4.12 PUBLIC SERVICES AND UTILITIES

4.12.1 INTRODUCTION

This section provides analysis of the potential impacts of the proposed project on utilities, public services, and public facilities. Utilities include the provision or disposition of water, wastewater, solid waste disposal services, electricity, natural gas, and telephone. Public services and facilities include law enforcement, fire safety services, public schools, libraries, and parks. Public service and utility providers were sent a Notice of Preparation (NOP) and questionnaire that requested current levels of service and information on possible constraints or impacts to their services at buildout of the proposed project. Correspondence from the public service and utility providers is included in Appendix J.

4.12.2 METHODOLOGY

Public service and utility providers were sent a NOP and questionnaire that requested current levels of service for the 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 J.

4.12.3 EXISTING ENVIRONMENTAL SETTING

4.12.3.1 Public Services

Fire Safety

Fire services are provided to the City of West Hollywood (City) through the Consolidated Fire Protection District by the Los Angeles County Fire Department (LACFD). The LACFD is comprised of 171 fire stations, 163 engine companies, 32 trucks/quints/light forces, 67 paramedic squads, 4 hazardous materials squads, 2 Urban Search and Rescue squads, 4 emergency support teams, and 3 paramedic air squads.[1] The LACFD serves approximately 4 million residents, 1,150,231 housing units, 58 district cities, 2,296 total square miles, 72 miles of beach area, and 31 miles of public beach.

The City is located in Battalion 1, which comprises six fire stations. Fire Stations No. 7 and No. 8 are the closest stations to the project site. Table 4.12.A provides a list of the nearest fire stations to the proposed project, their locations, distances from the project site, approximate response times to the project site, and station equipment.

[1] LACFD website (http://fire.lacounty.gov) accessed March 9, 2012; LACFD Headquarters personnel on March 9, 2012. Personal communication.

Table 4.12.A: Fire Stations Serving the Project Site

Department	Station No. and Location	Approximate Distance from Project Site	Approximate Current Response Time	Available Equipment and Personnel
LACFD	Station No. 7 864 N, San Vicente Blvd.	0.3 mile	2 minutes	4-person paramedic engine 2-person paramedic squad
LACFD	Station No. 8 7643 W. Santa Monica Blvd.	1.75 miles	7 minutes	3-person engine 4-person truck responding as a unit 4-person engine 2-person paramedic squad

Source: LACFD, 2012; Response from LACFD Planning Division, Land Development Unit and Chief, Forestry Division Prevention Bureau, March 7, 2012.
LACFD = Los Angeles County Fire Department

To maximize the availability of emergency services, the fire stations serving the City participate in a mutual aid agreement with the City of Los Angeles. Mutual aid agreements allow other fire protection agencies to provide additional resources during major incidents or simultaneous incidents when called upon.

Police Protection

The City contracts with the County of Los Angeles (County) for police services. The project site is in the jurisdiction of the Los Angeles Sheriff's Department Field Operations Region II. The City Station is at 780 North San Vicente Boulevard, approximately 1 mile from the project site. The City Sheriff's Station has 129 sworn personnel, with 52 personnel assigned to patrol duties in the City.[1] The City Sheriff's Station provides law enforcement services for the City and unincorporated Universal City.

Police services are currently provided to the project site on a call-for-service basis and during routine patrols. According to the Los Angeles County Sheriff's Department, because a large part of the project site is currently developed with commercial and parking uses, calls for police service or illegal activity have been minimal. The acceptable Sheriff's Department standard thresholds for response times are 10 minutes for emergency, 20 minutes for priority, and 60 minutes for routine calls.[2] Currently the Sheriff's response times in the City are within the Departmental guidelines for emergency, priority, and routine calls.[3]

There are no plans for the expansion of facilities or staff at the City Station. Currently the Station is operating above capacity with nearly 250 employees, reserves, and volunteers occupying the building. The Station occupies less than 20,000 square feet and has access to fewer than 120 parking spaces. A survey performed by a joint collaboration between the Captain and Lieutenant of the City Station suggests that the Station is in need of an additional 33,000 square feet of space and needs access to nearly 200 parking spaces for the current staffing levels.

1 LACFD website (http://fire.lacounty.gov) accessed March 9, 2012; LACFD Headquarters personnel on March 9, 2012. Personal communication.
2 James Farrell, Sergeant, Los Angeles County Sheriff's Department. Letter dated February 27, 2012.
3 Ibid.

Schools

The City is within the Los Angeles Unified School District (LAUSD), Local District 4. The LAUSD schools serving the project site are West Hollywood Elementary, Bancroft Middle School, and Fairfax High School. Table 4.12.B shows enrollment capacities, current enrollments, and projected resident enrollments based on residents within the LAUSD boundary for these schools.

Table 4.12.B: School Capacities, Enrollments, and Projected Enrollments 2011–2012 School Year

School	Current Capacity[1]	Current Enrollment[2]	Overcrowded Now?[3]	Projected Capacity[4]	Projected Enrollment[5]	Overcrowding Projected in Future?[6]
West Hollywood Elementary (K–5)	396	362	No	231	148	No
Bancroft Middle School (6–8)	1,542	1,001	No	1,481	833	No
Fairfax High School (9–12)	2,662	2,447	No	2,393	2,434	Yes

Source: Rena Perez, Director. Office of the Superintendent. LAUSD Facilities Services Division. April 10, 2012. Personal communication.

[1] School's current operating capacity, or the maximum number of students the school can serve while operating on its current calendar. Does not include capacity used by charter co-locations. Includes magnet students.

