV funding (i.e., those that participate in federal student aid programs). During the most recent reporting periods (i.e., between 2003 and 2005), there were no instances of criminal offenses, hate crimes or arrests that were reported for the Marymount College campus.⁴

The College currently provides two off-campus housing facilities, which are the Palos Verdes North and Pacific View Facilities; refer to Section 3.0, Project Description. Both housing facilities are located within the jurisdiction of the Los Angeles Police Department (LAPD), Harbor Division. The LAPD was contacted to determine whether any complaints had been made against either housing facility. According to the LAPD, no significant complaints have been received or logged regarding the Palos Verdes North or Pacific View facilities.⁵

WATER

The purveyor of domestic water to the Project site is the Rancho Dominguez District of the California Water Service Company (CWSC). The Rancho Dominguez District of the CWSC serves the Palos Verdes Peninsula system with a combination of imported water and groundwater.

The Rancho Dominguez District's water supply for the City of Rancho Palos Verdes is 100 percent reliant on imported water supplies (Colorado River and State Water Project) from the Metropolitan Water District (MWD), which are purchased through the West Basin Municipal Water District (WBMWD). There is no local groundwater extraction for use by the CWSC on the Palos Verdes Peninsula⁶, and there are no local supplies currently available to the WBMWD. As a result, the availability of water is completely dependent on the supply conditions of the MWD. There are several local projects in design in other CWSC districts, which are within MWD's service area, that would increase local supply availability and reduce reliance on MWD in those areas. These local projects would free up additional imported supplies for use in Rancho Palos Verdes and other similarly reliant communities.

The Rancho Dominguez District serves 89,300 customer connections through 973 miles of pipeline, 21 wells, 88 booster pumps, and 46 storage tanks.⁷ The Rancho Dominguez District of the CWSC currently serves Marymount College with one four-inch metered service for domestic use and one eight-inch fire service for fire protection. These services are connected to existing 12-inch and eight-inch mainlines in Palos Verdes Drive East.⁸

⁴ U.S. Department of Education, Office Of Post Secondary Education, OPE Campus Security Statistics Website, <http://ope.ed.gov/security/index.asp>, Accessed on November 15, 2006.

⁵ Telephone Communication: City of Los Angeles Police Department - Harbor Division, *Mr. Scott Engedal, Sergeant*, December 6, 2006.

⁶ California Water Service Company Website, District Profile, <http://www.calwater.com/DistrictSearch.html>, Accessed on December 6, 2006.

⁷ *Ibid.*

⁸ Written Communication: California Water Service Company, *Mr. Terry S. Tamble, District Manager, Rancho Dominguez District*, December 13, 2005.



WASTEWATER (SEWER)

The County Sanitation Districts of Los Angeles, District No. 5 and the Los Angeles County Department of Public Works (DPW) provide wastewater services to the City. Wastewater flow originating from the Project site is transported by a local City-maintained sewer line to the Districts' Joint Outfall "J" Unit 1E Trunk Sewer. This trunk sewer is located in a right-of-way southwesterly of La Rotonda Drive. This 27-inch diameter trunk sewer has a design capacity of 29.4 million gallons per day (mgd) and conveyed a peak flow of 3.2 mgd when last measured in 2002.⁹

The wastewater generated by the Project site is treated at the Joint Water Pollution Control Plant (JWPCP), located at 24501 South Figueroa, in the City of Carson. The JWPCP has a design capacity of 385 mgd and currently processes an average flow of 324.2 mgd.¹⁰ Currently, the JWPCP serves a population of approximately 3.5 million people.

SOLID WASTE

The City has non-exclusive agreements with various haulers to provide disposal service for solid waste generated within the City. Generally, a private business or educational institution would negotiate the fees for service and arrange for bin(s) and/or roll-off(s) to be provided at their establishment. The choice of which landfill to use is ultimately made by the hauler that would service the Project area. The closest landfill operated by the County Sanitation District of Los Angeles County that is available to serve the Project site is the Puente Hills Landfill, located at 2800 South Workman Mill Road, in the City of Whittier. The Puente Hills Landfill is permitted to receive 13,200 tons of non-hazardous solid and inert waste per day.¹¹ The landfill's existing local land use permit is valid through October 31, 2013, at which time the site would stop accepting waste for disposal.¹²

There are four solid waste management facilities available to serve the Project, as outlined in Table 5.8-3, *Solid Waste Management Facilities*. Presently, the College generates approximately 3.24 tons of solid waste per week, which is based on the estimate by Waste Management that schools generate approximately 110 pounds of solid waste per yard and that there are five three-yard solid waste containers (typically not full) that are picked up on a daily basis (Monday through Friday).¹³

Furthermore, the College implements a recycling program with Waste Management that involves the recycling of paper, plastic and cans. The College currently has two 3-yard recycling containers that are picked up once a week. It is estimated that the two recycling bins hold approximately 110 pounds per yard, which equates to

⁹ Written Communication: County of Los Angeles Sanitation Districts, *Mr. James F. Stahl*, December 9, 2005.

¹⁰ *Ibid.*

¹¹ Written Communication: County of Los Angeles Sanitation Districts, *Mr. John Kilgore, Supervising Engineer, Planning Section*, December 13, 2005.

¹² California Integrated Waste Management Board, Solid Waste Facility Listing/Details, <http://www.ciwmb.ca.gov/SWIS>, Accessed on December 12, 2005.

