

5. Environmental Analysis

5.11 PUBLIC SERVICES

This section addresses the proposed project's impacts to public services providing fire protection and emergency services, police protection, school services, and library services. The analysis in this section is based in part on the service provider letter responses in Appendix I of this DEIR. Public and private utilities and service systems, including water, wastewater, and solid waste services and systems, are addressed in Section 5.14, *Utilities and Service Systems*.

Fifty-seven comments relating to public services were received in response to the Initial Study (IS)/Notice of Preparation (NOP) circulated for the proposed project, primarily regarding the potential impacts relating to increased need for police and fire service, and potential impacts on the area's schools. The potential impacts of the development on these resources have been analyzed in this section.

5.11.1 Fire Protection and Emergency Services

The information in this Section is based partly on a written questionnaire response by William Samp, Assistant Chief/Fire Marshal, Torrance Fire Department in August 2017. A copy of this response is in Appendix I, *Public Services and Utility Provider Correspondence*, of this DEIR. This section addresses fire protection pertaining to the proposed project. Fire protection and fire risks regarding wildland fires are addressed in Section 5.7, *Hazards and Hazardous Materials*, of this DEIR.

5.11.1.1 ENVIRONMENTAL SETTING

Regulatory Background

Federal

International Fire Code

The International Fire Code (IFC) regulates minimum fire safety requirements for new and existing buildings, facilities, storage, and processes. The IFC includes general and specialized technical fire and life safety regulations addressing fire department access; fire hydrants; automatic sprinkler systems; fire alarm systems; fire and explosion hazards safety, use and storage of hazardous materials; protection of emergency responders; industrial processes; and many other topics.

State

California Fire Code

The California Fire Code (California Code of Regulations, Title 24, Part 9) is based on the 2015 IFC and includes amendments from the State of California fully integrated into the code. The California Fire Code contains fire safety-related building standards that are referenced in other parts of Title 24 of the California Code of Regulations.

5. Environmental Analysis

PUBLIC SERVICES

California Health and Safety Code

Sections 13000 et seq. of the California Health and Safety Code include fire regulations for building standards (also in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

Local

City of Torrance General Plan

The City of Torrance is committed to maintaining a safe environment by minimizing fire hazards to existing and new residential developments. The following policies to minimize the risks associated with urban fires and wildland fires are relevant to the proposed Project:

- Policy S.2.1 Continue to enforce building fire codes and ordinances.
- Policy S.2.2 Continue to enforce the City's fire prevention and suppression requirements for water supply, water flows, fire equipment access, and vegetation clearance in new and modified developments.
- Policy S.2.3 Continue to research and adopt best practices pertaining to fire management and fire hazards.
- Policy S.2.4 Continue to involve the Fire Department in the development review process to ensure that fire safety is addressed in new and modified developments.

City of Torrance Municipal Code

The City of Torrance Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the City's General Plan and proposed development projects. The following provisions from the City's Municipal Code focus on fire services impacts associated with new development projects and are relevant to the proposed Project:

- **Chapter 29.5 (Fire Facilities Impact Fees).** This Chapter of the Municipal Code sets forth the fees that are imposed on residential and nonresidential development to ensure that new development pays its fair share of the costs required to support needed fire facilities and related costs necessary to accommodate such development. The funds are to be utilized for payment of the actual or estimated costs of fire facilities, apparatus, and equipment related to new residential and nonresidential construction.
- **Chapter 85.1 (Fire Code).** The Torrance City Council has adopted and incorporated by reference, as though set forth in full in this Section of the Municipal Code, the 2016 Edition of the California Fire Code (CFC). The CFC sets forth requirements including emergency access, emergency egress routes, interior and exterior design and materials, fire safety features including sprinklers, and hazardous materials.