[2] The number of students actually attending the school now including magnet students.

[3] Current overcrowding status of school or service area. The school or area is currently overcrowded if any of these conditions exist:

- A school is currently on a multi-track calendar
- There is currently a seating shortage.
- There is currently a seating overage of LESS THAN or EQUAL TO safety margin of 30 seats.

[4] The capacity the school will have after implementing LAUSD operational goals and shifting to a 2-semester calendar without Quality Education Investment Act class size reduction. Includes capacity currently used by charter co-locations. Includes magnet students.

[5] Projected 4 year total number of students living in the school's attendance area and who are eligible to attend the school. Includes magnet students.

[6] Projected overcrowding status of school.

K = Kindergarten
LAUSD = Los Angeles Unified School District

Parks

Section 4.13, Recreation, later in this Recirculated Draft EIR, provides a detailed discussion related to parks within the City.

Libraries

The library closest to the project site is the West Hollywood Library. Operated by the County of Los Angeles Public Library, the West Hollywood Library is a new 32,000-square-foot state-of-the-art facility. The new library was opened to the public in October 2011 and currently contains approximately 80,000 volumes (books and other library materials), as well as magazines, CDs,

DVDs, audiobooks, and special collections. The library also contains 44 computers with internet access for public use. The County Public Library determines the adequacy of library services according to a ratio of the resident population to the total library floor area and collection size, using the standards of 0.5 square feet of library space per capita, 2.75 library items per capita, and 1.0 public access computer per 1,000 people served.

4.12.2.2 Utilities

Wastewater

The City owns and the City's Department of Public Works (DPW) operates the sewer system that serves the project site. The City's system ties into trunk lines owned by the Los Angeles County Sanitation Districts and the City of Los Angeles Sanitation District. Wastewater generated in the City, including the project site, is ultimately treated at the Hyperion Treatment Plant in the City of Los Angeles. The Hyperion Plant is currently operated by the City of Los Angeles Department of Public Works, Bureau of Sanitations, and is designed to process up to 450 million gallons per day (mgd) of sewage. Sewers serving the project site include the following:

- An 8-inch-diameter vitrified clay sewer pipe flowing west to east along the Santa Monica Boulevard frontage;
- An 8-inch-diameter vitrified clay sewer pipe flowing west to east along the Melrose Avenue frontage;
- An 8-inch-diameter vitrified clay sewer pipe flowing north to south along the Almont Drive frontage; and
- Vitrified clay sewer pipes in Melrose Avenue, Almont Drive, Rangeley Avenue, and San Vicente Boulevard downstream from the project site with sizes varying between 8 and 12 inches.

Table 4.12 C illustrates the existing capacity of each sewer line serving the project area. According to this table, the total capacity of the sewer lines serving the project area is estimated at 880,000 gallons per day (gpd). Of the total capacity, approximately 21,000 gpd (0.021 mgd * 1,000,000 = 21,000) are currently being used by the existing land uses on the project site.

Table 4.12.C: Existing Sewer Capacity

Sewer Line	Total Capacity (mgd)	Conversion Factor	Total Capacity (gpd)
Santa Monica Boulevard	0.3	1,000,000	300,000
Melrose Avenue	0.5	1,000,000	500,000
Almont Drive	0.54	1,000,000	540,000
Rangely Avenue	0.88	1,000,000	880,000

Source: LSA Associates, Inc. (October 2012).
[1] The Sewer Study performed by Infrastructure Engineers for Charles Company, reported an existing sewer generation dated October 15, 2012.
gal = gallon
gpd = gallons per day
mgd = million gallons per day

The project site is currently occupied by approximately 83,873 square feet of existing commercial and office uses. As shown in Table 4.12.D, according to the Sewer Study performed for the proposed project (Infrastructure Engineers, October 15, 2012), the existing sewage generation from the project site is approximately 7,817 gpd.

Table 4.12.D: Existing Wastewater Generation

Land Uses	Size (square feet)	Wastewater Generation Factor	Total Generation (gpd)
Office	29,177	200 gal/1,000 square feet	5,836
Retail	19,807	100 gal/1,000 square feet	1,987
Total	**48,984**		**7,817**

Source: LSA Associates, Inc. (October 2012).
[1] The Sewer Study performed by Infrastructure Engineers reported an existing sewer generation dated October 15, 2012.
gpd = gallons per day.

Water

The project site is in the water service area of the Beverly Hills Public Works Department (BHPWD). The BHPWD serves the project site through an existing 12-inch waterline in Melrose Avenue, a 10-inch waterline in Almont Drive, and a 6-inch waterline in Santa Monica Boulevard. These waterlines currently have sufficient capacities to serve the existing project site with domestic water supply. There are currently no plans to upgrade or improve the capacities of these waterlines or BHPWD services.

As shown in Table 4.12.E, existing land uses (excluding vacancies) on the project site consume approximately 7,636 gallons of water per day.

Table 4.12.E: Existing Water Demand

Land Uses	Size (square feet)	Water Consumption Rate (gal/1,000 square feet/day)	Total (gallons/day)
Commercial Retail (art galleries, general retail)	17,745	96	1,704
Office	32,956	180	5,932
Vacant[1] (as of March 2012)	31,885	0	0
Total	**82,586**		**7,636**

Source: Beverly Hills Public Works Department and LSA Associates, Inc., 2006.

