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## 4.11 PUBLIC SERVICES AND UTILITIES

The following section provides an analysis of public services, utilities, and public facilities for the proposed Peninsula Village Overlay Zone. Public services include fire protection, law enforcement, and transit services. Utilities include the provision or disposition of water, wastewater, storm water drains, solid waste disposal, electricity, and natural gas. Public facilities include transit services, public schools, and libraries.

### 4.11.1 EXISTING ENVIRONMENTAL SETTING

#### Fire Protection

The City of Rolling Hills Estates is serviced by the Los Angeles County Fire Department (Fire Department). In total, the Fire Department operates 9 divisions, 20 battalions, 157 fire stations, and 11 fire suppression camps. The Fire Department answers over 234,000 emergency calls annually. Additionally, the Fire Department has Lifeguard, Forestry, and Health/Hazardous Materials Divisions, which provide services to the more than 3.5 million people who reside in the 1.1 million housing units located throughout the Fire Department's 2,278-square-mile service area. The Fire Department responds to a variety of incidents such as structure fires, hazardous materials, medical calls, traffic accidents, confined space, etc.<sup>1</sup>

The Fire Department's emergency service system consists of fire, paramedic, and ambulance services. This system utilizes fully capable paramedic engines, assessment engines that contain limited paramedic equipment and are staffed with one paramedic who can begin advanced life support efforts prior to the arrival of the squad, the certification of all fire fighters to a level of Emergency Technician, an extensive automatic defibrillator program, and a 24-hour Air Squad helicopter program. The Fire Department also has a Forestry Division responding to brush clearance, fire ants, and vegetation management. The Fire Department maintains two Urban Search and Rescue (USAR) Task Force fire stations: Fire Station 103 in Pico Rivera and Fire Station 134 in Lancaster.<sup>2</sup>

The City of Rolling Hills Estates is located in Division I and serviced by Battalion 14 of the Consolidated County Fire Protection District. Fire Station 106, located at 413 Indian Peak Road in the City of Rancho Palos Verdes, and Fire Station 56, located at 12 Crest Road West in the City of Rolling Hills, are the two closest fire stations to the project site. Under normal circumstances, Fire Station 106 is able to respond to an emergency or fire anywhere in the City of Rolling Hills Estates in an average response time of less than 5 minutes. If required, fire and rescue apparatus from other nearby stations in the County's fire protection system can provide additional support. Response times

<sup>1</sup> Web site: [www.lacofd.org](http://www.lacofd.org), accessed September 7, 2005.

<sup>2</sup> Ibid.

from these units vary with location and proximity to the project area. Table 4.11.A provides the locations of the nearest Fire Department stations.<sup>1</sup>

**Table 4.11.A: Applicable Los Angeles County Fire Department Station Locations**

Station Number	Station Address	Approximate Distance From Project Site (miles)	Approximate Response Time to Project Site
Station 106 Battalion Headquarters	27413 Indian Peak Road, Rolling Hills Estates	0.06	2 minutes
Station 56	12 Crest Road West, Rolling Hills	2.24	5 minutes
Station 6	25517 South Narbonne Ave., Lomita	4.09	8 minutes
Station 2	340 Palos Verdes Drive West, Palos Verdes Estates	4.47	9 minutes

Source: Web site: [www.lacofd.org/HometownFireStations/HometownFireStations.asp](http://www.lacofd.org/HometownFireStations/HometownFireStations.asp), accessed February 3, 2006.

The Fire Department uses the Insurance Services Office (ISO), which conducts a municipal survey and ranks cities as to their degree of fire safety. Cities are evaluated in terms of deficiency points and are then assigned a class ranking between 1 and 10, with 1 being the highest rating. In order to maintain an adequate level of fire protection for buildings located within areas under contract for Fire Department services, minimum safety standards for fire flow and water supply, road width and access, and turning radius for fire apparatus are required. Because the City is supported by a local fire company with adequate response time and has a water distribution network with fire hydrants and access for fire vehicles, the City is designated a County Fire Zone 3. Fire Zone 3 is a fire code designation given to unincorporated areas or smaller cities. This protection merits the ISO fire risk classification 3, indicating an acceptable level of fire protection.<sup>1</sup>

### Law Enforcement

The Los Angeles County's Sheriff's Department (Sheriff's Department) is contracted to provide police protection services throughout the City of Rolling Hills Estates. The Sheriff's Department provides municipal police services to the residents in unincorporated communities throughout Los Angeles County as well as 10 of the County's 88 cities that contract with the Sheriff's Department to provide local police protection.<sup>2</sup>

The Lomita Sheriff's Station, located at 26123 Narborne Avenue, Lomita, serves a population of approximately 75,000 and covers a geographical area of 23 square miles. The Lomita Station provides police services to four contract cities: Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, and Lomita, and two small unincorporated County of Los Angeles areas.

<sup>1</sup> Ibid.

<sup>2</sup> Web site: [www.lasd.org/lasd\\_services/contract\\_law/index.html](http://www.lasd.org/lasd_services/contract_law/index.html), accessed September 9, 2005.

The project area is currently serviced by three to five Sheriff patrol cars depending on the time of day. The contract for police services within the project area is usually for one radio patrol car per police shift. Additional patrol cars in the region could be accommodated if needed. According to the Lomita Sheriff's Station,<sup>1</sup> the Lomita Sheriff's Station is operating within capacity in terms of facilities, and there are no current plans for expansion. However, as with all Los Angeles County Sheriff Stations, because of budget cuts, the station is understaffed in terms of backup personnel. Backup personnel refer to personnel covering vacations, injured on duty (IOD), or long-term leaves. The existing deficiency of backup personnel does not affect the level of service provided to the communities.

### **Transit Services**

The Palos Verdes Peninsula Transit Authority (PVPTA) is a Joint Powers Authority for the Cities of Rancho Palos Verdes, Palos Verdes Estates, Rolling Hills Estates, and Rolling Hills. PVPTA provides transportation services, including Dial-A-Ride, to residents who are seniors or disabled. PVPTA operates a fixed-route transportation system that operates five routes, four of which terminate at the Peninsula Center. According to PVPTA,<sup>2</sup> each of the PVPTA routes is operating within capacity, and there are no current plans for expansion of the PVPTA routes. Additional service demands for public transportation are assessed by existing ridership exceeding capacity and available funding. Each of the PVPTA routes connects with other regional transit services provided by the Los Angeles County Metropolitan Transportation Authority (MTA), Torrance Municipal Area Express (MAX), and Los Angeles Department of Transportation (LADOT).<sup>3</sup> PVPTA routes servicing the project area are MTA Lines 225 and 226 as well as the PVPTA white, silver, blue, and orange routes.

In addition to PVPTA, the City of Rolling Hills Estates is also serviced by the Los Angeles County MTA. MTA operates over 2,000 peak-hour buses on an average weekday and operates 73.1 miles of Metro Rail service. The Metro Rail system consists of the Metro Red Line subway system, the Metro Blue Line, the Metro Green Line, and the Metro Gold Line. In total, the Metro Rail system serves 62 rail stations and operates its own service.<sup>4</sup>

### **Water**

The City of Rolling Hills Estates is serviced by the California Water Service Company (Cal Water). Cal Water's Palos Verdes District is part of the Rancho Dominguez District, which contains the service areas of the Hermosa-Redondo, Dominguez, and Hawthorne Districts. Cal Water's Rancho Dominguez District purchases imported Colorado River and State Water Project water supplies from the Metropolitan Water District of Southern California to serve the Palos Verdes Peninsula domestic water system. The Palos Verdes District serves 23,953 customer connections through 344 miles of

<sup>1</sup> Personal communication. Captain Jay Zuanich, Lomita Sheriff's Station, Los Angeles County Sheriff's Station. Phone Conversation. June 23, 2006.

<sup>2</sup> Personal communication. Martin Gombert, Assistant Administrator. Palos Verdes Peninsula Transit Authority. January 31, 2006.

<sup>3</sup> Web site: [www.palosverdes.com/pvtransit](http://www.palosverdes.com/pvtransit), accessed September 7, 2005.

<sup>4</sup> Web site: [www.mta.net/about\\_us/about/about\\_metro.htm](http://www.mta.net/about_us/about/about_metro.htm), accessed September 7, 2005.

pipeline, 36 booster pumps, and 18 storage tanks with a maximum capacity of 30.7 million gallons. Cal Water does not receive domestic water from groundwater wells.<sup>1</sup>

Cal Water maintains 8- and 12-inch water mains in Hawthorne Boulevard and Crenshaw Boulevard; a 12-inch water main in Silver Spur Road; an 8-inch water main in Indian Peak Road; an 8-inch water main in Deep Valley Drive; and a smaller 2–4-inch water main throughout the site. Cal Water does not have any current plans for expansion of its facilities within the project area.<sup>2</sup> Cal Water’s Master Supply Plan has identified the need for an additional 27-inch transmission main in Crenshaw Boulevard to improve system reliability for the entire district.

Per the Peninsula Village Overlay Zone Development Project, SB610 Water Supply Assessment (October 2006), Table 4.11.B shows the estimated water demand for the existing project area. It is estimated that the existing land uses consume approximately 256,185 gallons per day (gpd), and the existing mixed-use overlay zone has the potential to consume approximately 993,182 gpd.