¹³ Written Communication, Marymount College, March 9, 2007.



approximately 660 pounds of recycled material per week. The College maintains approximately 93 recycling containers that are located in individual offices and common areas throughout the campus.

**Table 5.8-3
Solid Waste Management Facilities**

Facility	Location	Permit Volume (Tons/Day)	Current Average Volume (Tons/Day)
South Gate Transfer Station	9530 South Garfield Avenue South Gate	1,000	545
Commerce Refuse-to-Energy Facility (CREF)	5926 Sheila Street Commerce	1,000	360
Downey Area Recycling and Transfer Facility (DART)	9770 Washburn Road Downey	5,000	1,000
Puente Hills Materials Recovery Facility (PHMRF)	13130 Crossroads Parkway South City of Industry	4,400 (Max 24,000 Tons/Week)	180

Source: California Integrated Waste Management Board, Solid Waste Facility Listing/Details Page. <http://www.ciwmb.ca.gov/SWIS>, December 12, 2005.

ELECTRIC

The Southern California Edison (SCE) Company provides electrical service to the City. A variety of sources provide electricity to SCE, including coal, nuclear and hydroelectric plants throughout the western states. High voltage (66 kV) electrical lines are typically utilized to transmit power to an area. This power subsequently passes through a substation from which it is distributed to the individual consumers via lower voltage lines.

Existing overhead and underground electrical lines are located on the Project site and along Palos Verdes Drive East. Existing service to the Project site consists of a 600 amp, single phase, 120/140 panel. According to SCE, this panel is currently operating at its maximum capacity (160 kilowatts [kw]).

NATURAL GAS

The Southern California Gas Company (SCG) provides natural gas service to the City. SCG imports natural gas to the area via its interstate system. Gas lines existing in the Project vicinity supply natural gas to the Project site.

The availability of natural gas service is based upon present conditions of gas supply and regulatory policies. As a public utility, SCG is under the jurisdiction of the California Public Utilities Commission and federal regulatory agencies. Should these agencies take any action that effects gas supply, or the condition to which service is available, gas service would be provided in accordance with revised conditions.



TELEPHONE

Verizon Communications (Verizon) currently provides telephone service to the Project site. Verizon's service equipment is located within the power/utility rooms located on the College campus. At present, telephone lines run through numerous locations within the Project site.

CABLE

Cox Communications (Cox) currently provides cable service to the Project site. More specifically, cable service is currently provided for the Auditorium, Cecilia Hall Building and the Faculty Building. Cox maintains a bandwidth of 750 MHz in the forward direction and 5 to 50 MHz in the reverse direction. Analog and digital signals, in addition to high-speed Internet service, are provided.

5.8.2 REGULATORY SETTING

STATE OF CALIFORNIA

California Government Code Section 51175-51189

The purpose of this chapter is to classify lands in the state in accordance with whether a very high fire hazard is present so that public officials are able to identify measures that will retard the rate of spread and reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property, and to require that those measures be taken.

The State Director of Forestry and Fire Protection has identified areas in the state as very high fire hazard severity zones (VHFHSZ) (formerly Fire Zone 4) based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors; refer to Government Code Section 51178(a). The Project site is located within an area designated as VHFHSZ.¹⁴

As outlined in Government Code Section 51182(a), a person who owns, leases, controls, operates, or maintains any occupied dwelling or occupied structure in, upon, or adjoining any mountainous area, forest-covered land, brush-covered land, grass-covered land, or any land that is covered with flammable material, which area or land is within a very high fire hazard severity zone designated by the local agency pursuant to Section 51179, shall at all times do all of the following:

- (1) Maintain around and adjacent to the occupied dwelling or occupied structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth.*

¹⁴ California Resources Agency, Natural Hazard Disclosure Statement, <http://www.ceres.ca.gov/planning/nhd/wildfirehazards.html>, Accessed on November 14, 2006.



- (2) *Maintain around and adjacent to the occupied dwelling or occupied structure additional fire protection or firebreaks made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the occupied dwelling or occupied structure or to the property line, or at a greater distance if required by state law, or local ordinance, rule, or regulation.*

Senate Bills 221 and 610

Senate Bills 221 and 610 were signed into law in 2001 and took effect January 1, 2002. The two bills amended State law to better link information on water supply availability to certain land use decisions by cities and counties. The two companion bills provide a regulatory forum that requires more collaborative planning between local water suppliers and cities and counties. All SB 610 and 221 reports are generated and adopted by the public water supplier.

Senate Bill (SB) 610 requires a detailed report regarding water availability and planning for additional water supplies that is included with the environmental document for specified projects. All “projects” meeting any of the following criteria *require* the assessment:

- A proposed residential development of more than 500 dwelling units (DU);
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet (SF) of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 SF of floor space;
- A proposed hotel or motel, or both, having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 SF of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to, or greater than the amount of water required by a 500-DU project.

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has “sufficient water supply” available to serve it. The Project does not involve subdivision of the College property, does not meet any of the thresholds for analysis set forth in SB 610, and thus is not subject to the provisions of SB 221 or SB 610. No further study is necessary.