Existing Conditions

Fire protection and emergency medical services in the City of Torrance are provided by the Torrance Fire Department (TFD) from six fire stations and one Fire Prevention and Hazardous Administration office. TFD also participates in a mutual aid agreement as required by the California Emergency Management Agency (Cal

5. Environmental Analysis PUBLIC SERVICES

EMA). Torrance would receive fire suppression support from the following cities and/or county departments: Redondo Beach, Hermosa Beach, Manhattan Beach, El Segundo, Los Angeles County Fire, Los Angeles City Fire, or any other southern California departments as the incident needs dictate. A computer aided dispatch system is employed to send the closest available unit to an incident.

TFD provides safety, environmental protection, and property conservation through the provision of the following response programs: Emergency Medical Services, Direction and Control, Fire Suppression, Hazardous Material Emergency Services, Hazardous Materials Administration, Public Education, Specialized Emergency Response Services, Technical Rescue Services, and Fire Prevention.

Fire Stations, Staffing, and Equipment

The two Torrance fire stations closest to the proposed project Site are Station No. 2 at 25135 Robinson Way, approximately 0.7 mile east of the site and Station No. 4 at 5205 Calle Mayor, approximately 1.4 miles northwest of the site (TFD 2017). These two TFD stations would likely serve the Site given their proximate locations. Additional to these engine companies, the closest truck company is stationed at Station No. 6 at 21401 Del Amo Circle, approximately 2.4 miles north of the Site.

Between all TFD stations there are 146 safety personnel. In total, the TFD has seven fire engines, two ladder trucks, and five paramedic rescue units. Each engine has a captain, an engineer and two firefighters, each rescue has two paramedics, and each truck has a captain, an engineer and either one or two firefighters. Per day, the TFD is staffed with 27 firefighters, nine engineers, nine captains, and one platoon commander, totaling 46 staff on duty (TFD 2017). Figure 5.11-1, *Fire and Police Department Locations*, shows the locations of all TFD stations. As shown in Table 5.11-1, *Torrance Fire Department*, the existing equipment among these fire stations are sufficient to address fire at any location in the proposed structures.

Table 5.11-1 Torrance Fire Department

Station	Location	Equipment	Daily Staffing
Station No. 2	25135 Robinson Way	Engine (E92) Company, Paramedic Assessment	4: Captain, Engineer, firefighter, firefighter/paramedic
Station No. 4	5205 Calle Mayor	Engine (E94) Company, Paramedic Rescue (R94)	6: Captain, Engineer, firefighter, firefighter/paramedic, 2 paramedics
Station No. 6	21401 Del Amo Circle	Engine (E96) Company, Ladder Truck Company (T96), Paramedic Rescue (R96)	9: 2 captains; 2 engineers; 2 firefighters; 1 firefighter/paramedic; 2 paramedics

Source: Torrance Fire Department 2017

The City of Torrance recently adopted a two-year 2017-2019 budget with no immediate or near future plans for expansion of the Fire Department. The longer-range plan is to increase EMS services by equipping and staffing a rescue at Station 2; a Paramedic Rescue unit is staffed with two paramedics. This plan would round out EMS coverage in the City by having a dedicated Advanced Life Safety unit assigned to each Fire Station.

5. Environmental Analysis

PUBLIC SERVICES

Calls for Service and Response Times

The U.S. Census Bureau Quick Facts estimates as of July 1, 2016 the City's population is 147,195 resulting in a personnel-to-population ration of 0.99 firefighters per 1000 population. Currently, the request for service for TFD for a population of 1,000 is 0.102 requests for service per person (Samp 2017). The day time population is significantly greater than the residential population, reported to be over 200,000 people.¹ TFD responds to over 12,000 incidents a year. Approximately 70% of the responses are medical and rescue emergency calls. Fires represent less than 3% of all calls, and structure fires represent less than 0.5%. This is due to the use of modern fire and building codes, effective fire prevention inspection work by TFD, and effective public education. Fires, when they do occur in newer occupancies, are kept small by fire sprinkler systems and the efforts of TFD (Torrance 2010).

The projected drive time upon receiving a request for service is slightly under six minutes, depending upon traffic conditions. Non-emergency drive time is approximately six minutes. The Torrance Fire Department acceptable standard response time target for on-scene arrival is six minutes for 95% of the requests for services. The proposed project area falls approximately halfway between Station 2 and Station 4.