[1] Vacant tenant spaces on site are not assigned a water consumption rate in this table because they do not contribute to the existing water consumption on the site.

gal = gallons

Storm Water

The Los Angeles County Flood Control District (LACFCD) owns and operates storm drains in Almont Drive and Doheny Drive in the project area. The Almont Drive and Doheny Drive storm drains are flood control systems designated by the LACFCD as Drainage District Improvement No. 29. Currently, the project site is entirely developed with commercial buildings and paved surface parking lots. According to the City, the entire site is almost completely impermeable, with approximately 100 percent runoff. According to the LACFCD,[1] there are no known storm drainage problems in the project area.

Solid Waste/Landfill

The collection, transport, and disposal of solid waste and recyclables from all business and residential uses in the City are provided by Athens Services. In addition to the collection of nonrecyclable solid waste, Athens Services is required to provide containers for the separation of newspaper and mixed paper, commingled recyclables, and yard and wood waste under the recycling program promoted by the City. Under the City's Solid Waste Franchise Agreement, the service provider guarantees sufficient disposal capacity in a permitted solid waste facility. Most solid waste generated in the City is disposed of at a Class III landfill. The City's solid waste provider has the option of disposal at several landfills in the County. As shown in Table 4.12.F, the existing on-site land uses generate approximately 1,014 pounds of solid waste per day.

[1] Kenneth Rickard, Flood Maintenance, LACFCD. July 14, 2004. Telephone conversation.

Table 4.12.F: Existing Land Use Solid Waste Generation

Land Use	Size	Generation Rate[1]	Pounds per Day
Commercial Retail (art galleries, general retail)	17,745	0.046 lbs/square feet/day	816
Office	32,956	6 lbs/1,000 square feet/day	198
Vacant[2] (as of March 2012)	31,885	0	0
Total	**82,586**		**1,014**

Source: California Integrated Waste Management Board and LSA Associates, Inc., 2006.
[1] Generation rates from the California Integrated Waste Management Board.
[2] Vacant tenant spaces on site are not assigned a solid waste generation rate in this table because they do not contribute to existing solid waste generation on site.
lbs = pounds

Solid waste generated in the City is hauled to transfer stations in the Los Angeles area. Those transfer stations have numerous landfills where the solid waste produced can be deposited.[1] Once a landfill reaches its maximum accepted tonnage for the day, haulers are sent to another landfill to deposit the solid waste. Most of the solid waste generated in the City, including the project site, is disposed of at Calabasas, Chiquita Canyon, and Puente Hills Landfills. Calabasas Landfill accepts 3,500 tons per day, Chiquita Canyon Landfill accepts 6,000 tons per day, and Puente Hills Landfill accepts 13,200 tons per day.

Electricity

The project site is within the service area of SCE. Aboveground electrical transmission and distribution poles are currently located adjacent to the south side of the project site. As shown in Table 4.12.G, the estimated existing electricity use for the project site is approximately 1,928 kilowatts per day.

[1] Tommy Ouzoonian, Director of Sales and Marketing, Athens Services. August 10, 2004. Telephone conversation. Confirmed information on March 27, 2012. Telephone conversation.

Table 4.12.G: Estimated Existing Electricity Use

Land Uses	Size	Electrical Usage Rate[1]	Average Daily Rate (kW/day)
Commercial Retail (art galleries, general retail)	17,745	13.55 kW-hour/square feet/year	659
Office	32,956	12.95 kW-hour/square feet/year	1,269
Vacant[2] (as of March 2012)	31,885	0	0
Total	**82,586**		**1,928**

Source: Southern California Edison and LSA Associates, Inc., 2012.
1 *CEQA Air Quality Handbook* (SCAQMD, April 9, 1993).
2 Vacant tenant spaces on site are not assigned an electrical usage rate in this table because they do not contribute to existing electrical use on the site.
CEQA = California Environmental Quality Act
kW = kilowatt
kW/day = kilowatt per day
SCAQMD = South Coast Air Quality Management District

Natural Gas

The Southern California Gas Company serves the existing land uses on the project site. The Southern California Gas Company did not respond to May 25, 2004 or February 18, 2012 letters requesting information on facilities in the project area. However, there are natural gas lines on or near the project site since it is currently developed with commercial uses and has access to gas services. As shown in Table 4.12.H, the estimated monthly natural gas consumption by the existing land uses on the project site is approximately 117,373 cubic feet (cf).

Table 4.12.H: Estimated Existing Natural Gas Consumption

Land Use (Mixed-Use Development)	Size	Natural Gas Usage Rate[1]	Average Monthly Rate (cf)
Commercial Retail (art galleries, general retail)	17,745	2.9 cf/square feet/month	51,461
Office	32,956	2.0 cf/square feet/month	65,912
Vacant[2] (as of March 2012)	31,885	0	0
Total	**82,586**		**117,373**

Source: LSA Associates, Inc., 2012.
1 *CEQA Air Quality Handbook* (SCAQMD, April 9, 1993).
2 Vacant tenant spaces on site are not assigned a natural gas usage rate in this table because they do not contribute to existing natural gas use on the site.
CEQA = California Environmental Quality Act
cf = cubic feet
SCAQMD = South Coast Air Quality Management District

Telephone

The project site is within the service area of AT&T. The telephone cable feeds from a manhole on Melrose Avenue near the project site that is currently working at 50 percent capacity. AT&T does not have plans for expansion of the existing facilities in this area.[1]

4.12.4 REGULATORY SETTING

Federal Regulations

There are no applicable federal regulations related to the proposed project.