Assembly Bill 939

Assembly Bill (AB) 939, the California Integrated Waste Management Act, required jurisdictions to divert 50 percent of the wastestream away from land disposal by the year 2000. If the 50 percent goal was not met by the end of year 2000, the jurisdiction was required to submit a petition for a goal extension to the Integrated Waste Management Board (IWMB). The City of Rancho Palos Verdes diversion rate in the 2002 reporting year was 51 percent, which meets the 50 percent diversion requirement set by the California IWMB.¹⁵

Assembly Bill 399

In 2005, AB 399 established the Multifamily Dwelling Recycling Program Law to increase recycling in multifamily dwellings. This bill required the IWMB, local governments and owners and managers of multifamily dwellings to provide information and assistance to achieve higher levels of recycling in multifamily dwellings. By July 1, 2007, owners of a multifamily dwelling are required to provide a written notice to a tenant of the multifamily dwelling, directing the tenant to a website that provides information regarding how tenants could reduce, reuse and recycle solid waste materials.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The design capacity of wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). SCAG and the South Coast Air Quality Management District (SCAQMD), as a requirement of the Federal Clean Air Act (CAA), jointly prepare the AQMP and the regional growth forecast. In order to conform to the AQMP, all expansions of Districts' facilities must be sized and service phased in a manner that would be consistent with the Growth Management Element of the regional growth forecast. The Growth Management Element contains a regional growth forecast for Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial Counties that was prepared by SCAG. Specific policies included in the regional growth forecast that deal with the management of growth would be incorporated into the AQMP strategies to improve air quality in the South Coast Air Basin. The available capacity of the Districts' treatment facilities are, therefore, limited to levels associated with approved growth identified in the regional growth forecast.

COUNTY OF LOS ANGELES

According to County Fire Code Section 1117.2.1, *Fuel Modification Plan In Very High Fire Hazard Severity Zones*, a fuel modification plan, a landscape plan and an irrigation plan prepared by a registered landscape architect, landscape designer, landscape contractor, or an individual with expertise acceptable to the forestry division of the fire department shall be submitted with any subdivision of land or prior to any new construction, remodeling, modification or reconstruction of a structure where such remodeling, modification or reconstruction increases the square footage

¹⁵ California Integrated Waste Management Board, Jurisdiction Diversion and Disposal Profile, <http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=394&JUR=Rancho+Palos+Verdes>.



of the existing structure by 50 percent or more within any 12 month period and where the structure or subdivision is located within areas designated as a Very High Fire Hazard Severity Zone in the Los Angeles County Building Code. Every fuel modification plan, landscape plan and irrigation plan shall also be reviewed and approved by the forestry division of the fire department for reasonable fire safety.

CITY OF RANCHO PALOS VERDES

Source Reduction and Recycling Element

In response to AB 939, the City prepared a Source Reduction and Recycling Element (SRRE). The SRRE is the solid waste reduction planning document for the City of Rancho Palos Verdes, and establishes goals and policies for the City regarding source reduction, recycling and composting and environmentally safe solid waste management alternatives to land disposal. The SRRE also helps the City in maintaining the diversion rate requirements specified by AB 939.¹⁶

Municipal Code

Section 8.08.30, Fire Code Amended – Flammable Vegetation. This Section identifies property maintenance criteria, as follows:

1117.2.2 Clearances. Any owner of record of any land within the City of Rancho Palos Verdes which contains growth which in the opinion of the Fire Chief or Commissioner is then or may become dangerously flammable shall at all times on such person's own land, whether improved or unimproved:

- 1. Place or store firewood, manure, compost and other combustible materials a minimum of thirty (30) feet from any building or structure.*
- 2. Maintain around and adjacent to each building, structure, or apiary, whether on such person's own land or adjacent thereto, an effective fire protection or firebreak made by completely removing and clearing away, for a distance from such house, building or structure of not less than thirty (30) lineal feet on each side thereof, growth which in the opinion of the Fire Chief or Commissioner is then or may become dangerously flammable.*

EXCEPTIONS:

- 1. Ornamental plants and trees that are individually planted, spaced and maintained in such a manner that they do not form a means of transmitting fire from native growth to the structure.*
- 2. Cultivated ground cover such as green grass, ivy, succulents or similar Plants provided that they are maintained in a condition that does not form a means of transmitting fire from native growth to the structure.*

¹⁶ City of Rancho Palos Verdes, Solid Waste and Recycling Programs, <http://www.palosverdes.com/rpv/publicworks/content/Assembly%20Bill%20939.cfm>.



3. *Maintain around and adjacent to each building or structure an additional fire protection or firebreak made by removing and clearing away all brush, vegetation or other growth which in the opinion of the Fire Chief or Commissioner is then or may become dangerously flammable on such land as may be required by the Fire Chief or Commissioner when he finds that because of extra hazardous conditions a firebreak of only thirty (30) lineal feet around such structures is not sufficient to provide reasonable fire safety for structures and landscaping within the City of Rancho Palos Verdes. Grass and other vegetation located more than thirty (30) lineal feet from such building or structure and kept at less than six (6) inches in height above the ground may be maintained where in the opinion of the Fire Chief or Commissioner retaining such growth is necessary to stabilize the soil and prevent erosion, provided all growth required to be cut in such location shall be removed by the owner of record of that property.*

Chapter 17.54, *Underground Utilities and Visual Screening*. This chapter assures that, in conjunction with new developments, all utility service lines are placed underground and that certain areas and types of equipment are screened from public view. According to Code Section 17.54.020, *Underground Utilities*, “all utility lines installed to serve new construction shall be placed underground from an existing power pole or other point of connection off-site. . . . For any addition to an existing building, which adds at least twenty-five percent to the building’s gross floor area, the existing utility service lines to the building shall be placed underground prior to issuance of a certificate of occupancy for the addition.”