**Table 4.11.B: Estimated Existing Water Demand**

Land Use	Area	Consumption Factor	Approximate Water Demand (gpd)
<b>Existing Condition</b>			
Commercial	2,134,878 square feet (sf)	0.289 gallons/sf/day	617,000
Residential	N/A	N/A	0
<b>Total Existing Condition</b>			617,000
<b>Existing Mixed-Use Overlay Zone</b>			
Commercial	5,044,519 sf	0.289 gallons/sf/day	1,457,800
Residential	2,020 dwelling units	236.1 gallons/person/day	1,263,800
<b>Total Existing Mixed-Use Overlay Zone</b>			2,721,600

Note: Cal Water does not use generation factors to determine the amount of water needed for a project. Therefore, generation rates from the City of Los Angeles were used.

## Wastewater

The County Sanitation Districts of Los Angeles County (Sanitation Districts) own, maintain, and operate the large trunk sewers that form the backbone of the regional wastewater conveyance system. The project area is served by District No. 5. Table 4.11.C lists the trunk sewer systems servicing the project area. Sewer lines in the immediate project area are serviced by the Los Angeles County Department of Public Works (LACDPW). Sewage generated from the project area is conveyed through sewer mains and treated at the Joint Water Pollution Control Plant (JWPCP) located in the

<sup>1</sup> Personal communication, Terry Tamble, District Manager, California Water Service Company, letter dated December 21, 2005.

<sup>2</sup> Ibid.

City of Carson. The JWPCP has a design capacity of 385 million gallons per day (mgd) and currently treats 324.2 mgd, for an excess capacity of approximately 60.8 mgd.<sup>1</sup>

**Table 4.11.C: District’s Trunk Sewers Serving the Project Area**

Name	Location	Diameter Size (inches)	Design Capacity (mgd)	Peak Flow (mgd)
Palos Verdes North Slope Trunk Sewer, Sections 2 and 3	In a right-of-way northeast of the intersection of Bayridge Road and Birchfield Avenue	10	2.1	0.6
Palos Verdes North Slope Trunk Sewer, Section 2 Replacement	In Palos Verdes Drive North at Academy Drive	18	4.0	2.1
Palos Verdes North Slope Trunk Sewer, Section 3 Replacement	In Crenshaw Boulevard south of Palos Verdes Drive North	10	2.4	0.9

Source: County Sanitation Districts of Los Angeles County.

Table 4.11.D shows the estimated effluent wastewater generation for the existing condition and existing mixed-use overlay zone. However, because an average generation factor has been used for the calculation of the estimated sewage generated, the estimated commercial wastewater generation for the existing conditions is presumed to be low because of the existing car wash at 627 Deep Valley Drive. It is estimated that the existing car wash is currently contributing 38,100 gallons of wastewater per day.

**Table 4.11.D: Estimated Existing Sewer Generation**

Land Use	Area	Generation Factor <sup>2</sup>	Estimated Sewer Generation (gpd)
<b>Existing Condition</b>			
Commercial	2,134,878 sf	354 gallons/1,000 sf/day <sup>3</sup>	755,747
Residential	N/A	156 gallons/unit/day	0
<b>Total Existing Condition</b>			755,747
<b>Existing Mixed-Use Overlay Zone</b>			
Commercial	5,044,519 sf	354 gallons/1,000 sf/day	1,785,760
Residential	2,020 dwelling units	156 gallons/unit/day	315,120
<b>Total Existing Mixed-Use Overlay Zone</b>			2,100,880

Source: County Sanitation Districts of Los Angeles County.

<sup>1</sup> Ruth I. Frazen, Engineering Technician, Finance and Property Management Section, County Sanitation Districts of Los Angeles County. Letter dated December 19, 2005 (Appendix D).

<sup>2</sup> Ibid.

<sup>3</sup> Sewer generation factors for commercial uses were figured by averaging the several different types of commercial uses within the existing Peninsula Village (supermarket, shopping center, regional mall, office building, professional building, and restaurant).

## Storm Drain Facilities

Because the area is highly urbanized, drainage is primarily conducted through an extensive network of underground storm drain facilities. The LADCPW maintains the system of storm drains in the City of Rolling Hills Estates. The primary use of storm drains and all other open channels within the project area's watershed is flood protection. The stormwater drainage infrastructure ties into larger storm drain systems that empty into natural drainages, such as canyon areas. The drains generally originate at curb inlets on City streets and increase in size as they progress in the downstream direction to an open channel or detention basin. The local network of storm drains for the subject area is shown on Figure 4.7-3 in the Hydrology and Water Quality Section. The main storm drain for the project area begins on Crenshaw Boulevard, crosses Silver Spur Road, bends southwest at Dry Bank Drive, crosses under the existing commercial development to Crossfield Drive, and discharges to larger storm drain connections on Indian Peak Road.

## Solid Waste

The project area is located within the Los Angeles County Integrated Waste Management Board (IWMB) service area. There are eight major landfills currently operating within Los Angeles County. Each of the landfills serves the Los Angeles area and is not limited to serving the immediate area. However, the Puente Hills Landfill is the closest landfill, operated by the Sanitation Districts. The Puente Hills Landfill could be used by the proposed project. It is authorized to dispose a maximum of 13,200 tons of solid waste per day. Typically the Puente Hills Landfill closes early and redirects solid waste haulers to alternate solid waste management facilities due to this permit-imposed tonnage restriction. Puente Hills Landfill disposal operations will continue until October 31, 2013, when the Puente Hills Landfill will then stop accepting waste for disposal.<sup>1</sup>

Other solid waste management facilities operated by the Sanitation Districts that are available to the proposed project area include the South Gate Transfer Station, the Commerce Refuse-to-Energy Facility (CREF), the Downey Area Recycling and Transfer Facility (DART), and the Puente Hills Material Recovery Facility (PHMRF). The South Gate Transfer Station is permitted to accept up to 1,000 tons of refuse per day and currently receives approximately 500 tons of refuse per day. CREF is a transformation facility that is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons per week. CREF currently receives approximately 420 tons of refuse per day. DART is a materials recovery/transfer facility that is permitted to accept up to 5,000 tons per day and currently receives approximately 1,200 tons of refuse per day. The PHMRF began operating in July 2005 and is permitted to accept 4,400 tons per day, not to exceed 24,000 tons of municipal solid waste per week. PHMRF currently receives approximately 20 tons per day from select commercial waste haulers.

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<sup>1</sup> James F. Stahl, Charles Boehmke, Division Engineers, Planning Section, County Sanitation Districts of Los Angeles County. December 27, 2005. Personal Communication.

The IWMB estimates that residents in the City of Rolling Hills Estates dispose of 4 pounds of waste per day.<sup>1</sup> Table 4.11.E shows the maximum estimated refuse generated per land use type for the project area.

**Table 4.11.E: Estimated Existing Solid Waste Generation**

Land Use	Area	Generation Factor	Estimated Solid Waste Generation (lbs/day)
<b>Existing Condition</b>			
Commercial	2,134,878 sf	5 lbs./1000 sf/day <sup>2</sup>	10,674
Residential	N/A	N/A	0
<b>Total Existing Condition</b>			<b>10,674</b>
<b>Existing Mixed-Use Overlay Zone</b>			
Commercial	5,044,519 sf	5 lbs./1000 sf/day	25,223
Residential	3,717 residents <sup>3</sup>	4 lbs./resident/day <sup>4</sup>	14,868
<b>Total Existing Mixed-Use Overlay Zone</b>			<b>40,091</b>

Source: County Sanitation District of Los Angeles County.

There are currently no plans for expansion of the three public landfills operated by the Sanitation Districts. The Sanitation Districts entered into Purchase and Sale Agreements in August 2000 on the only two fully permitted rail-haul landfills in California: the Mesquite Regional Landfill in Imperial County and the Eagle Mountain Landfill in Riverside County. The Sanitation Districts closed escrow on the Mesquite Regional Landfill in December 2002. Due in part to pending federal litigation, the Sanitation Districts have not closed escrow on the purchase of the Eagle Mountain Landfill.

The Sanitation Districts currently have insufficient permitted disposal capacity within the existing system serving Los Angeles County to provide for their long-term disposal needs. However, there is additional capacity potentially available within Los Angeles County through the expansion of local landfills and outside of Los Angeles County through the use of waste by rail at the proposed Eagle Mountain Landfill in Riverside County and the Mesquite Regional Landfill in Imperial County.<sup>5</sup>

<sup>1</sup> California Integrated Waste Management Board city profiles Web site: [www.ciwmb.ca.gov/Profiles/Juris/JurProfile1.asp?RG=C&JURID=414&JUR=Rolling+Hills+Estates](http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile1.asp?RG=C&JURID=414&JUR=Rolling+Hills+Estates), accessed September 9, 2005.

<sup>2</sup> California Integrated Waste Management Board waste generation charts Web site: [www.ciwmb.ca.gov/wastechar/wastegenrates/commercial.htm](http://www.ciwmb.ca.gov/wastechar/wastegenrates/commercial.htm), accessed February 13, 2006.

<sup>3</sup> The theoretical maximum potential population for the overlay is determined by multiplying the maximum proposed residential density by the multifamily (i.e., 2 or more units in structure) average household size (1.84 persons per household) for the City of Rolling Hills Estates according to the 2000 U.S. Census Bureau.

<sup>4</sup> California Integrated Waste Management Board city profiles Web site: [www.ciwmb.ca.gov/Profiles/Juris/JurProfile1.asp?RG=C&JURID=414&JUR=Rolling+Hills+Estates](http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile1.asp?RG=C&JURID=414&JUR=Rolling+Hills+Estates), accessed February 10, 2006.