State Regulations

Assembly Bill 939: Solid Waste Reduction. The California Integrated Waste Management (CIWM) Act of 1989 (Assembly Bill [AB] 939) was enacted as a result of a national crisis in landfill capacity, as well as a broad acceptance of the hierarchy (reduce, reuse, recycle, environmentally sound landfilling and transformation) as the desired approach to solid waste management. AB 939 mandated local jurisdictions to meet waste diversion goals of 25 percent by 1995 and 50 percent by 2000 and established an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. Other elements included encouraging resource conservation and considering the effects of waste management operations. The diversion goals and program requirements are implemented through a disposal-based reporting system by local jurisdictions under California Integrated Waste Management Board (CIWMB) regulatory oversight. Since the adoption of AB 939, landfill capacity has increased. Regional capacity problems exist, but capacity is no longer considered the Statewide crisis it once was. AB 939 has achieved substantial progress in waste diversion, program implementation, solid waste planning, and protection of public health and safety and the environment from the operation of landfills and solid waste facilities.[2] The City offers recycling programs for both commercial and residential uses.

Senate Bill 1374: Construction and Demolition Waste Reduction. Senate Bill (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 Source Reduction and Recycling Element (SRRE).

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1 Richard Valdivia, Design Engineer, SBC. June 3, 2004. Personal communication. Confirmed information with Ruben Galvez, Design Engineer, AT&T. March 27, 2012 via email.

2 Source: CalRecycle, http://www.calrecycle.ca.gov/.

Assembly Bill 75: Waste Diversion by State Agencies. 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. Energy consumption by new buildings in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR) (Title 24 is the California Building Code [CBC]). The efficiency standards apply to both new construction and rehabilitation of both residential and nonresidential buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided these standards meet or exceed those provided in Title 24.

The California Energy Commission's Building Energy Efficiency Standards provide the regulations and standards to implement Title 24 requirements and were last updated in 2008. Compliance with Title 24 energy efficiency requirements can be achieved through following a prescriptive approach outlined in the standards or following a performance approach using computer modeling. The prescriptive approach offers relatively little design flexibility but is easy to use, while the performance approach allows design flexibility that can be used to find the most cost-effective solutions, but which requires multiple calculations. The standards address the features listed below:[1]

- Building envelope (i.e., building components that are in contact with the outside: windows, skylights, roofs, walls, floors, slabs);
- Mechanical systems: heating, ventilation, air conditioning (HVAC), water heating, pipe insulation, mechanical efficiency;
- Indoor lighting;

[1] Nonresidential Compliance Manual For California's 2008 Building Energy Efficiency Standards. http://www.energy.ca.gov/title24/2008standards/nonresidential_manual.html, accessed November 1, 2011.

- Outdoor lighting; and
- Sign lighting.

The California Green Building Standards Code (CALGreen), which took effect in January 2011, is Part 11 of Title 24. CALGreen requires that new buildings reduce water consumption, increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. CALGreen has approximately 52 nonresidential mandatory measures and an additional 130 provisions that have been placed in the appendix for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

Senate Bill 50 and Proposition 1A: School Funding. 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 (also known as Level 1 fees) of $1.93 per square foot on residential buildings and $0.31 per square foot on commercial or industrial buildings. However, pursuant to Government Code Sections 65995.5 and 65995.7, SB 50 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.[1]

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.

Local Regulations

City of West Hollywood Climate Action Plan. Due to the limited capacity of the Puente Hills Landfill, the City has adopted a waste reduction measure within the Climate Action Plan (CAP). This measure aims at reducing solid waste to less than 4 pounds per person per day for residents and employees of businesses in the City. This reduction would equate to a 23 percent reduction in residential waste sent to landfills and 35 percent reduction in commercial waste streams. In

[1] California's Coalition for Adequate School Housing website: www.cashnet.org/resource-center/resourcefiles/71.pdf, accessed March 12, 2012.

addition, the CAP states that the City is working with the County, neighboring cities, and other organizations to develop a low-waste plan and provide public education on low-waste strategies and implementation.

City of West Hollywood Development Conditions. Several of the City development conditions related to solid waste and recycling apply to the proposed project. Specifically, a demolition and construction debris recycling plan must be approved by the City prior to issuance of any demolition permits. The City requires a minimum of 80 percent of all construction debris and waste to be recycled. Refer to Section 3.0, Project Description, for the list of the City's development conditions.

City of West Hollywood General Plan. The Infrastructure, Resources, and Conservation Element of the City General Plan states the following goals, which are applicable to the proposed project:

- **IRC-2:** Provide citywide access to high-quality water, gas, electricity and telecommunication services.
- **IRC-3:** Reduce water use and ensure a long term water supply.
- **IRC-4:** Reduce the total and per capita amount of energy used in the City.
- **IRC-5:** Administer an active and robust green building program.
- **IRC-6:** Reduce the City's contribution to global climate change, and adapt to its effects.
- **IRC-8:** Provide a wastewater system that protects the health, safety, ecology, and welfare of the community.
- **IRC-9:** Provide safe, sanitary and environmentally sustainable storm water management.
- **IRC-10:** Use Best Practices to reduce and manage solid waste.
- **IRC-11:** Provide high quality, safe, well-maintained, and sustainable facilities for City operations.

4.12.5 THRESHOLDS OF SIGNIFICANCE

The following thresholds of significance criteria are based on Appendix G of the CEQA Guidelines. Based on these thresholds, implementation of the proposed project would have a significant impact on public services and utilities if the proposed project would:

Threshold 4.12.1: 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, parks or any other public facilities;

Threshold 4.12.2: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB);

Threshold 4.12.3: 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;

Threshold 4.12.4: 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;

Threshold 4.12.5: Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;

Threshold 4.12.6: 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;

Threshold 4.12.7: Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs; or

Threshold 4.12.8: Not comply with federal, State, and local statutes and regulations related to solid waste.