Chapter 17.58, *Recycling*. The purpose of this chapter is to establish procedures and standards for the placement or construction of recycling centers and small collection facilities in the City in order to protect the health, safety and welfare of the community; and to establish requirements and guidelines for collecting and loading recyclable materials in development projects within all zoning districts in the City, in order to facilitate the diversion of solid waste and recyclable materials from landfills. According to Code Section 17.58.030, *Requirements and Guidelines for Collecting and Loading of Recyclable Materials in Development Projects*, adequate, accessible and convenient areas for collecting and loading recyclable materials are required. Code Section 17.58.030(C), *Recycling Area Design Guidelines*, further specifies the guidelines for the purpose of allocating and constructing a recycling area.

5.8.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist form used during preparation of the Project Initial Study; refer to Appendix 13.1, *Initial Study/NOP*. The Initial Study includes questions relating to public services and utilities. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this section. Accordingly, a significant environmental impact would occur if the Project would:



PUBLIC SERVICES

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
 - Fire Protection.
 - Police Protection.
 - Schools; refer to Section 8.0, *Effects Found Not To Be Significant*.
 - Parks; refer to Section 8.0, *Effects Found Not To Be Significant*.
- Expose people or structures to significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; refer to Section 8.0, *Effects Found Not To Be Significant*.

RECREATION

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; refer to Section 8.0, *Effects Found Not To Be Significant*.
- Include recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical impact on the environment; refer to Section 5.1 through 5.9 of this EIR.

UTILITIES AND SERVICE SYSTEMS

- Exceed the 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.
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; refer to Section 5.7, *Hydrology and Water Quality*.
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.



- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- Is not served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.
- Not comply with federal, state and local statutes and regulations related to solid waste.

Based on these standards, the effects of the proposed Project have been categorized as either a "less than significant impact" or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a "significant and unavoidable impact."

5.8.4 IMPACTS AND MITIGATION MEASURES

5.8.4.1 FIRE PROTECTION

□ PROJECT IMPLEMENTATION COULD RESULT IN ADVERSE IMPACTS ASSOCIATED WITH THE PROVISION OF FIRE PROTECTION SERVICES.

Impact Analysis: As previously noted, fire protection services for the Project area are concluded to be adequate for the existing development/land use. Implementation of the proposed Project would create greater demands on these existing resources. Project implementation could impact the adequacy of the Fire Department's level of service, since the proposed development could increase the potential for urban-related fire and life safety occurrences on-site. However, the Project would not require the construction of new fire protection facilities or the modification of existing facilities. The additional demand created by the proposed Project would not be considered a significant impact to fire protection services.

A preliminary review of the proposed Project was conducted by the Fire Department in April 2006, which resulted in revisions to the Project site plan consisting of parking lot turnarounds, increased driveway widths (minimum 26-feet) and walkways around buildings. According to the LACFD, the proposed Project could require multiple ingress/egress access for the circulation of traffic and emergency response issues. Therefore, the Fire Department may condition the proposed development to provide additional means of access. Also, the proposed development would be subject to compliance with all relevant LACFD General and Institutional Requirements including the following:

General Requirements

- Specific fire and life safety requirements during each construction phase;
- Specifications for the accessibility of all buildings constructed to Fire Department apparatus by way of access roadways;



- Maximum allowable grade specifications; and
- Fire sprinkler systems.

Institutional Requirements

- Fire flow;
- Fire hydrant location and spacing; and
- Turning radii and driveway width and length specifications.

The Project site is located within an area designated VHFHZ, thus, would be subject to compliance with the provisions of California Government Code Sections 51175-51189, including the maintenance requirements specified in Section 51179. Further, in compliance with County Fire Code Section 1117.2.1, *Fuel Modification Plan In Very High Fire Hazard Severity Zones*, the Project would be required to submit a fuel modification plan, a landscape plan and an irrigation plan for review and approval by the Forestry Division of the LACFD for reasonable fire safety.

Overall, Project implementation would not place a significant increased demand on existing fire protection resources. Also, the Project would not require the construction of new fire protection facilities or the modification of existing facilities. The Project would be subject to compliance with relevant State, County and City Code requirements regarding construction, access, water main, fire hydrants, fire flows, brush clearance and fuel modification plans. Further, the proposed development would be required to obtain approval from the LACFD as a Standard Condition of Approval from the City of Rancho Palos Verdes. Following compliance with the relevant Code requirements, the proposed Project would result in a less than significant impact with respect to fire protection services.

Mitigation Measures: No Mitigation Measures are recommended.

Level of Significance: Less Than Significant Impact.

5.8.4.2 POLICE PROTECTION

❑ PROJECT IMPLEMENTATION COULD RESULT IN ADVERSE IMPACTS ASSOCIATED WITH THE PROVISION OF POLICE PROTECTION SERVICES.