<sup>5</sup> Charles Boehmke, Division Engineer, Planning Section, County Sanitation Districts of Los Angeles County. Letter dated December 27, 2005 (Appendix D).

In the Mesquite Regional Landfill Waste-By-Rail system, the municipal solid waste will be transported approximately 210 miles to the site via the Union Pacific Railroad main line, which extends from Metropolitan Los Angeles to Glamis and then by a proposed 4.5-mile rail spur to the site. Upon closing escrow on Mesquite Regional Landfill, a comprehensive master plan for site development was prepared. Following completion of the Master Plan, the Sanitation Districts are pursuing concurrent final design and construction of the facilities necessary to begin operation. The Mesquite Regional Landfill is scheduled to be operational by the end of 2008. The Waste-by-Rail system is scheduled to be operational by the end of 2009. Both schedules are consistent with the timetables in the Conditional Use Permit (CUP) issued by the Los Angeles Regional Planning Commission for the Puente Hills Landfill.

### **Electricity**

The project site is within the service territory of the Southern California Edison Company (SCE). SCE, an independently owned utility, provides electrical service to the City of Rolling Hills Estates. SCE distributes electricity purchased through the California Power Exchange, which is the electricity marketplace for approximately 80 percent of California's electricity customers. According to the California Energy Commission (CEC), the SCE service area experienced a peak demand of 18,724 megawatts (MW) in 2000 and a total local growth of 98.3 million MW hours<sup>1</sup> (MWh). The CEC estimates that peak demand and net energy load within SCE's service territory will continue to grow annually by 2.4 percent and 2.0 percent, respectively. In light of these forecasts, the CEC projects a peak demand in SCE's service territory of 24,960 MW in 2012 (the latest year in the current demand forecasts) and a net energy load of 125.2 million MWh.

Using established consumption factors provided by the South Coast Air Quality Management District (SCAQMD), the annual electrical demand associated with the existing condition on the project site is approximately 28.9 million kilowatt hours per year (million kWh/year), and the annual demand associated with the existing mixed-use overlay zone is approximately 79.9 million kWh/year (Table 4.11.F).

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<sup>1</sup> A watt-hour is an electric energy unit of measure equal to one watt of power supplied to (or taken from) an electric circuit steadily for one hour.

**Table 4.11.F: Estimated Existing Electrical Consumption**

Land Use	Area	Consumption Factor	Electrical Consumption (KWh/year)
<b>Existing Condition</b>			
Commercial	2,134,878 sf	13.55 kWh/sf/year	28,927,596
Residential	N/A	5,626.5 kWh/unit/year	0
<b>Total Existing Condition</b>			<b>28,927,596</b>
<b>Existing Mixed-Use Overlay Zone</b>			
Commercial	5,044,519 sf	13.55 kWh/sf/year	68,353,232
Residential	2,020 dwelling units	5,626.5 kWh/unit/year	11,365,530
<b>Total Existing Mixed-Use Overlay Zone</b>			<b>79,718,762</b>

Source: SCAQMD CEQA Handbook, Electric Usage Rate (G), Table A9-11-A.

### Natural Gas

The Gas Company is the natural gas provider in the City of Rolling Hills Estates. The Gas Company currently provides natural gas services to the project site through various existing steel gas mains ranging from 2 inches to 12 inches in diameter. The existing natural gas system currently has adequate capacity to serve the project area, and the Gas Company does not have any current plans for expansion.

Using established consumption factors provided by the SCAQMD, the monthly natural gas demand associated with the existing condition on site was calculated. As shown in Table 4.11.G, existing uses on site are estimated to consume approximately 6,191,146.2 cubic feet/month, whereas the existing Mixed-Use Overlay designation is estimated to use approximately 22,732,335 cubic feet/month.

**Table 4.11.G: Estimated Existing Natural Gas Consumption**

Land Use	Area	Consumption Factor	Natural Gas Consumption (cubic feet/month)
<b>Existing Condition</b>			
Commercial	2,134,878 sf	2.9 cubic feet/sf/month	6,191,146.2
Residential	N/A	4,011.5 cubic feet/unit/month	0
<b>Total Existing Condition</b>			<b>6,191,146.2</b>
<b>Existing Mixed-Use Overlay Zone</b>			
Commercial	5,044,519 sf	2.9 cubic feet/sf/month	14,629,105
Residential	2,020 dwelling units	4,011.5 cubic feet/unit/month	8,103,230
<b>Total Existing Mixed-Use Overlay Zone</b>			<b>22,732,335</b>

Source: SCAQMD CEQA Handbook, Natural Gas Usage Rate (G), Table A9-12-A.

Customers within the area serviced by The Gas Company consumed about 967 billion cubic feet of natural gas in 2000.<sup>1</sup> Since the energy crisis, The Gas Company has started an extensive program to increase its natural gas receiving capacity. The Gas Company's firm receiving capacity has increased from 3,500 million cubic feet per day to 3,875 million cubic feet per day. Slack capacity will range from 41 percent in 2002 to 22 percent in 2012. The Gas Company's ability to meet peak day requirements has been augmented by using a greater portion of its storage capacity at the Aliso Canyon and La Goleta storage facilities.<sup>2</sup> In 2006 and 2010, the surplus capacity rates will be 1,273 million cubic feet and 1,191 million cubic feet per day, respectively, based on The Gas Company's projection assumptions that supply capacity rates will remain static at 3,875 million cubic feet per day.<sup>3</sup>

## Schools

The City of Rolling Hills Estates is within the Palos Verdes Peninsula Unified School District (PVPUSD). PVPUSD serves the four Peninsula cities and has an enrollment of approximately 11,900 students. The PVPUSD's schools consist of 1 early childhood center, 10 elementary schools, 3 grades 6–8 intermediate schools, 2 comprehensive high schools, and 1 continuation school. Table 4.11.H lists the three schools that serve the project area along with recent enrollments and school capacities. The PVPUSD is currently operating within capacity. If student enrollment exceeds capacity for a certain school, the school district will then find another school in the district to accommodate the excess capacity. If however, classroom size exceeds capacity (e.g.; 20:1 student:teacher ratio for grades K–3, or 35:1 student:teacher ratio for grades 4–5) the school is then required by the State to pay fees for each student above the ratio.<sup>4</sup>

Although the existing mixed-use overlay allows for residential uses, there are currently no residential units within the overlay and project area. Therefore, the project area is not contributing to the PVPUSD's enrollment. Using PVPUSD's student generation rate of 0.15 student/dwelling unit, the existing mixed-use overlay allows for 2,020 dwelling units, which could generate an estimated 303 students (see Table 4.11.I).

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<sup>1</sup> Includes consumption for residential, commercial, and industrial uses, in addition to electricity generation.

<sup>2</sup> California Energy Commission, Natural Gas Supply and Infrastructure Assessment, Staff Paper, December 2002.

<sup>3</sup> Natural gas supply and demand figures are based on "average year" temperatures. These values change slightly with the inclusion of "cold-" and "hot-year" projection model parameters.

<sup>4</sup> Lora Dodell, Deputy Superintendent Secretary/Businesses Services, Palos Verdes Peninsula Unified School District. Phone conversation on June 28, 2006 (Appendix D).

**Table 4.11.H: School Capacities and Enrollment**

School Name	Location	December 2004 Enrollment	December 2005 Enrollment	June 2006 Enrollment	Capacity
Soleado Elementary	27800 Longhill Drive Rancho Palos Verdes, CA 90275	445	559	476	559
Ridgecrest Intermediate	28915 Northbay Road Rancho Palos Verdes, CA 90275	921	907	915	921
Palos Verdes Peninsula High School	27118 Silver Spur Road Rolling Hills Estates, CA 90274	2,589	2,493	2,044	3,049

Source: Personal conversation. Lora Dodell, Deputy Superintendent Secretary/Business Services, PVPUSD. February 28, 2006.

**Table 4.11.I: PVPUSD Student Generation**

	Residential Units	Student Generation Rate	Total Students
Existing Condition	0	0.15 student/dwelling unit	0
Existing Mixed-Use Overlay District	2,020 dwelling units	0.15 student/dwelling unit	303

## Library

Currently, the Palos Verde Library District (PVL D) provides library services to the cities of Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, and to a small unincorporated Los Angeles County area, all of which lie within the District's boundaries and represent a population of approximately 71,900 people.<sup>1</sup> The library closest to the overlay zone is the Peninsula Center Library at 701 Silver Spur Road, Rolling Hills Estates, CA 90274.

Currently all three PVL D libraries have essentially run out of space for their collections.<sup>2</sup> Currently the PVL D maintains a national average collection of 3.3 volumes per capita. The Peninsula Center Library currently lacks adequate space for its teen collection and activities and has heavy usage by middle and high school students during the after-school hours. The Peninsula Center Library currently has adequate seating/study areas for approximately 400 persons, maintains a circulation of approximately 60,000 items per month, maintains 20 internet workstations, and has existing staff and

<sup>1</sup> Combined estimate for cities and counties (Report 97 E-4) from the Demographic Research Unit, State Department of Finance, May 1999.