4.12.6 PROJECT IMPACTS

Threshold 4.12.1: **Would the proposed project 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, parks or any other public facilities?**

Less Than Significant Impact

Fire Safety and Access. The nationally recognized response time goals in urban areas are 5 minutes for a basic life support (engine company) response and 8 minutes for an advanced life support (paramedic) response. As shown earlier in Table 4.12.A, the response time for the project site from Fire Station No. 7 is 2 minutes and from Fire Station No. 8 is approximately 7 minutes.

Fire Station No. 7 is within the nationally recognized response time goals in urban areas, and the proposed project would not result in an adverse impact to the LACFD's response times. According to the LACFD, fire protection services for the existing area are adequate for the proposed project.[1] Additionally, the proposed project would be required to comply with all of the

[1] John R. Todd, Chief Forestry Division, Prevention Services Bureau, LACFD. Personal communication March 7, 2012.

LACFD 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 CFC 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 LACFD and associated with the proposed project would be minimized through compliance with the CFC and requirements set forth by the LADFC and CFC.

Therefore, the proposed project's potential impact on the provision of fire protection services, facilities, service ratios, response times, or other performance objectives set forth by the Fire Department would be considered less than significant, and no mitigation is required.

Police Protection. The Los Angeles County Sheriff's Department has indicated that the West Hollywood Station would be able to adequately serve the proposed project. According to written correspondence,[1] the proposed project would not result in a significant increase in demand for police services due to the proposed project's residential population. The current West Hollywood Sheriff's facility and staff is considered adequate to manage any additional calls for service generated by the proposed project. Therefore, the proposed project potential impact on the provision of police services or facilities would be less than significant, and no mitigation is required.

Schools. The proposed project would provide 76 dwelling units on the project site in the LAUSD service area. The LAUSD uses generation factors to determine the number of students per dwelling unit. Using the LAUSD's generation factors, Table 4.12.I shows the estimated additional students generated by the proposed project would be a total of four additional students for the three schools in the area. Per California Government Code Section 65995, developer fees paid to the LAUSD would mitigate all project-related impacts to schools. With payment of standard school fees, impacts related to schools would be less than significant, and no mitigation is required.

Table 4.12.I: Estimated Students Generated by the Proposed Project

Number of Bedrooms Per Unit	Number of Proposed Units	Generation Rate for Grades K–5	Generation Rate for Grades 6–8	Generation Rate for Grades 9–12	Total Students
Loft/one bedroom	69	0.0	0.0	0.0	0
Two bedrooms	7	0.22 (1.54 students)	0.1 (0.7 students)	0.14 (0.98 students)	3.22
Total Students Generated by the Proposed Project (rounded up)					**4**

Source: Los Angeles Unified School District and LSA Associates, Inc., 2006.
K = Kindergarten

Library. Demand for library services is typically determined based on the size of the resident population. The County Public Library determines the adequacy of library services according to a ratio of the resident population to the total library floor area and collection size, using the

[1] James Farrell, Sergeant, Los Angeles Sheriff's Department. Letter dated February 27, 2012.

standards of 0.5 square foot of library space per capita, 2.75 library items per capita, and 1.0 public access computer per 1,000 people served. Under these criteria, and using the 2010 United States Census population of 34,399 for the City, the new West Hollywood Library exceeds the service level guidelines for items when providing library services to the residents that it serves.

The proposed project would include 76 dwelling units. The City has an average household size of 1.57 persons per residence.[1] Using this rate, the estimated increase in population on site as a result of the proposed project would be 120 persons (76 dwelling units x 1.57 persons/dwelling unit). In addition, the commercial component of the proposed project could create an additional demand for library services. The proposed project's increase in demand on library services is incremental and would not substantially impact library services.

Written correspondence from the County of Los Angeles Public Library indicated that the increase in population from the proposed project would not create a need to expand the existing library or purchase additional computers.[2] However, their response letter indicated that the West Hollywood Library does not currently meet the service level guidelines for items (books and other library materials) when providing library service to the residents it serves. Following receipt of the comment letter, the library was contacted in an effort to determine the number of items the library currently contains. Telephone communication with the librarian indicated that the West Hollywood Public Library currently has approximately 80,000 library items and 44 computers available to the public.[3] However, it should be noted the library is projected to hold more than 150,000 volumes as well as magazines, CDs, DVDs, audiobooks and special collections at full capacity. Therefore, the proposed project would not have a significant impact on library services, and no mitigation is required.

Electricity. The proposed project would include demolition of the existing uses and construction of commercial/retail, office and residential uses. Operation of the proposed residential and commercial/retail, and office uses would increase the electricity demand. The proposed project would require an additional 7,913 kilowatt hours of electricity per day, compared to existing conditions. As shown in Table 4.12.J, the proposed project would consume a total of 9,841 kilowatt hours per day.

1 U.S. Census Bureau, 2009–2011 American Community Survey
2 Yolanda De Ramus, Acting Chief Deputy, County of Los Angeles Public Library. March 7, 2012.
3 Telephone Communication with West Hollywood Librarian, Ogen Kagan, on March 12, 2013.