Impact Analysis: The Los Angeles County Sheriff's Department (LACSD) advises that there could be an increase in calls for service as a result of Project implementation, including the proposed Residence Halls (i.e., students living on campus resulting in 24-hour operation). An increase in calls for service would place a greater demand on police protection services. Although, as previously noted, the LAPD has not received significant complaints regarding the College's existing offsite housing facilities (refer to the *Existing Setting* discussion above), the potential for significant complaints at the proposed Residence Halls remains uncertain. The extent and nature of potential future calls to the housing facilities, if any, is unknown. In consideration of the potential of increased calls for service to the Project site and the uncertain potential for future complaints at the Residences Halls, mitigation is recommended that would lessen the potential for complaints. More specifically, the recommended mitigation would require implementation of a private security program



at the campus, as well as the City's review/approval of the Marymount College Code of Conduct, which includes provisions for the Residence Halls.

Although Project implementation could result in an increase in calls for service to the Project site, it would not generate the number of calls that warrants the construction of new police protection facilities, nor would it result in the need for alteration of existing facilities. Following implementation of the recommended mitigation, the proposed Project would result in a less than significant impact with respect to police protection services. Refer to Section 5.5, Noise, for a discussion of potential noise complaints associated with the proposed Residence Halls.

Mitigation Measures:

PSU-1 Prior to issuance of any Certificate of Occupancy, a private security program, reviewed and approved by the Planning Commission and the Los Angeles County Sheriff's Department, shall be implemented at the campus enforcing the Project's Conditions of Approval and the Marymount College Code of Conduct; refer to Mitigation Measure NOI-5. The private security program shall, at a minimum, consist of a 24-hour security patrol officer and a 24-hour staffed security/info kiosk. The private security program shall be submitted annually, no later than three weeks prior to commencement of the Fall semester, for review and approval by the Planning Commission.

Level of Significance: Less Than Significant With Mitigation Incorporated.

5.8.4.3 WATER

❑ PROJECT IMPLEMENTATION COULD RESULT IN AN INCREASE THE DEMAND FOR WATER SUPPLIES.

Impact Analysis: The demand for water attributed to the Project site would increase with implementation of the proposed Project. The proposed construction of approximately 117,986 SF in addition to the existing floor area could result in the need for additional domestic metered service or increase in size of the existing four-inch metered service. The Applicant would be required to make all improvements necessary to extend water service to the Project site.

Based on historic data (August 2001), peak water usage for the Project site was 30,144 gallons per day (gpd). Implementation of the proposed Project would result in a 128 percent increase over the existing floor area. Thus, peak water usage for the campus following Project implementation is projected to be approximately 68,690 gpd, representing a net increase of 38,546 gpd over existing water demand. The net increase is a result of all Project components (i.e. Library/Academic Building, Residence Halls and Athletic Facility). In addition, the Project would be subject to all applicable LACFD requirements regarding fire flows to the Project site; refer to the *Fire Protection* discussion above. According to the LACFD, the proposed Project could require fire flows up to 5,000 gallons per minute (gpm) at 20 pounds per square-inch residual pressure for up to a five-hour duration. Final fire flows would be



based on the size of the buildings, their relationship to other structures, property lines and types of construction used.¹⁷

CWSC would continue to provide water service to the Project site. Although the proposed facilities expansion could result in the need for additional metered service, CWSC has advised that they are capable of providing water service to the Project site.¹⁸ CWSC advises that there could also be a need for additional fire service, or an increase in the existing eight-inch fire service to the college.¹⁹ As previously stated, the Applicant would be required to make all improvements necessary to extend water service to the Project site, including any service upgrades.

SENATE BILL 610

As previously noted, SB 610 requires preparation of a detailed report regarding water availability and planning for additional water supplies for projects that meet specified criteria. More specifically, if the Project would require an amount of water equivalent to, or greater than, the amount of water required by a 500-DU project, preparation of a report would be required. Based on industry standard consumption factors and federal water use indices, a 500-DU project would require approximately 100,000 gpd of water.²⁰ As previously noted, peak water usage for the campus following Project implementation would be approximately 68,690 gpd. As the proposed Project would not create a demand for water equivalent to, or greater than, the amount of water required by a 500-DU project, preparation of a report is not required.

Mitigation Measures: No Mitigation Measures are recommended.

Level of Significance: Less Than Significant Impact.

5.8.4.4 WASTEWATER (SEWER)

□ PROJECT IMPLEMENTATION COULD RESULT IN AN INCREASE IN WASTEWATER GENERATION.

Impact Analysis: Project implementation would increase the quantity of wastewater, which is attributable to the Project site. The proposed Residence Halls would provide a total of 128 rooms that would house 250 students in addition to two adult supervisors (total of 252 occupants). Based on the County Sanitation District's generation rate of 125 gpd per room,²¹ Project implementation would result in an increase in wastewater generation of 16,000 gpd from the Residence Halls. The total expected increase in average wastewater flow from all Project components is

¹⁷ Written Communication: County of Los Angeles Fire Department, *Mr. David R. Leininger, Chief, Forestry Division, Prevention Services Bureau*, January 24, 2006.

¹⁸ Written Communication: California Water Service Company, *Mr. Terry S. Tamble, District Manager Rancho Dominguez District*, December 13, 2005.

¹⁹ Ibid.

²⁰ United States Department of Energy, Federal Energy Management Program, Water Use Indices, http://www1.eere.energy.gov/femp/water/water_useindices.html, Accessed on January 3, 2007.

²¹ Based on County of Los Angeles Sanitation Districts' generation rate for Hotel/Motel/Rooming House.