<sup>2</sup> Katherine R. Gould, District Director, Palos Verdes Library District. Letter dated January 3, 2006 (Appendix D).

equipment to accommodate the current patron volume. The Peninsula Center Library has existing plans to substantially increase the number of internet work stations and to implement a wireless network.<sup>1</sup>

Service level guidelines are determined by using a Los Angeles County generation factor of 0.5 sf of library space per resident, and the PVLD uses a generation factor of 3.3 volumes per resident.<sup>2</sup> Residential uses do not exist within the existing project area. Therefore, according to the service level guidelines, the project area itself is currently not generating a need for library services. However, the existing mixed-use overlay zone, which allows for a residential use of approximately 3,717 persons, would generate a need for library services. Based on the potential estimated population generated by the existing mixed-use overlay, Table 4.11.J exhibits the existing service level generated by the existing mixed-use overlay zone.

**Table 4.11.J: Estimated Library Demands Based on the Existing Mixed-Use Overlay**

	<b>Estimated Population</b>	<b>Service Level Guidelines</b>	<b>Service Level</b>
Facility Space	3,717 residents	0.5 sf/capita	1,859 sf
Books and Materials	3,717 residents	3.3 <sup>3</sup>	12,266 books and materials

Source: Palos Verdes Library District.

Note: These estimations account for residential uses and not from customers and/or employees of the nearby commercial uses.

Peninsula Center Library parking is provided on the second floor of the library parking garage, rooftop parking lot, and shared use of the parking lot in The Village Shopping Center west of the library. Current parking conditions are adequate for the existing library use. The PVLD has a reciprocal parking agreement with The Village Shopping Center and the City of Rolling Hills Estates. This agreement, which was executed in 1978, grants The Village and PVLD nonexclusive easements over the parking areas of their respective properties for ingress to and egress from the properties, for the passage and parking of vehicles, and for the passage and accommodation of pedestrians. Furthermore, on May 12, 1992, the Rolling Hills Estates City Council authorized certain variances to the Municipal Code as part of the approval of the project to expand and remodel the Peninsula Center library building. One of those variances was to allow the PVLD to provide 95 fewer parking spaces on its property than required by the Municipal Code on the basis that the library has a reciprocal parking agreement for 195 parking spaces at The Village.

<sup>1</sup> Ibid.

<sup>2</sup> Ibid.

<sup>3</sup> The Palos Verdes Library District maintains a collection of 3.3 volumes per capita (Palos Verdes Library District). Letter dated January 3, 2006, Katherine Gould, District Director.

## **4.11.2 REGULATORY SETTING**

### **Senate Bill 610: Water Supply**

Recent water supply legislation ensures that water supply issues are thoroughly considered as part of the environmental review process. Under Water Supply/CEQA legislation enacted in 2001 (SB 610), if a Lead Agency determines that any project (as broadly defined under the Water Code) is subject to CEQA, it must comply with the water supply assessment procedure as detailed in the State Water Code. A Water Supply Assessment is required for residential projects of more than 500 units and specified commercial and industrial projects or any project that would result in a water demand equivalent to or greater than a 500-unit residential development.

### **Assembly Bill 939: Solid Waste Reduction**

Assembly Bill 939 (AB 939) requires that every city and county in California implement programs to recycle, reduce refuse at the source, and compost solid waste in order to achieve a 50 percent reduction in solid waste disposed of at landfills. AB 939 also requires that all cities conduct a Solid Waste Generation Study (SWGS) and prepare a Source Reduction Recycling Element (SRRE). In accordance with AB 939, local agencies must submit an annual report to the California Integrated Waste Management Board (CIWMB) summarizing its progress in diverting solid waste disposal.

### **Senate Bill 1374: Construction and Demolition Waste Reduction**

Senate Bill 1374 (SB 1374) requires that the annual report submitted to CIWMB include a summary of the progress made in diversion of construction and demolition waste materials. In addition, SB 1374 requires the CIWMB to adopt a model ordinance suitable for adoption by any local agency that required 50–75 percent diversion of construction and demolition waste materials from landfills by March 1, 2004. Local jurisdictions are not required to adopt their own construction and demolition ordinances, nor are they required to adopt CIWMB's model by default. However, adoption of such an ordinance may be considered by CIWMB when determining whether to impose a fine on a jurisdiction that has failed to implement its SRRE.

### **Assembly Bill 75: Waste Diversion by State Agencies**

Assembly Bill 75 (AB 75), passed in 1999, took effect on January 1, 2000. This bill added new provisions to the Public Resources Code, mandating that State agencies develop and implement an Integrated Waste Management Plan (IWMP); it also mandated that community service districts providing solid waste services report disposal and diversion information to the city, county, or regional agency in which the community service district is located.

The changes brought about by AB 75 required each State agency or large State facility (e.g., State universities, community colleges, prisons within the Department of Corrections, facilities of the Department of Transportation, and any other agencies identified by the CIWMB) to develop an IWMP by July 1, 2000; to divert at least 25 percent of its solid waste from landfills or transformation facilities by January 1, 2002; and to divert 50 percent by January 1, 2004. In addition to the waste diversion goals, all State agencies are required to buy recycled materials from 12 different categories, ranging from paper and plastic to paint, solvents, and lubricating oils.

## **Title 24 of the California Administrative Code, California Building Energy Efficiency Standards**

Title 24 of the California Administrative Code, known as the California Building Energy Efficiency Standards, regulates energy consumption in new construction. These standards are typically updated every three years by the CEC. Title 24 regulates building energy consumption for heating, cooling, ventilation, water heating, and lighting with regards to both electricity and natural gas. It may be met in one of the following two ways: by meeting performance criteria (measured in British Thermal Units [BTU] per square foot per year) or by installing a prescriptive list of energy conservation measures.

## **Senate Bill 50 and Proposition 1A: School Funding**

Senate Bill 50 (SB 50), or the Leroy F. Greene School Facilities Act of 1998, imposes new limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. SB-50 amends Section 17620 of the Education Code to authorize school districts to levy statutory developer fees at levels that may be significantly higher than those previously permitted, but also provides new and stricter standards for school districts to follow when levying fees. School Districts would continue to be authorized to charge development fees of \$1.93 per square foot on residential buildings and \$0.31 per square foot on commercial or industrial buildings, also known as Level 1 fees. However, SB 50 pursuant to Government Code Sections 65995.5 and 65995.7 authorizes school districts to charge additional Level 2 development fees to match 50 percent of school construction costs of State funds, and Level 3 development fees to fund 100 percent of school construction costs if State funds are not available. SB 50 placed a \$9.2 billion State bond measure on the ballot at the November 3, 1998, election (Proposition 1A). The effectiveness of many of SB 50's provisions was contingent on the passage of Proposition 1A. Now that Proposition 1A has passed, SB 50 is fully operative.<sup>1</sup>

## **Section 65996 of the Government Code: School Mitigation Fees**

Section 65996 designates Section 17620 of the Education Code (the mitigation fees authorized by SB 50) and Section 65970 of the Government Code to be the exclusive method for considering and mitigating development impacts on school facilities.

## **Rolling Hills Estates Municipal Code Section 13.04.100 Plumbing Facilities**

All new buildings constructed in the City shall use water closets and associated flushometer valves, if any, that use no more than 1.6 gallons per flush and that meet performance standards established by the American National Standards Institute Standard A112.19.2 and urinals and associated flushometer valves, if any, that use no more than one gallon per flush and that meet performance standards

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<sup>1</sup> California's Coalition for Adequate School Housing Web site: [www.cashnet.org/resource-center/resourcefiles/71.pdf](http://www.cashnet.org/resource-center/resourcefiles/71.pdf), accessed August 14, 2006.

established by the American National Standards Institute Standard A112.19.2. These requirements also shall apply to all water closets, urinals, and associated flushometer valves installed in new additions, or renovations of, existing buildings if compliance with the requirements of this section will not require substantial modification of the existing plumbing system.

All new buildings and all new additions or renovations of existing buildings constructed in the City shall use low-flow showerheads, if any, that use no more than 2.5 gallons per minute (gpm) between 70 pounds per square inch (psi) and 80 psi with a tolerance of plus-or-minus 0.25 gpm and that are certified by the California Energy Commission and comply with Title 20 of the California Administrative Code (prior Code Section 689.5).

### **4.11.3 METHODOLOGY**

Public service and utility providers were sent a Notice of Preparation (NOP) and questionnaire that requested current levels of service to the overlay project area and information on possible constraints or impacts to their services at project build out. The impact analyses are based on the NOP comments and responses to the questionnaires or information obtained through subsequent phone conversations with service provider representatives. Correspondence from the public service and utility providers is included in Appendix D.

### **4.11.4 THRESHOLDS OF SIGNIFICANCE**

The City has established significance criteria for determining the severity of environmental impacts. These thresholds are consistent with the CEQA Guidelines, Appendix G. According to the City's thresholds, the project's effects on public services and utilities would be considered significant if it would:

- 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 fire protection, police protection, schools, other public facilities
- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- 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
- Have sufficient 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 adequate capacity to serve the project's projected demand in addition to the provider's existing commitments

- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs
- Comply with federal, State, and local statutes and regulations related to solid waste

#### 4.11.5 IMPACTS AND MITIGATION MEASURES

##### Less Than Significant

The following impacts of the proposed project were evaluated and found to be less than significant.