Table 4.12.J: Estimated Electricity Use for the Proposed Project

Land Uses	Size	Electrical Usage Rate[1]	Average Daily Rate (kW hour/day)
Residential	76 units	5,626.5 kW-hour/ unit/year	1,172
Commercial/Retail (art galleries, general retail, design showroom)	73,819 square feet	13.55 kW-hour/square feet/year	2,740
Cafe/Restaurant	8,202 square feet	47.45 kW-hour/square feet/year	1,066
Office	137,064 square feet	12.95 kW-hour/square feet/year	4,863
Total Project Demand			**9,841**
Existing Demand			**1,928**
Additional Project Demand			**7,913**

Source: Southern California Edison and LSA Associates, Inc., 2012.
[1] *CEQA Air Quality Handbook* (SCAQMD, April 9, 1993).
CEQA = California Environmental Quality Act
kW = kilowatt
SCAQMD = South Coast Air Quality Management District

As indicated in the response letter from SCE and confirmed by email and personal communication,[1] SCE would install electrical distribution facilities as needed for the proposed project and has adequate electrical capacity to serve the additional demand of 7,913 kilowatt hours/day for the proposed project. Should a shortage of energy and/or generating capacity occur, SCE would apportion its available supply of electricity among its customers as set forth in Rule No. 14, Shortage of Supply and Interruption of Delivery. SCE would be able to serve the proposed project and would be able to provide the additional needed electricity. In addition, the proposed project would comply with federal, State, and local statutes and regulations related to energy efficiency, including Title 24 of the California Administrative Code, California Building Energy Efficiency Standards and CalGreen, through the plan check and building permit process.

Additionally, the supply and distribution of electricity to the proposed project would not disrupt power to the surrounding area or adversely affect service levels. As outlined in Title 24, the proposed project would utilize building designs and control measures, such as energy-efficient design, to reduce energy use. Therefore, impacts associated with the proposed project's electricity demand would be less than significant, and no mitigation is necessary.

Natural Gas. The project site is served by Southern California Gas Company. The provision of natural gas service to the proposed project would be in accordance with the policies and extension rules on file with the California Public Utilities Commission (CPUC). The ability to serve the project site can also be affected by actions of federal regulatory agencies. Should these agencies take any action that would affect gas supply or the conditions under which service is available, gas service would be provided in accordance with the revised conditions. As shown in

[1] Marcus Bland, Customer Service Planner, SCE. Letter and personal communication (July 21, 2004); confirmed by Andrew Araw (February 17, 2012).

Table 4.12.K, the estimated natural gas demand for the proposed project would be 816,863 cf per month. This represents an increase of 699,490 cf per month compared to existing conditions.

Table 4.12.K: Estimated Natural Gas Consumption for the Proposed Project

Land Uses	Size	Natural Gas Usage Rate[1]	Average Monthly Rate (cf)
Residential	76 units	4,011.5 cf/unit/month	304,874
Commercial/Retail	82,021 square feet	2.9 cf/square feet/month	237,861
Office	137,064 square feet	2.0 cf/square feet/month	274,128
Total Project Demand			**816,863**
Existing Demand			**117,373**
Additional Project Demand			**699,490**

Source: LSA Associates, Inc., 2012.
[1] *CEQA Air Quality Handbook* (SCAQMD, April 9, 1993).
CEQA = California Environmental Quality Act
cf = cubic feet
SCAQMD = South Coast Air Quality Management District

The 2012 California Gas Report projects anticipated supply and demand within the Southern California Gas Company service area for the 2012–2030 planning horizon. The report is released in even-numbered years, followed by a supplemental report in odd-numbered years. According to the 2012 California Gas Report, the Southern California Gas Company can provide enough natural gas to accommodate the increase in gas demand from residential, commercial, industrial, electric generation, and natural gas vehicle uses. The Southern California Gas Company projects its capacity from interstate pipelines to be 3,875 mcf (thousand cubic feet)/day for the 2012–2030 planning horizon.[1] As a result, the natural gas demand from the proposed project would result in less than 0.001 percent of the Gas Company's supply from interstate pipelines for 2030 (669,490cf/m ÷ 30 days = 22,316 cf/d; 22,316 cf/d ÷ 1,000,000 = 0.0223 mcf; 0.0223 mcf ÷ 3,875 mcf = 0.00000576 mcf). Therefore, the proposed project would not have a significant adverse impact on natural gas services, and no mitigation is required.

Telephone. AT&T currently maintains 300 pair cable feeds from a manhole located on Melrose Avenue. These facilities are currently working at 50 percent capacity. The proposed project would not create a need to expand these current facilities. If additional capacity were needed, it could be added using the existing infrastructure.[2] Based on the existing demand and current capacity, the proposed project would not create an adverse impact on existing telephone services, and AT&T would be able to provide adequate service to the proposed project. Therefore, the proposed project would not have an adverse impact on telephone services, and no mitigation is required.

1 SCE, 2012 Gas Report, http://www.pge.com/pipeline/library/regulatory/downloads/cgr12.pdf, accessed February 2012.
2 Richard Valdivia, Design Engineer, Southwestern Bell Corporation (SBC). June 3, 2004. Personal communication.

Threshold 4.12.2: **Would the proposed project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB)?**

or

Threshold 4.12.3: **Would the proposed project 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?**

or

Threshold 4.12.6: **Would the proposed project 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?**

Less Than Significant Impact

Wastewater. The City DPW would provide wastewater services to the land uses on site for the proposed project. The Sewer Study performed for the proposed project (Infrastructure Engineers, October 15, 2012 (Appendix J) determined the proposed project would generate a total average daily volume of 54,853 gallons as compared to the existing 7,817 gpd currently generated on the project site. This would be a net increase of 47,036 gpd over existing conditions (Table 4.12.L). The total capacity of the sewer lines serving the project area is estimated at 880,000 gpd, with approximately 21,000 gpd currently being used. As a result, there is adequate sewer capacity to the sewer system has capacity to serve the increased sewer demand and no new wastewater facilities would be required, impacts are considered less than significant, and no mitigation would be required.