23,597 gpd.²² This net increase takes into consideration all Project components (i.e. Library/Academic Building, Residence Hall and Athletic Facility).

The County Sanitation District has stated their intent to provide the College with sewer service up to the levels that are legally permitted. The legally permitted levels are contingent upon the available capacity of the Districts' treatment facilities which are in turn limited to levels associated with approved growth identified in the SCAG regional growth forecast. The wastewater flow associated with the proposed Project is not anticipated to exceed levels associated with approved growth, as identified in the regional growth forecast.

The College would have the responsibility of conveying any wastewater generated by the Project to the nearest local sewer and/or trunk sewer. The CSDLS is empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' sewerage system or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the sewerage system to accommodate future development. Therefore, the Project would require a Trunk Sewer Connection Permit and would be charged a fee for the privilege of connecting to the Districts' sewerage system or increasing the existing strength/quantity of wastewater attributable to the Project site. With a permit and payment of fees to offset the costs to construct an incremental expansion of the existing sewerage system, the Project's impact would be considered less than significant.

Mitigation Measures: No Mitigation Measures are recommended.

Level of Significance: Less Than Significant Impact.

5.8.4.5 SOLID WASTE

❑ PROJECT IMPLEMENTATION COULD RESULT IN AN INCREASE IN SOLID WASTE GENERATION, IMPACTING THE CAPACITY OF A LANDFILL.

Impact Analysis: The Project involves the demolition of approximately 18,022 SF of existing floor area and the construction of 136,008 SF of new floor area, which includes a 14,916-SF expansion to existing buildings. Site preparation (demolition of existing buildings and parking areas, vegetation removal and grading activities) and construction activities, would generate typical construction debris including wood, paper, glass, plastic, metals, cardboard and green wastes. The construction wastes would result in an incremental and intermittent increase in solid waste disposal at landfills and other waste disposal facilities within Los Angeles County. Implementation of the recommended mitigation requiring preparation of a Construction Demolition Materials Management Plan, which addresses the recycling of building materials resulting from demolition and construction of the Project, would reduce construction-related solid waste impacts to a less than significant level.

²² Written Communication: County Sanitation Districts of Los Angeles County, December 9, 2005.



The long-term operations associated with the proposed improvements would increase the volume of solid waste generated by the College. The increase in solid waste generation would increase the demand to provide disposal service and would impact the capacities at the Puente Hills Landfill and additional landfill facilities. Further, the increased solid waste generation would incrementally shorten the lifespan of the Puente Hills Landfill. The volume of the Project's solid waste, which would be ultimately disposed of at the Puente Hills Landfill, would be minimized through compliance with the requirements of AB 939 and AB 399. The Project would also be subject to compliance with the provisions of Code Chapter 17.58, *Recycle*, which would facilitate the diversion of solid waste and recyclable materials from landfills. To further lessen potential impacts in this regard, mitigation has been recommended, which requires preparation of a City-approved Recycling Plan that involves the following:

- Grasscycling of greenwaste generated from the athletic field and landscape areas;
- Recycling of bottles, glass and aluminum cans;
- Recycling paper; and
- Preparation of annual reports on the progress of the Recycling Program.

With implementation of the recommended mitigation, and compliance with City Code and State (AB 939 and AB 399) waste reduction requirements, potential impacts associated with solid waste generation would be reduced to a less than significant level.

Mitigation Measures:

PSU-2 Prior to issuance of any Building or Grading Permit, an approved Construction and Demolition Materials Management Plan shall be prepared and submitted to the Director of Public Works for review and approval. Said Plan shall include:

- All demolition (buildings and hardscape), new construction and alterations/additions.
- How the Applicant proposes to divert 85 percent of the existing parking/paving, concrete walkways and other concrete or asphalt pavement.
- Identify where recycled material generated by the demolition of the existing buildings and parking areas will be stockpiled on-site and disposed.
- Identify measures to reuse or recycle 50 percent of the demolition and construction materials, including, but not limited to wood, metal and cardboard, to meet the City's diversion goal requirements, as established by AB 939.

PSU-3 Upon completion of demolition and construction, and prior to issuance of any Certificate of Occupancy, a Construction and Demolition Materials



Disposition Summary shall be submitted to the Director of Public Works. The Summary shall indicate actual recycling activities and compliance with the diversion requirement, based on weight tickets or other sufficient documentation.

- PSU-4 Where possible, the site design shall incorporate for solid waste minimization, the use of recycled building materials and the re-use of on-site demolition debris.
- PSU-5 The proposed Project shall incorporate storage and collection of recyclables into the Project design, and refuse collection contracts shall include provisions for collection of recyclables. Recycling shall be included in the design of the Project by reserving space appropriate for the support of recycling, such as adequate storage areas and access for recycling vehicles.
- PSU-6 Prior to issuance of any Certificate of Occupancy, the Applicant shall, to the satisfaction of the Director of Public Works, implement the following recycling measures on an on-going basis:
- Grasscycle, use as mulch, or compost all greenwaste generated from the athletic field and landscape areas.
 - Recycle all bottles, aluminum cans, glass and foodwaste.
 - The existing paper recycling program shall be expanded to include the proposed improvements, including but not limited to the library, administration building and Residence Halls.
 - Reports detailing the progress of the recycling for each academic year (including summer) shall be prepared and submitted to the Director of Public Works at the end of the academic year. Said report shall include the volume of tonnage that has been diverted to solid waste disposal, recycling, composting and grasscycling.