Emergency Access

The site plan verifies that there will be gurney access on site at each building. Fire department ladder access will occur primarily at the southern area of the site with limited access near Building B. There are five fire hydrants proposed to be available onsite. They are at the following locations:

- Southwest portion of the site towards Building A
- Northern portion of the site between Building A and Building B
- Central portion of the site between Building B and Building D
- Southeastern portion of the site between Building C and Hawthorne Boulevard
- Southern portion of the site between Building C and Building D

Five-minute fire department access is accessible at three major portions of the site including: northwestern portion of the site around Building A, along Via Valmonte towards Hawthorne Boulevard on the edge of Building B, and Hawthorne Boulevard towards the southern portion of the site along Building C.

Fire service with FM meter and Double Check Valve Assembly (DCVA) are proposed 10 feet above ground at the entrance of the site towards Via Valmonte.

As shown in Figure 3-8, *Parking Structure (Building D) Elevations*, the project site would be accessed by one driveway entrance on Hawthorne Boulevard (right-in/right-out only) and one driveway on Via Valmonte (right-out only). Emergency vehicles would be able to enter the driveway on Via Valmonte through the raised traffic movement barriers. Per City of Torrance Roadway widths, turning radii, and turn-around dimensions would be designed to accommodate truck movements and fire equipment. The proposed roads and driveways would

¹ There were 103,328 jobs in Torrance in 2015. See US Census Bureau. 2019. Longitudinal Employer-Household Dynamics: OnTheMap. <https://onthemap.ces.census.gov/>.

5. Environmental Analysis PUBLIC SERVICES

provide emergency access to all proposed buildings, conforming to CFC Section 503, as incorporated into the City's Municipal Code Section 85.2.060.

Funding

The City collects development impact fees (DIF) for fire facilities from all new residential and nonresidential development per City Municipal Code Section 29.5.2. The DIF for residential multi-family projects is currently \$2,427.13 per unit and is applied to pay a portion of the costs identified for public facilities used for transportation services, undergrounding of utilities, sewer and storm drain improvements, and Police and Fire facilities. Additionally, the fire department is authorized to collect fees for permits and other services, including the review of plans and new business inspections.