Table 4.12.L: Wastewater Generation for the Proposed Project

Land Uses	Size (square feet)	Wastewater Generation Factor (gpd)	Total Generation (gpd)
Multi Unit Residential	76 Units	156 gpd/unit	11,856
Café/Restaurant	8,202 square feet	1,000 gpd/1,000 square feet	8,202
Art Gallery/Design Showroom	28,707 square feet	100 gpd/1,000 square feet	2,871
Office Buildings	137,064 square feet	200 gpd/1,000 square feet	27,413
Store: Retail	45,112 square feet	100 gpd/1,000 square feet	4,511
Total Generated by Project			**54,853**
Existing Generated			**7,817**
Additional Generated by Project			**47,036**

Source: Charles Company, Melrose Triangle Sewer Study. October 2012.
DPW = Department of Public Works
gpd = gallons per day

Threshold 4.12.4: Would the proposed project 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?

Less than Significant Impact

Storm Water. Currently, the project site is entirely developed with commercial buildings, paved surface parking lots, and a parking structure. The entire project site is almost completely impermeable, with approximately 100 percent runoff. The proposed project would include the addition of ornamental landscaping that would increase pervious surfaces and infiltration on site. Therefore, the proposed project would decrease runoff into the existing storm drain systems from the project site. In addition, the proposed project would be required to develop a Standard Urban Storm Water Mitigation Plan (SUSMP) to implement several Source Control and Treatment Control Best Management Practices (BMPs) to reduce the discharge of pollutants to the maximum extent practical. As stated in the *Hydrogeology and Water Quality* report (Appendix H), Treatment Control BMPs would be incorporated into the design of the on-site storm drain system to treat project runoff in accordance with the SUSMP standards as required by City Development Conditions. The storm drainage improvements for the proposed project would include a series of catch basins and local area drains that would be constructed to pick up flows from the buildings and courtyard areas. Because the proposed project would not introduce any additional storm water to the area or increase the runoff to the surrounding storm drains, the proposed project would not create a need to expand or construct new storm drain systems. Therefore, the proposed project would not have a significant adverse impact on storm drain facilities and no mitigation is required.

Threshold 4.12.5: Would the proposed project have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less than Significant Impact

Water. Domestic water service would be provided to the land uses on the project site by the BHPWD. As shown in Table 4.12.M, the proposed project would consume approximately 48,176 gpd of water, which would be an increased consumption of 40,340 gpd compared to existing conditions. BHPWD has previously indicated that they have sufficient water supplies to serve this increase in demand.[1] However, the City of Beverly Hills indicated that the existing water lines in Almont Drive (10-inch cast iron), Melrose Avenue (12-inch cast iron), and Santa Monica Boulevard (6-inch cast iron) are currently deteriorated and need to be replaced.[2] According to BHPWD, these water mains require replacement with 10-inch ductile iron main in Almont Drive, a 12-inch ductile iron main in Melrose Avenue, and 10-inch ductile iron main in Santa Monica Boulevard. In addition, the City of Beverly Hills operates a Pressure Reducing Valve Station (PRV) at the intersection of Santa Monica Boulevard North and Melrose Avenue, which it indicated will need to be replaced with new ductile iron piping and Cla-Valves and must be traffic rated with a hydraulically-operated access hatch. The City of Beverly Hills has an extensive

1 Kevin Watson, Beverly Hills Public Works Department**.** April 11, 2012.

2 Peter Noonan, AICP CEP, Associate Planner, Community Development, City of Beverly Hills. NOP Response Letter. March 12, 2012 (Appendix A).

ongoing water main replacement program funded though the City's capital improvement budget that is intended to address infrastructure improvements.

Table 4.12.M: Water Demand for the Proposed Project

Land Uses	Size	Water Consumption Rate	Total (gallons/day)
Multifamily Residential (loft/studio and one-bedroom)	69 units	150 gallons/du[1]	10,350
Multifamily Residential (two-bedroom)	7 units	200 gallons/du[1]	1,400
Commercial/Retail	73,819 square feet	100 gallons/1,000 sf[2]	7,382
Office	137,064 square feet	188 gallons/1,000 sf[3]	25,768
Cafe/Restaurant	8,202 square feet	375 gallons/1,000 sf[4]	3,076
Total Project Demand			**47,976**
Existing Demand			**7,636**
Additional Project Demand			**40,340**

Source: LSA Associates, Inc., 2012.

[1] Water demand rate is 125 percent of the wastewater generation factor for "residential: apt" provided in the City of West Hollywood Department of Public Works, Engineering Division's *Sewer Capacity Study Requirements.*

[2] Water demand rate is 125 percent of the wastewater generation factor for "commercial use" and "retail area" provided in the City of West Hollywood Department of Public Works, Engineering Division's *Sewer Capacity Study Requirements.*

[3] Water demand rate is 125 percent of the wastewater generation factor for "office building" provided in the City of West Hollywood Department of Public Works, Engineering Division's *Sewer Capacity Study Requirements.*

[4] Water demand rate is 125 percent of the wastewater generation factor for "restaurant" provided in the City of West Hollywood Department of Public Works, Engineering Division's *Sewer Capacity Study Requirements.*

du = dwelling unit
EIR = Environmental Impact Report

Based on communication with the BHPWD, although the proposed project would increase the demand for water, the BHPWD has capacity to serve the project site. Therefore, impacts related to water service would not be significant and no mitigation is required

Threshold 4.12.7: Would the proposed project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

or

Threshold 4.12.8: Would the proposed project comply with federal, State, and local statutes and regulations related to solid waste?