Level of Significance: Less Than Significant With Mitigation Incorporated.

5.8.4.6 ELECTRIC

- ❑ **PROJECT IMPLEMENTATION COULD INCREASE THE DEMAND FOR ELECTRICAL SERVICE.**

Impact Analysis: Implementation of the proposed Project would result in increased demand for electrical service to the Project site. SCE has advised that the existing panel system for the Project site is at its maximum capacity. Project implementation would require service upgrading to three-phase (more efficient electrical power generated in three phases for larger electricity users). However, SCE currently has three phase primary in the vicinity of the Project site, and would therefore be able to service the upgraded system without further expansion. All SCE utility lines shall be placed underground in accordance with Code Section 17.54.020, *Underground*



Utilities. Implementation of the proposed Project would not result in a significant impact with respect to electric services, as it would not significantly impact SCE's system capacity or ability to provide service.

Mitigation Measures: No Mitigation Measures are recommended.

Level of Significance: Less Than Significant Impact.

5.8.4.7 NATURAL GAS

- PROJECT IMPLEMENTATION COULD INCREASE THE DEMAND FOR NATURAL GAS SERVICE.

Impact Analysis: Implementation of the proposed development would result in an increased demand for natural gas service to the Project site. Increases in natural gas demand generated from the proposed Project can be accommodated by SCG and it would be the responsibility of the College to provide the substructure work.²³ All SCG utility lines shall be placed underground in accordance with Code Section 17.54.020. Future natural gas service for the Project area would need to be coordinated with the SCG's engineering department for a comprehensive plan as to levels of service required. Implementation of the proposed Project would not result in a significant impact with respect to natural gas services, as it would not significantly impact SCG's system capacity or ability to provide service.

Mitigation Measures: No Mitigation Measures are recommended.

Level of Significance: Less Than Significant Impact.

5.8.4.8 TELEPHONE

- DEVELOPMENT OF THE PROPOSED PROJECT COULD INCREASE THE DEMAND FOR TELEPHONE SERVICE.

Impact Analysis: Verizon has indicated that Project implementation would not significantly impact telephone facilities or services, and telephone service would be available for the proposed Project. All Verizon utility lines shall be placed underground in accordance with Code Section 17.54.020. Project implementation would not significantly impact Verizon's system capacity or ability to provide service. Analysis has concluded that a less than significant impact would occur with respect to telephone service.

Mitigation Measures: No Mitigation Measures are recommended.

Level of Significance: Less Than Significant Impact.

²³ Telephone Communication: The Gas Company, *Mr. John Chavez, Construction Planner*, January 12, 2006.



5.8.4.9 CABLE

- DEVELOPMENT OF THE PROPOSED PROJECT COULD INCREASE THE DEMAND FOR CABLE SERVICE.**

Impact Analysis: Cox Communications currently provides cable service to specific buildings on the Project site. Cox maintains a bandwidth of 750 mhz in the forward direction and five to 50 megahertz (mhz) in the reverse direction. All cable lines shall be placed underground in accordance with Code Section 17.54.020. The Project's plans would be submitted to and approved by the City and all facilities would be constructed in accordance with the City's design standards. Significant impacts with respect to cable service are not anticipated.

Mitigation Measures: No Mitigation Measures are recommended.

Level of Significance: Less Than Significant Impact.

5.8.5 CUMULATIVE IMPACTS

- CUMULATIVE DEVELOPMENT COULD RESULT IN AN INCREASE IN THE DEMAND FOR PUBLIC SERVICES AND AN INCREASE IN THE CONSUMPTION RATES FOR PUBLIC UTILITIES.**

Impact Analysis: As indicated in Section 4.0, Basis of Cumulative Analysis, cumulative development would result in the following land uses:

- 362 Single-Family Dwelling Units;
- Various Recreational Uses (i.e., 2 Golf Courses, 2 Clubhouses, Driving Range, Practice Facility);
- 582-Room Hotel with Banquet Facilities, Restaurants and Spa;
- 7,000 Square Feet of Office Uses;
- 164,354 Square Feet of Commercial Uses;
- Various Cemetery Uses;
- Institutional Uses (Church and Educational Facilities); and
- 2,436 Multi-Family Dwelling Units.

Thus, the proposed Project along with related cumulative development would cumulatively contribute to an increased demand for fire, water, sewer, solid waste and energy utilities.

Fire Protection

Development of the Project and related cumulative projects would result in new residential, recreation, commercial, hotel, office, institutional and cemetery uses within the cities of Rancho Palos Verdes and Los Angeles. The increase in population and development within the cities would increase the demand on fire protection services from the LACFD. The LACFD maintains several fire stations throughout the cities of Rancho Palos Verdes and Los Angeles. Although some cumulative projects would be served by the jurisdictional engine company that



serves the Project site (Fire Station #83), others would be served by fire stations within their assigned jurisdictional area. Therefore, fire protection services for the proposed Project and related cumulative projects would be distributed to multiple fire stations. The LACFD would assess their ability to serve development projects within the cities on a project-by-project basis. As stated, the proposed Project would not place a significant increased demand on existing fire protection resources. Therefore, the proposed Project would not cumulatively contribute to significant fire protection impacts. Impacts would be less than significant in this regard.