**Fire Protection.** In comparison to the existing condition, the proposed project has the potential to increase the population in the project area, which could result in an increase in calls for emergency fire and medical services. Future project development could result in an increased demand for fire protection services. However, in a letter dated January 24, 2006 (Appendix D), the Fire Department indicated that because of the moderate size of the project, fire protection services for the area are adequate for the proposed project. Each additional development within the project area would create an increase in demand on existing fire protection resources. Therefore, each additional future development within the proposed Peninsula Village Overlay Zone would be required to comply with all of the Los Angeles County Fire Department access requirements and California Fire Code (CFC) requirements for the placements of fire hydrants and the use of sprinkler and standpipe systems. The purpose of the Fire Code is to prescribe regulations to govern conditions considered hazardous to life and property from fire or explosion. Impacts to fire protection services, service ratios, response times or other performance objectives set forth by the Fire Department associated with future development in the PVOZ would be minimized through compliance with the Fire Code and requirements set forth by the Fire Department and CFC. Additionally, in comparison with the existing Mixed-Use Overlay Zone, the proposed project would decrease the population to the project area and could result in a decrease in calls and emergency fire and medical services. Therefore, the proposed project would not have a significant environmental impact on the provision of fire protection services, service ratios, response times, or other performance objectives set forth by the Fire Department. No mitigation is required.

**Water.** Compared to the existing condition, the proposed project has the potential to increase the population within Cal Water's Palos Verdes District. Any future development would be required to comply with State laws regarding water conservation measures, including pertinent provisions of Title 20 and Title 24 of the California Government Code regarding the use of water-efficient appliances.

Under Section 15083.5 of the State CEQA Guidelines, a Water Supply Assessment must be prepared for any project that is connected with the revision of any part of a General Plan and that consists of residential development of more than 500 dwelling units. Estimated project water demand presented in the Peninsula Village Overlay Zone Development Project SB610 Water Supply Assessment is shown in Table 4.11.K. The total water demand for the proposed project is estimated to be approximately 1,234,300 gpd. This would represent an increase of approximately 617,300 gpd from the existing condition. However, in comparison to the existing Mixed-Use Overlay Zone, the proposed project would represent a decrease of 1,486,300 gpd.

**Table 4.11.K: Estimated Water Demand for the Proposed Project Compared to the Mixed-Use Overlay**

Land Use	Area	Consumption Factor	Approximate Water Demand (gpd)
<b>Proposed Project</b>			
Commercial	2,318,141 sf	0.289 gallons/sf/day	670,000
Residential	900 dwelling units	236.1 gallons/person/day <sup>1</sup>	564,300
<b>Total Proposed Project</b>			<b>1,234,300</b>
<b>Existing Mixed-Use Overlay</b>			
Commercial	5,044,519 sf	0.289 gallons/sf/day	1,457,800
Residential	2,020 dwelling units	236.1 gallons/person/day <sup>2</sup>	1,263,800
<b>Total Existing Mixed-Use Overlay</b>			<b>2,721,600</b>

Potential potable water generation would be reduced from what is currently anticipated by the existing Mixed-Use Overlay due to the reduction in the number of dwelling units and in the commercial use square footage under the proposed overlay. According to the Water Supply Assessment, the proposed project is not expected to necessitate new or expanded water entitlements, and Cal Water has indicated that it has sufficient water supplies available to serve the project from existing entitlements and resources for the next 20 years. Cal Water's Palos Verdes District will have more than adequate water supplies to meet projected demands associated with the proposed Peninsula Village Overlay Zone and those of all existing customers and other anticipated future users for normal, single dry year and multiple dry year conditions. Therefore, project impacts associated with an increase in potable water demand would be less than significant, and no mitigation is necessary.

Future projects that may occur as a result of the proposed overlay implementation may require a short-term demand for water during demolition, excavation, grading, and construction activities on site. Water demand for soil watering (fugitive dust control), cleanup, masonry, painting, and other activities will be temporary. The demand for water during future grading and construction activities is assumed to be similar to irrigation demand, or approximately 2,660 gallons per acre per day. Overall, demolition and construction activities require minimal water and are not expected to have any adverse impacts on the existing water system or available water supplies. Therefore, impacts associated with future short-term construction activities would be less than significant.

**Electricity.** Compared to the existing setting, and as shown in Table 4.11.L, the proposed project would generate an increase in electrical demand from 28.9 million kWh/year to 36.4 million kWh/year, a difference of 7.5 million kWh/year from the existing condition.

<sup>1</sup> A density of 2.656 persons per unit was used by the California Water Service Company Water Supply Assessment.

<sup>2</sup> Ibid.

**Table 4.11.L: Estimated Electrical Consumption for the Proposed Project**

Land Use	Area	Consumption Factor	Electrical Consumption (kWh/year)
<b>Proposed Project</b>			
Commercial	2,318,141 sf	13.55 kWh/sf/year	31,410,810
Residential	900 dwelling units	5,626.5 kWh/unit/year	5,063,850
<b>Total Proposed Project</b>			<b>36,474,660</b>
<b>Existing Mixed-Use Overlay Zone</b>			
Commercial	5,044,519 sf	13.55 kWh/sf/year	68,353,232
Residential	2,020 dwelling units	5,626.5 kWh/unit/year	11,365,530
<b>Total Existing Mixed-Use Overlay Zone</b>			<b>79,718,762</b>

Source: SCAQMD CEQA Handbook, Electric Usage Rage (G), Table A9-11-A.

Compared to the existing Mixed-Use Overlay Zone and as shown in Table 4.11.L, the proposed project would result in a decrease in electrical demand from 79.7 million kWh/year to 36.4 million kWh/year, a difference of 43.2 million kWh/year.

Based on CEC projections for SCE’s service area in 2012,<sup>1</sup> the maximum project-related annual consumption will represent less than 0.01 percent of the forecast net energy load. Based on these estimates, sufficient transmission and distribution capacity exists, off-site improvements will not be necessary, and on-site improvements will occur in a logical, efficient manner utilizing the most up-to-date design, construction, and operational methods available. Impacts associated with the provision of electricity would be less than significant. Additionally, the supply and distribution of electricity to the proposed overlay zone would not disrupt power to the surrounding area or adversely affect service levels. Furthermore, the projected residential development is substantially less than that currently allowed in the Mixed-Use Overlay Zone, which would be a decrease in electricity demand when compared to potential levels under the existing General Plan. Therefore, impacts associated with proposed overlay’s electricity demand would be less than significant, and no mitigation is necessary.

**Natural Gas.** Compared to the existing setting and shown as in Table 4.11.M, implementation of the proposed project would generate an increase in natural gas from 6.1 million cubic feet per month (cf/month) to 10.3 million cf/month, a difference of 4.1 million cf/month from the existing condition. Compared to the existing Mixed-Use Overlay Zone, implementation of the proposed project would result in a decrease in natural gas from 22.7 million cf/month to 10.3 million cf/month.

<sup>1</sup> California Energy Commission, 2002–2012 Electricity Outlook Report: [energy.ca.gov/electricity\\_outlook/index.html](http://energy.ca.gov/electricity_outlook/index.html), accessed August 13, 2006.

**Table 4.11.M: Estimated Natural Gas Consumption for the Proposed Project**

Land Use	Area	Consumption Factor	Natural Gas Consumption (cf/month)
<b>Proposed Project</b>			
Commercial	2,318,141 sf	2.9 cubic feet/sf/month	6,722,608.9
Residential	900 dwelling units	4,011.5 cubic feet/unit/month	3,610,350
<b>Total Proposed Project</b>			<b>10,332,958</b>
<b>Existing Mixed-Use Overlay Zone</b>			
Commercial	5,044,519 sf	2.9 cubic feet/sf/month	14,629,105
Residential	2,020 dwelling units	4,011.5 cubic feet/unit/month	8,103,230
<b>Total Existing Mixed-Use Overlay Zone</b>			<b>22,732,335</b>

Source: SCAQMD Natural Gas Usage Rate (G), Table A9-12-A.

The Gas Company indicated that based on the projected level of development shown in Table 4.11.M, the Gas Company's system will be able to accommodate the proposed project's projected natural gas demand.<sup>1</sup>

According to the CEC, The Gas Company has adequate pipeline capacity to receive supplies through 2012. Consequently, the supply and distribution of natural gas within the area surrounding the project overlay zone would not be reduced or inhibited as a result of the proposed overlay's implementation, and levels of service to off-site users would not be adversely affected. Additionally, the projected residential development is substantially less than that currently allowed in the Mixed-Use Overlay Zone, which would be a decrease in natural gas demand when compared to potential levels under the existing General Plan.

Therefore, impacts related to the provision of natural gas services to the proposed overlay zone would be less than significant, and the proposed overlay zone would not result in the use of substantial amounts of natural gas. Similarly, no significant impacts to local or regional supplies of natural gas would occur as a result of the proposed project, and no mitigation is necessary.

**Schools.** There are currently no residential units within the project area, and it is not currently contributing to the PVPUSD's enrollment. The proposed project would allow for a maximum of 900 dwelling units within the proposed overlay zone. Based upon a 0.15 student generation rate per dwelling unit, the proposed project would generate a maximum of 135 additional students to the PVPUSD. Therefore, the proposed project would have an increase of approximately 135 students to the PVPUSD from the existing condition.

The existing mixed-use overlay allows for a maximum of 2,020 dwelling units within the project area, which would allow for a maximum of 303 students to the PVPUSD. Therefore, implementation of the

<sup>1</sup> Personal communication. David Avalos, Technical Services Supervisor, Pacific Coast Distribution Operations-Compton, The Gas Company. January 18, 2006.

proposed project would result in a decrease in the number of potential students to the PVPUSD by 168 students, or from 303 to 135 students from the existing mixed-use overlay.