Less than Significant Impact

Solid Waste/Landfill. Solid waste would be generated during demolition of the existing structures on site and the construction of the new buildings. In addition, solid waste would be generated by the residential, retail, office, and cafe/restaurant uses proposed on site with proposed project.

The demolition of on-site improvements and construction and operation of the proposed project would increase the generation of solid waste, which could negatively impact the solid waste management infrastructure. However, the City Development Conditions (Section 3.0, Project Description) would help reduce impacts related to solid waste capacity by requiring a Construction Debris Recycling Plan. In addition, the City's Municipal Code (Chapter 19.20.060) requires that a minimum of 80 percent of the construction material and debris be diverted from landfills and recycled. The demolition and excavation for the proposed project is expected to be completed over a 9-month period, and construction waste would be distributed among the three local landfills serving the project site (the Calabasas, Chiquita, and Puente Hills Landfills). As stated above, the three landfills that serve the project site have a combined total daily intake capacity of 22,700 tons of solid waste per day and would, over the 9-month period, be able to accommodate the construction and demolition of waste produced after recycling 80 percent of the waste.

As discussed earlier, the City solid waste provider has several landfill options in the County. In addition, the rail facilities necessary to begin the waste-by-rail system are currently in construction and are anticipated to be operational at the end of 2013. The Puente Hills Intermodal Facility (PHIMF) will be used for loading and unloading rail-ready shipping containers for the waste-by-rail system. The containers will then be transported to the Mesquite Regional Landfill, located in Imperial County, for disposal. The landfill construction was completed in 2008, followed by the remote rail facility completion in 2011. The PHIMF is scheduled to complete construction in 2013, allowing for the startup of the waste-by-rail system prior to the scheduled closure of the Puente Hills Landfill in November 2013.

As shown in Table 4.12.N, the total estimated solid waste generated by operation of the proposed project would be 4,913 pounds per day. As indicated, the proposed project would increase the solid waste generation on site by approximately 3,330 pounds per day as compared to existing conditions. Although the County of Los Angeles Department of Public Works commented that solid waste and recyclables generated in the County currently exceed the available permitted daily landfill capacity, according to Athens Services,[1] the additional 3,330 pounds per day would not cause a significant adverse impact to the haulers, transfer stations, and County landfills.

Athens Services will continue to abide by the City's Municipal Code Title 15, Article 2, to reduce impacts related to solid waste. Athens Services will provide containers for the separation of nonrecyclables, recyclables, and yard waste at the project site to ensure compliance with the City's recycling program. In addition, the proposed project would comply with federal, State, and local statutes and regulations related to solid waste, including AB 939, SB 1374, and AB 75 by reducing operational solid waste and construction and demolition waste. Therefore, project impacts related to solid waste would be less than significant, and no mitigation is required.

[1] Tommy Ouzoonian, Director of Sales and Marketing, Athens Services. August 10, 2004. Telephone conversation. Confirmed March 27, 2012.

Table 4.12.N: Estimated Solid Waste Generated by Operation of the Proposed Project

Land Uses	Size	Generation Rate[1]	Pounds per Day
Residential	76 units	8.6 lbs/du/day	654
Office	137,064	0.006 lbs/square foot/day	822
Commercial/Retail (art galleries, general retail, design showroom)	73,819 square feet	0.046 lbs/square foot/day	3,396
Cafe/Restaurant	8,202 square feet	0.005 lbs/square foot/day	41
Total Generated by Project			**4,913**
Existing Generation			**1,583**
Additional Generated by Project			**3,330**

Source: California Integrated Waste Management Board and LSA Associates, Inc., 2005 and 2012.
[1] California Integrated Waste Management Board: Estimated Solid Waste Generation Rates (www.ciwmb.ca.gov).
du = dwelling units
lbs = pounds

4.12.7 MITIGATION MEASURES

The proposed project would not result in significant adverse impacts on public services or utilities. No mitigation is required.

4.12.8 CUMULATIVE IMPACTS

The cumulative impact area for public services and utilities is the City for fire and police protection, and the respective service areas for the other utility and services providers. In combination with other proposed/approved projects, the proposed project would contribute to the cumulative local and regional demand for public services and utilities, including police and fire services, schools, wastewater, domestic water, storm water, solid waste, electricity, telephone, natural gas, and libraries. Utility and service providers anticipate cumulative demand as they plan for overall service to specific areas, based on adopted land use plans and adopted regional and local demographic forecasts. The Sheriff's Department and the City have identified long-term plans to design and construct a new Sheriff's station. For each service and utility, the proposed project would generate increased demand in varying amounts. Except for The Southern California Gas Company, each of the service providers confirmed that either the proposed project could be accommodated with adequate service to meet the projected demand or that with implementation of mitigation measures or compliance with federal, State, and local statutes, would reduce any potentially significant adverse project impacts to below a level of significance. While the service provider for natural gas (The Southern California Gas Company) did not respond to inquiries concerning the impact of the proposed project to its provision of service, the 2012 California Gas Report indicates that the Southern California Gas Company can provide enough natural gas to accommodate the increase in gas demand from residential, commercial, industrial, electric generation, and natural gas vehicle uses. Therefore, the impact to natural gas service would be cumulatively incremental and less than significant. The project site is located in a densely urbanized area that is currently well-served by utilities and services.

4.12.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project would not result in significant adverse public service or utility impacts and no mitigation is required.

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