Police Protection

Development of the Project and related cumulative projects would result in new residential, recreation, commercial, hotel, office, institutional and cemetery uses within the cities of Rancho Palos Verdes and Los Angeles. The increase in population and development within the cities would increase the demand on police protection services from the LACSD and Los Angeles Police Department. The proposed Project along with cumulative projects located within the City of Rancho Palos Verdes would be served by the LACSD, while cumulative projects located within the City of Los Angeles would be served by the Los Angeles Police Department. Therefore, the proposed Project would not cumulatively contribute to potential impacts to the Los Angeles Police Department. The LACSD would assess their ability to serve development projects within the City on a project-by-project basis. As stated, the proposed Project would not place a significant increased demand on police protection resources. Therefore, the proposed Project would not cumulatively contribute to significant police protection impacts. Impacts would be less than significant in this regard.

Water Service

The CWSC would provide water service to the proposed Project and related cumulative projects. Development of the proposed Project along with new residential, recreation, commercial, hotel, office, institutional and cemetery uses would result in increased water demand. The CWSC would assess their ability to serve development projects within their service area on a project-by-project basis. Specifically, cumulative projects meeting the requirements of SB 610 would be required to perform a water supply assessment to determine if adequate water supply would be available to serve the specific project. As CWSC has indicated that they are capable of providing water service to the Project site, the proposed Project would not contribute to cumulative impacts. Impacts would be less than significant in this regard.

Wastewater (Sewer)

The County Sanitation District would provide wastewater service to the proposed Project and related cumulative projects. Development of the proposed Project along with new residential, recreation, commercial, hotel, office, institutional and cemetery uses, would result in increased wastewater requiring treatment. At the time of Project design, individual development projects would be required to prove to the applicable city that the additional flow generated by the Project would not impact the respective jurisdiction's sewer system or pay the fees necessary for improvements.



Therefore, wastewater flows from the proposed Project and related cumulative projects could not cause an exceedance of capacity of the wastewater conveyance system since adequate capacity must be demonstrated in order to contribute flows to the system. Additionally, the wastewater flow associated with the proposed Project is not anticipated to exceed levels associated with approved growth, as identified in the regional growth forecast.

Solid Waste

Development associated with the proposed Project and related cumulative projects would contribute to the reduction of landfill capacity within the County. Although the proposed Project would not significantly impact existing landfill capacity, the increase in solid waste generation from the Project and related cumulative projects together, could significantly impact the finite resources associated with solid waste disposal. The proposed Project and related cumulative projects would be required to meet current recycling goals, reducing the amount of solid waste requiring disposal at landfills. With mitigation, solid waste impacts from the proposed Project would be reduced to a less than significant level. Therefore, the proposed Project would not result in significant cumulative impacts in this regard.

Electricity

New development associated with the proposed Project and related cumulative projects would result in increased electricity demand. SCE would provide electricity service to the proposed Project and related cumulative projects. Individual development projects would be required to coordinate with SCE regarding new facilities necessary to serve the development. Although the proposed Project and related cumulative projects would create additional demands on electricity supplies and distribution infrastructure, these demands are anticipated to be within the service capabilities of SCE. Thus, cumulative impacts would be less than significant.

Natural Gas

Implementation of the proposed development and related cumulative projects would result in an increased demand for natural gas service. Although development of the proposed Project and related cumulative projects would result in increased demand for natural gas, it is anticipated that the demand would be within existing capacity. Where necessary, natural gas distribution pipelines would be installed or upsized to serve development associated with the related cumulative projects at the expense of the project applicants. As stated, SCG would accommodate the increase in natural gas demand generated from the proposed Project with the College providing the substructure work. Therefore, the proposed Project would not result in significant cumulative impacts in this regard.

Telephone

Implementation of the proposed development and related cumulative projects would result in an increased demand for telephone service. Although development of the proposed Project and related cumulative projects would result in increased demand for telephone service, it is anticipated that the demand would be within existing



capacity. Individual development projects would coordinate with the local telephone service provider to ensure adequate telephone service is available to serve the development. Verizon has indicated that Project implementation would not significantly impact telephone facilities or services, and telephone service would be available for the proposed Project. Therefore, the proposed Project would not result in significant cumulative impacts in this regard.

Cable

Implementation of the proposed development and related cumulative projects could result in an increased demand for cable service. Individual development projects would coordinate with the local cable provider to ensure adequate cable service is available to serve the development. Cox Communications would continue to serve the Project site. Therefore, the proposed Project would not result in significant cumulative impacts in this regard.

The proposed Project combined with cumulative projects would add to the cumulative demand for public services and utilities services through the introduction of new residents and patrons of the proposed facilities. The Project site is located in an area that is already served by all utilities (i.e., water and sewer) and other public services (i.e., police, fire and solid waste). All of these existing facilities can be readily extended into the area or upgraded to serve the proposed development. No additional governmental services or activities would be cumulatively impacted by the proposed Project. Since the respective providers of such services and facilities have indicated that the Project's incremental impacts are sufficiently mitigated, cumulative impacts on public services and utilities anticipated to result from this development are not considered to be significant.

Mitigation Measures: No Mitigation Measures are recommended.

Level of Significance: Less Than Significant Impact.

5.8.6 SIGNIFICANT UNAVOIDABLE IMPACTS

No unavoidable significant impacts related to public services and utilities have been identified following implementation of the recommended mitigation measures and compliance with the relevant Federal, State and City requirements.