When student enrollment exceeds capacity for a school within the District, the District will find another school within in the district to accommodate the excess capacity. However, if classroom size exceeds capacity, the school is required by the State to pay fees for each student above the ratio.<sup>1</sup> As shown in Table 4.11.I, the three schools that serve the project area are operating below capacity. Soleado Elementary currently has capacity for approximately 83 additional students; Ridgecrest Intermediate currently has capacity for approximately 6 additional students; and Palos Verdes Peninsula High School currently has capacity for approximately 1,005 additional students, for a total of 1,094.<sup>2</sup> Therefore, 135 additional students to the PVPUSD would be a less than significant impact to the school district. However, pursuant to Section 65996 of the Government Code (described in Section 4.11.2, above) developers are required to pay developer fees to school districts to assist them in accommodating for growth (e.g., purchase of new desks, chairs, or new property) At of the time of this report, the current developer fees are reported to be \$2.24 per square foot of residential area, \$0.36 per square foot of commercial area, and \$0.36 per square foot of industrial area.<sup>3</sup> Therefore, impacts associated with proposed overlay's student enrollment would be less than significant, and no mitigation is necessary.

### Potentially Significant Impacts

**Law Enforcement.** In comparison to the existing condition, the proposed project has the potential to increase the population to the project area, which could result in an increase in calls for police protection services. The Sheriff's Department is currently contracted to service the project area with between three to five patrol vehicles per day depending on the time of day. The immediate project area is serviced by one radio patrol vehicle per shift. In a letter dated January 24, 2006 (Appendix D), the Sheriff's Department stated that build out of the proposed project would be expected to produce an additional two service calls for police services per month. The letter stated that the Sheriff's Department currently has adequate police protection and traffic services to accommodate the proposed project. Additionally, in comparison to the existing Mixed-Use Overlay Zone, the proposed project would decrease the population to the project area; therefore, impacts to police services would be less than significant.

There is the potential for safety impacts to occur during construction of any future projects within the proposed Peninsula Village Overlay Zone. With implementation of Mitigation Measure 4.11-1, any potential impacts would be reduced to a less than significant level.

<sup>1</sup> Lora Dodell, Deputy Superintendent Secretary/Businesses Services, Palos Verdes Peninsula Unified School District. Phone conversation on June 28, 2006 (Appendix D).

<sup>2</sup> Additional capacities were calculated by subtracting the latest enrollment from the highest enrollment since 2004.

<sup>3</sup> Lora Dodell, Deputy Superintendent Secretary/Businesses Services, Palos Verdes Peninsula Unified School District. Telephone conversation dated February 28, 2006 (Appendix D).

**Storm Drain Facilities.** Because the project area has an established storm drain system, drainage patterns under the PVOZ would be similar to the existing condition. In addition, because the project area is built out, significant increases in storm water runoff with implementation of the PVOZ are not anticipated. However, the County storm drain system receives drainage from areas outside the PVOZ, and additional development outside the PVOZ has the potential to affect the capacity of existing storm drain facilities. In addition, changes to regulations may result in additional drainage requirements for future developments within the PVOZ of Los Angeles. Mitigation Measure 4.7-4 (Hydrology and Water Quality) requires a City-approved drainage plan for each project within the PVOZ. Compliance with this mitigation measure will ensure that impacts to storm drain facilities would be reduced to less than significant.

**Transit Services.** Compared to the existing conditions, the proposed project has the potential to increase the population within the PVPTA service area and therefore potentially increase the demand on transportation services for PVPTA. The increase in transit services is made more likely since the residential population may rely less on its private vehicles to travel to uses in the commercial core, given the close proximity of these uses and availability of transit services. PVPTA currently maintains four transportation routes connecting to the project area that are operating within capacity. The PVPTA indicated that transit service is based on community demand and that service can be added when ridership exceeds capacity.<sup>1</sup> The letter also indicated that an increase in traffic caused by the proposed project could impact transit services at the existing bus stop on Deep Valley Drive at the Peninsula Center Library if adequate parking for two to three buses does not remain available. However, the pedestrian benefits of a residential population living in close proximity to commercial services may offset traffic increases through the reduction of personal vehicle trips per capita. With implementation of Mitigation Measures 4.11-2 and 4.11-3 potential impacts to existing transit facilities and services would be reduced to less than significant.

**Wastewater.** Compared to the existing conditions, the proposed project would increase wastewater generation in the project area. Based on the Sanitation Districts average wastewater generation factors, the proposed project is estimated to generate 961,022 gpd, or 205,275 gpd more wastewater than the existing condition. However, compared to the existing Mixed-Use Overlay Zone, the proposed project is estimated to produce 1,139,858 gpd less wastewater. Table 4.11.N compares the projected wastewater generation for the proposed project to the existing Mixed-Use Overlay Zone.

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<sup>1</sup> Martin Gombert, Assistant Administrator, Palos Verdes Peninsula Transit Authority. Letter dated January 31, 2006 (Appendix D).

**Table 4.11.N: Estimated Wastewater Generation for the Proposed Project**

Land Use	Area	Generation Factor <sup>1</sup>	Estimated Effluent Generation (gpd)
<b>Projected Project</b>			
Commercial	2,318,141 sf	354 gallons/1,000 sf/day <sup>2</sup>	820,622
Residential	900 dwelling units	156 gallons/unit/day	140,400
<b>Total Projected Project</b>			<b>961,022</b>
<b>Existing Mixed-Use Overlay</b>			
Commercial	5,044,519 sf	354 gallons/1,000 sf/day <sup>3</sup>	1,785,760
Residential	2,020 dwelling units	156 gallons/unit/day	315,120
<b>Total Existing Mixed-Use Overlay Zone</b>			<b>2,100,880</b>

Source: County Sanitation Districts of Los Angeles County.

The JWPCP located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 324.2 mgd. The Sanitation Districts indicated that they intend to provide sewer services to the project area up to the levels that are legally permitted.<sup>4</sup> The proposed project would increase the average daily flow by 0.9 mgd, which is an increase of less than 1 percent of the JWPCP's average current flow. An increase of less than 1 percent to the JWPCP is incremental and would not contribute to a significant impact to wastewater services. Therefore, the impact to wastewater services would be less than significant. In addition, Rolling Hills Estates Municipal Code Section 13.04.100 regarding plumbing facilities would require developers to install low-flow devices wherever possible, which would reduce the amount of wastewater conveyed to the JWPCP.

Future projects within the PVOZ will be subject to the Sanitation Districts review in order to determine whether or not sufficient trunk sewer capacity exists to serve each project and whether the Sanitation Districts facilities will be affected by the project. Future projects within the PVOZ will be required to comply with wastewater treatment requirements of the Regional Water Quality Control Board. Mitigation Measure 4.11-4 would ensure consultation and cooperation with the County Sanitation District of Los Angeles.

Future projects within the PVOZ would be required to make necessary upgrades to the wastewater collection and treatment systems by providing relief for existing lines nearing capacity that would be affected by project development. Project applicants would pay sewage connection fees based on the

<sup>1</sup> Ruth I. Frazen, Engineering Technician, Finance and Property Management Section, County Sanitation Districts of Los Angeles. Letter dated December 19, 2005 (Appendix D).

<sup>2</sup> Sewer generation factors for commercial uses were figured by averaging the several different types of commercial uses within the existing Peninsula Village (supermarket, shopping center, regional mall, office building, professional building, and restaurant).

<sup>3</sup> Ibid.

<sup>4</sup> Ruth I. Frazen, Engineering Technician, Finance and Property Management Section, County Sanitation Districts of Los Angeles. Letter dated December 19, 2005 (Appendix D).

number of plumbing fixtures associated with the project. Payment of a connection fee and Capital Facilities Capacity charges to the Sanitation Districts would be required before a permit to connect to existing facilities would be issued. In addition, future projects within the PVOZ would be required to comply with all requirements for design and construction of new sewer infrastructure in order not to result in the disruption of service to the surrounding area or adversely affect service levels. Implementation of water conservation measures such as those required by Titles 20 and 24 of the California Administrative Code may further reduce wastewater flows from the project site.

**Solid Waste.** The proposed project would allow for future projects in the PVOZ that would result in additional solid waste operation during construction and operation of future project components. Future project construction would involve the demolition and removal of existing developments, which would generate additional debris. All asbestos-containing materials will be removed by a California State licensed contractor and disposed of in accordance with applicable laws and regulations prior to commencement of other demolition activities. Most of the nonhazardous demolition material will be disposed of at unclassified landfills.

As shown in Table 4.11.O, compared to the existing setting, implementation of the proposed project would result in a 70 percent increase of solid waste, from 10,674 lbs/day to 18,215 lbs/day. An increase of 7,541 lbs/day of solid waste would be committed to the Sanitation District’s landfills or other waste disposal facilities.

**Table 4.11.O: Estimated Solid Waste Generated from the Proposed Project**

Land Use	Area	Generation Factor	Estimated Solid Waste Generation (lbs/day)
<b>Proposed Project</b>			
Commercial	2,318,141 sf	5 lbs/1,000 sf/day	11,591
Residential	1,656 persons <sup>1</sup>	4 lbs/resident/day	6,624
<b>Total Proposed Project</b>			<b>18,215</b>
<b>Existing Mixed-Use Overlay</b>			
Commercial	5,044,519 sf	5 lbs/1,000 sf/day	<b>25,223</b>
Residential	3,717 residents	4 lbs/resident/day	<b>14,868</b>
<b>Total Existing Mixed-Use Overlay</b>			<b>40,091</b>

Source: California Integrated Waste Management Board.

However, in comparison to the existing Mixed-Use Overlay Zone, the proposed project would have a decrease in solid waste from 40,091 lbs/day to 18,215 lbs/day. This represents a 120 percent reduction from the existing Mixed-Use Overlay Zone to the proposed project.

<sup>1</sup> The theoretical residential maximum potential population for the overlay is determined by multiplying the maximum proposed residential density by the multifamily (i.e., 2 or more units in structure) average household size (1.84 persons per multifamily household) for the City of Rolling Hills Estates according to the 2000 U.S. Census Bureau and the City of Rolling Hills Estates.

In a letter dated December 27, 2005,<sup>1</sup> the Sanitation Districts determined that the project would not result in the need for new solid waste disposal facilities and would not create a need for the expansion of existing Sanitation Districts landfills. Based on the information provided, the Sanitation Districts solid waste facilities will have adequate capacity to serve the proposed overlay zone. In addition, the proposed overlay zone would not adversely impact the types of services provided or require measures for mitigating project impacts. The proposed overlay zone would be in compliance with federal, State, and local statutes and regulations related to solid waste. Therefore, project impacts related to permitted solid waste capacity are less than significant.

In order to assist in meeting AB939 goals, any future development within the project area will be required to incorporate storage and collection of recyclable materials into the project design and to include provisions for the collection of recyclables in refuse collection contracts. Mitigation Measures 4.11-5 and 4.11-6 will assist the City in its effort to meet its waste reduction goals by facilitating recycling on site and would reduce potential solid waste impacts to less than significant levels.

**Library.** The proposed project has the potential to add a maximum of 900 dwelling units. These additional dwelling units could increase the population within the PVL D service area by approximately 1,656 persons. Table 4.11.P shows the demand for library materials that could be generated by the proposed project from the existing condition compared to the amount of library materials required by the existing mixed-use overlay. Implementation of the proposed overlay zone could generate a total demand for approximately 828 additional square feet of facility space and 5,465 additional books and materials from existing conditions. This service level guideline is a broad guideline and does not address increased library usage by additional employees and customers within the proposed overlay zone. It would be expected that an increase in commercial activity along with the proposed pedestrian-friendly overlay zone would increase the usage of the Peninsula Center Library.

**Table 4.11.P: Estimated Library Needs Resulting from the Proposed Project**

	<b>Estimated Population Generated by the Proposed Project</b>	<b>Service Level Guidelines (per capita)</b>	<b>Library Needs</b>
<b>Proposed Project</b>			
Facility Space	1,656	0.5	828 sf
Additional Books and Materials	1,656	3.3	5,465 books and materials
<b>Existing Mixed-Use Overlay</b>			
Facility Space	3,717	0.5	1,859 sf
Books and Materials	3,717	3.3 <sup>2</sup>	12,266 books and materials

<sup>1</sup> Charles Boehmke, Division Engineer, Planning Section, County Sanitation Districts of Los Angeles County. Letter dated December 27, 2005 (Appendix D).

<sup>2</sup> The Palos Verdes Library District maintains a collection of 3.3 volumes per capita (Palos Verdes Library District, letter dated January 3, 2006. Katherine Gould, District Director).

However, compared to the existing Mixed-Use Overlay Zone, the proposed project would be decreasing the maximum allowable residential units in the project area and would therefore be decreasing the planned required facility space from 1,859 sf to 828 sf, a reduction of 1,031 sf, and decreasing the planned required additional books and materials from 12,266 to 5,465, a reduction of 6,801 books and materials.

The PVLD indicated that all three of its libraries have essentially run out of space for their current collections and that it would be difficult to find space to house an expanded collection of 5,465 books and materials to serve the additional population created by the proposed project.<sup>1</sup> The correspondence from the PVLD dated January 3, 2006, states that the Peninsula Center Library, the most likely PVLD library to be impacted, is heavily used by teens due to the proximity to Peninsula High School and Ridgecrest Elementary School and currently lacks adequate space for its teen collection and activities.<sup>2</sup> However, a notice posted on the PVLD Web site dated July 3, 2006, announced the opening of the Teen Annex, a space for teen activities located in The Village Shopping Center adjacent to the Peninsula Center Library. Though the Teen Annex provides additional space for teen activities, the PVLD would continue to be deficient in books and materials required to accommodate the needs of future populations in the project area. At the present time the PVLD lacks a mechanism to collect development fees through the cities it serves.<sup>3</sup> However, the District is investigating the imposition of development fees. Coordination with PVLD during the project review for individual developments would identify potential project-specific demand and appropriate improvements to offset the impacts to the library at the time that the proposed development is under consideration, as identified in Mitigation Measure 4.11-7. With implementation of Mitigation Measures 4.11-7 and 4.11-8, potential impacts to library services would be reduced to less than significant.

Redevelopment within The Village Shopping Center has the potential to displace the Teen Annex operated by PVLD. With implementation of Mitigation Measure 4.11-8, which requires coordination between the project developer and the PVLD to relocate the Teen Annex, potential impacts to existing library facilities would be less than significant.

An increase in library usage resulting from the proposed project is expected to increase the parking demand in the library parking on the second floor parking garage, the rooftop parking lot, and the shared parking at The Village Shopping Center west of the library. The PVLD has a reciprocal parking agreement between The Village Shopping Center and the City of Rolling Hills Estates to ensure nonexclusive easements over the parking areas of their respective properties for ingress to and egress from the properties for the passage and parking of vehicles and for the passage and accommodation of pedestrians. Approval of the proposed project would not circumvent this existing agreement. Parking-related impacts associated with the proposed project are discussed in Section 4.13, Transportation and Circulation.

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<sup>1</sup> Katherine R. Gould, District Director, Palos Verdes Library District. Letter dated January 3, 2006 (Appendix D).

<sup>2</sup> Ibid.

<sup>3</sup> Julie Mattix, Finance Director, Palos Verdes Library District. Telephone interview, August 9, 2006.

## Mitigation Measures

- 4.11-1** Prior to issuance of grading or building permits for any project within the Peninsula Village Overlay Zone, the applicant shall provide a Construction Site Security Plan to ensure that adequate security measures are provided to limit the potential for theft, vandalism, or other criminal activities during construction, the Plan shall be submitted for approval by the Planning Director. The Security Plan shall include, but is not limited to, appropriate fencing, safety lighting, on-site security, alarm system, and locking mechanisms for equipment and storage units.
- 4.11-2** Prior to the approval of any new development adjacent to the existing bus stop on Deep Valley Drive and Peninsula Center Library, the project applicant shall provide evidence to the Public Works Director that the bus stop parking spaces have been retained or that a suitable alternative configuration acceptable to PVTD has been identified. The bus stop shall be identified on the project plans.
- 4.11-3** Prior to the approval of any new development within the Peninsula Village Overlay Zone, the applicant shall consult with the Palos Verdes Peninsula Transit Authority to determine whether public transit facilities would be impacted during construction or operation of the development. If transit facilities are impacted the applicant shall coordinate with PVPTA regarding appropriate measures such as relocation or replacement of facilities and evidence of this coordination with and approval by PVPTA shall be provided to the Planning Director. If developer fees are necessary, the developer will submit payment to the Palos Verdes Peninsula Transit Authority. If relocation of transit services is necessary, the developer will coordinate appropriate relocation measures with the Palos Verdes Peninsula Transit Authority. Evidence of the transit capacity analysis, payment of appropriate fees, or relocation of transit services, shall be provided to the Public Works Director for review.
- 4.11-4** Prior to the approval of any development within the Peninsula Village Overlay Zone the applicant shall consult with the County Sanitation Districts of Los Angeles County to confirm available trunk sewer capacity exists to serve the project. If developer fees are necessary, the developer will submit payment to the County Sanitation Districts of Los Angeles County. Evidence of the sewer capacity analysis and payment of appropriate fees shall be provided to the Public Works Director for review.
- 4.11-5** A Solid Waste Management Plan for any future construction activities of new development within the proposed Peninsula Village Overlay Zone shall be developed and submitted to the Public Works Director for review and approval prior to the issuance of grading or building permits. Each plan shall identify methods to promote recycling and reuse of construction materials as well as safe disposal consistent with the policies and programs outlined by the CIWMB. Each plan shall identify methods of incorporating storage and collection of recyclables as well as source reduction and recycling techniques into project construction and operation in compliance with State and local requirements such as those described in Chapter 14 of the California Code of Regulations and AB 939.

- 4.11-6** For any future development within the proposed Peninsula Village Overlay Zone, prior to issuance of building permits, the applicant shall provide evidence to the Public Works Director that adequate storage space for the collection and loading of recyclable materials has been included in the design of buildings as well as waste collection points throughout the project site to encourage recycling.
- 4.11-7** Prior to approval of any development within the PVOZ, the project applicant shall provide evidence to the Planning Director of coordination with the PVLD regarding potential demand for library services and appropriate measures to address this demand. Measures may include provision of additional storage space for inventory, library equipment, or materials.
- 4.11-8** Prior to issuance of any building permits for any redevelopment project in The Village Shopping Center, the applicant shall coordinate with the PVLD to find an adequate site to relocate the Teen Annex. Evidence of this coordination shall be provided to the Planning Director.

#### **4.11.6 CUMULATIVE IMPACTS**

For the analysis of public services and utilities, the study area considered for the cumulative impact of other projects consisted of (1) the area that could be affected by future proposed project activities; and 2) the areas affected by other projects whose activities could directly or indirectly affect the public services and utilities of the proposed project site within a service area.

##### **Fire Protection**

The geographic area for cumulative analysis of fire and emergency medical services is defined as the service territory for the Los Angeles County Fire Department. According to the Southern California Association of Governments (SCAG), the City can continue to expect modest population growth at 0.6 percent from 2005 to 2010 and another 0.8 percent from 2010 to 2020. A total of approximately 8,192 residents and 5,060 jobs is forecast for the City by 2020.<sup>1</sup>

The Los Angeles County Fire Department confirmed that the project could be accommodated with adequate fire protection and emergency medical services. Additional development in the Fire Department service boundaries would have the potential to affect fire services but would also incorporate current fire codes that would minimize the demand for fire suppression emergency services. Development associated with the proposed project also incorporates current fire codes and would replace structures that are not built to current fire suppression standards, thus resulting in an improvement in demand for fire services. As the development associated with the proposed projects would incorporate current fire codes and the Fire Department has acknowledged there is current fire suppression capacity, the project contribution to cumulative fire protection and emergency medical services is considered less than significant.

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<sup>1</sup> The change in the number of residents and jobs was measured using 2000 baseline population and employment numbers reported in Southern California Association of Governments, RTP Growth Forecast, City Projections 2004 ([www.scag.ca.gov/forecast/downloads/2004GF.xls](http://www.scag.ca.gov/forecast/downloads/2004GF.xls)).

## **Law Enforcement**

The geographic area for cumulative analysis of police protection services is defined as the service territory for the Los Angeles County Sheriff's Department Lomita Sheriff's Station. The Lomita Sheriff's Station provides police services to the four contract cities of Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, and Lomita and two small unincorporated County of Los Angeles areas. Per a letter dated January 24, 2006 (Appendix D), the Sheriff's Department stated that the proposed project is expected to produce an additional two service calls for police services per month. The letter stated that the Sheriff's Department currently has adequate police protection and traffic services to accommodate the proposed project.

The Los Angeles County Sheriff's Department confirmed that the project could be accommodated with adequate police protection. The Sheriff's Department anticipates cumulative demand in order to plan for overall service. Therefore, the Sheriff's Department determination that adequate service can be provided includes consideration of area demand in light of cumulative planned or anticipated projects. The proposed project would not generate a significant cumulative increase in demand for police protection services.

## **Transit Services**

The geographic area for the cumulative analysis of transit services is defined as the service territory for the PVPTA, which services the Cities of Rancho Palos Verdes, Palos Verdes Estates, Rolling Hills, and Rolling Hills Estates. Each future project within the PVOZ will be evaluated and mitigation will be required. Each of the PVPTA routes connects with other regional transit services provided by Los Angeles County Metropolitan Transportation Authority (MTA). The addition of a residential population living in close proximity to the commercial core will likely increase the demand for transit services with the added benefit of decreasing the vehicle trips per capita. In a letter dated January 31, 2006 (Appendix D), the PVPTA indicated that depending upon community demand, public transportation services can be added when ridership exceeds capacity. Implementation of Mitigation Measures 4.11-2 and 4.11-3 would also reduce impacts to transit facilities. With implementation of Mitigation Measures 4.11-2 and 4.11-3 and the ability of the PVPTA to meet future transit demand, the proposed project's contribution to cumulative transit impacts would not generate a significant cumulative increase in ridership that would exceed PVPTA capacity and cumulative impacts to transit services would be less than significant.

## **Water**

The geographic area for the cumulative analysis for the supply of water is defined as the Cal Water Company, Rancho Dominguez District. Although the proposed project and future planned development projects may increase the demand for potable water, the Peninsula Village Overlay Zone Development Project SB610 Water Supply Assessment determined that Cal Water has sufficient water supplies to accommodate the growth and may also exercise its right to supplement current supplies with additional water from the Metropolitan Water District. Additionally, the proposed overlay actually reduces water demand in comparison to the General Plan build out in the project

area. Therefore, no significant cumulative impacts on potable water services would occur as a result of project implementation.

### **Wastewater**

The geographic area for the cumulative analysis for wastewater treatment is defined as the Sanitation Districts Number Five service territory. Future projects within the District's service territory would be required to make necessary upgrades to the wastewater collection and treatment systems by providing relief for existing lines nearing capacity that would be affected by future project development. Additionally, as previously stated, the increases in the wastewater flow of the proposed project is within the existing capacity of the JWPCP, and compliance with City Municipal Code Section 13.04.100 requiring developers to install low-flow devices wherever possible for each future project within the PVOZ, which would reduce the amount of wastewater conveyed to the JWPCP. Additionally, implementation of Mitigation Measure 4.11-4, which requires sewer capacity analysis, in consideration of available capacity and compliance with Mitigation Measure 4.11-4 and Section 13.04.100, the proposed overlay contribution to cumulative significant wastewater services would be less than significant.

### **Storm Water**

Areas that discharge to the Wilmington drain comprise the cumulative study area. The proposed project would not result in a significant increase in runoff because the PVOZ is currently built out. Adherence to the standards in the Los Angeles County Hydrology Manual as well as respective public agency standards is required for all projects in Los Angeles County and would mitigate each project's contribution to hydrology impacts to less than significant levels. Therefore, with implementation of Mitigation Measure 4.7-4, the proposed project in combination with other reasonably foreseeable projects in the Machado Lake Watershed would not result in significant cumulative drainage impacts.

### **Solid Waste**

Development associated with the proposed project would contribute to an increased demand for landfill capacity for solid waste. There is, currently, insufficient permitted capacity within the existing system serving Los Angeles County to provide for long-term nonhazardous solid waste disposal needs. Los Angeles County Sanitation District is expected to provide adequate future capacity through several means including 1) expansion of local landfills, 2) use of waste-by-rail disposal at Eagle Mountain Landfill in Riverside County, which is scheduled to be operational by the end of 2009 and 3) use of Mesquite Regional Landfill in Imperial County, which is scheduled to be operational by the end of 2008.<sup>1</sup> In light of future increased landfill capacity and with implementation of Mitigation Measure 4.11-5, which requires reduction in solid waste generation, the project's contribution to cumulative solid waste impacts would be less than significant.

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<sup>1</sup> Charles Boehmke, Division Engineer, Planning Section, County Sanitation Districts of Los Angeles County. Letter dated December 27, 2005 (Appendix D).

## **Electricity**

The geographic area for the cumulative analysis of impacts to the provision of electricity is the service territory of SCE. However, the projections of Statewide electricity supply capacity and demand rates are cumulative in nature. They are based on population and economic growth in addition to such physical variables as average temperature and water supplies (important to hydroelectric generation) in a given year. The proposed project has the potential to increase electrical demand in the area. However, SCE has identified adequate capacity to handle increases in electrical demand, and any increase in electrical demand resulting from the proposed project would be incremental compared to an increase in regional electrical demand. Additionally, electrical demand increases under the proposed overlay is substantially less than would occur under the General Plan build out, and each future project within the PVOZ will be evaluated and mitigation will be required. In addition, Title 24 of the California Administrative Code regulates energy consumption in new construction and regulates building energy consumption for heating, cooling, ventilation, water heating, and lighting. Therefore, in relation to the cumulative study area, the proposed overlay would not generate a significant cumulative increase in demand for electricity or a significant disruption in service or service level. Cumulative impacts would be less than significant.

## **Natural Gas**

The geographic area for the cumulative analysis of impacts to the provision of natural gas is the service territory for The Gas Company. Sufficient gas supplies and infrastructure capacity are available, or have already been planned, to serve the project area and future development. Further, all future projects will be subject to Title 24 requirements and will be evaluated on a case-by-case basis to determine the need for specific distribution infrastructure improvements. As the natural gas provider has identified adequate capacity and future development within the PVOZ will comply with Title 24, the proposed overlay's contribution to cumulative natural gas impacts are considered less than significant.

## **Schools**

The geographic area for cumulative analysis of school services is defined as the service territory of the PVPUSD. The Palos Verdes Peninsula is essentially built out with little or no available vacant land for residential development within the peninsula. Based on a 0.15 student generation rate per dwelling unit, the proposed project plus cumulative projects would generate a maximum of 138 additional students to PVPUSD. With payment of State-mandated developer fees, potential impacts of the proposed overlay on schools would be less than significant. Any additional residential and commercial development within the PVPUSD's service area is required to pay developer fees, which would mitigate their impacts to a level of less than significant. With implementation of State-mandated fees, the proposed overlay's contribution to cumulative school impacts is less than significant.

## **Library**

The geographic area for cumulative analysis of library services is defined as the service territory of the PVLCD. The development associated with the proposed overlay in conjunction with other

development and redevelopment projects in the peninsula would increase demand for library services. With implementation of Mitigation Measures 4.11-7 and 4.11-8, the project's demand would be minimized and the proposed overlay's contribution to cumulative library service impacts would be reduced to less than significant.

#### **4.11.7 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS**

The impacts to the public services and utilities, including fire protection, law enforcement, transit, water, wastewater, storm water, solid waste, electricity, natural gas, and school and library services are less than significant or reduced to less than significant levels through implementation of Mitigation Measures 4.11-1 through 4.11-8.