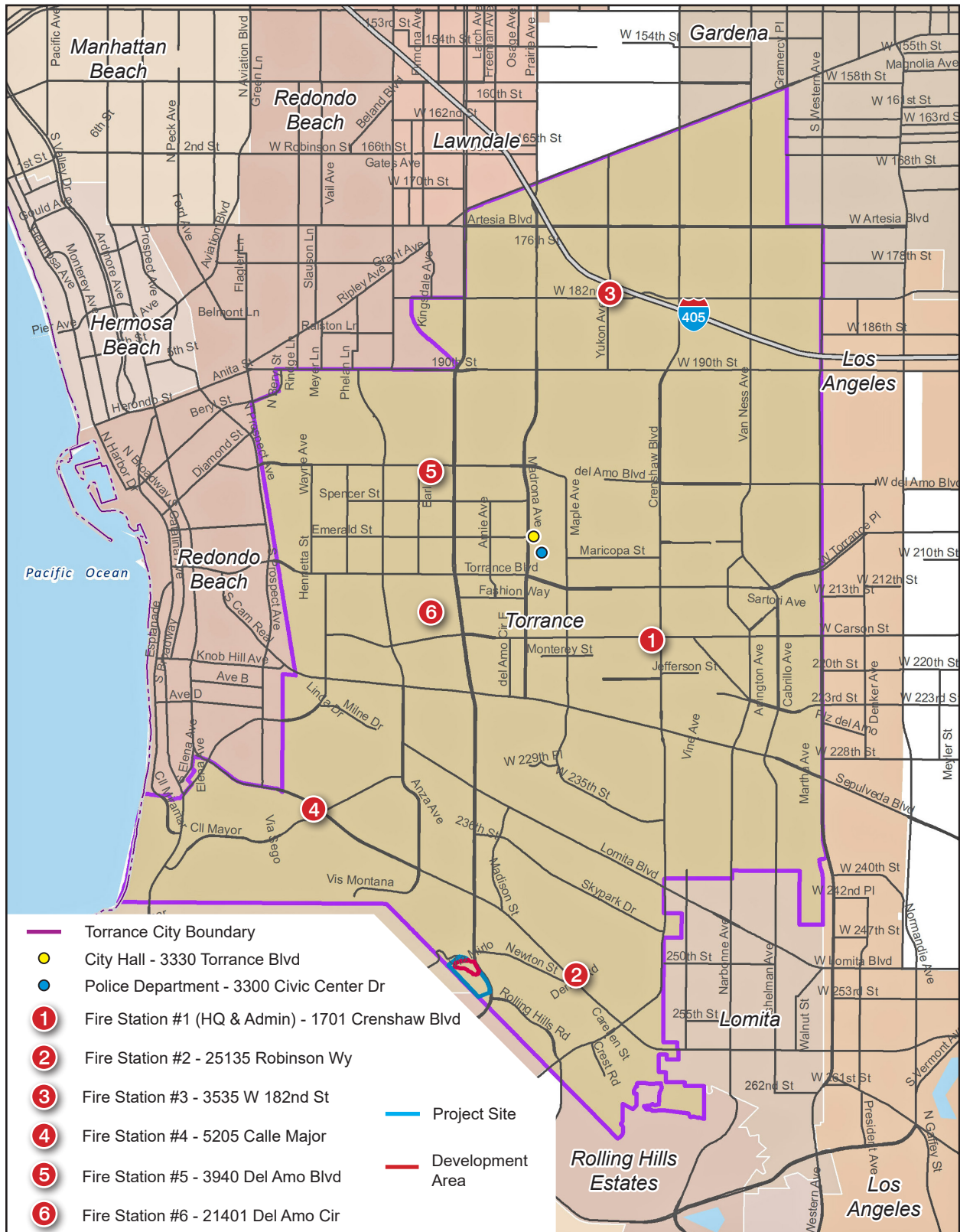
TFD operations are funded mostly from the City's General Fund, which consists mostly of revenues from sales taxes, property taxes, and utility users' taxes (Torrance 2017).

5. Environmental Analysis

PUBLIC SERVICES

This page intentionally left blank

Figure 5.11-1 - Fire and Police Department Locations
5. Environmental Analysis



Note: Unincorporated county areas are shown in white.
Source: ESRI, 2017

5. Environmental Analysis

PUBLIC SERVICES

This page intentionally left blank

5. Environmental Analysis PUBLIC SERVICES

5.11.1.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:²

FP-1 Result in a substantial adverse physical impact associated with the provisions 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 services.

5.11.1.3 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.11-1: The proposed project would introduce new structures and residents into the TFD service boundaries, thereby increasing the requirement for fire protection facilities and personnel. [Threshold FP-1]

Impact Analysis: Population in the project area would increase by approximately 722 residents.

With the current request for service for TFD for a population of 1,000 being 0.102 requests for service per person, TFD would expect 74 requests for service from the project area (Samp 2017). This would be based on average requests for service per person citywide and could be higher or lower based on demographics of purchasers of property onsite (TFD 2017).

The City of Torrance staffs six Fire Stations and participates with regional and State mutual aid agreements. Station 2 and Station 4 primarily cover the south end of the City. The closest Truck Company (3 Person – Captain, Engineer, FF) is stationed at Station 6, 21401 Del Amo Circle. Ideally, Station 2 or Station 4 units will respond to the project area. (Samp 2017). If units from Station 6 were required, it appears that service to the proposed project would be manageable.

The increase in potential services needed would not require the significant expansion or construction of a new fire station.

Impacts would be less than significant.

5.11.1.4 CUMULATIVE IMPACTS

The City of Torrance is the area over which cumulative impacts to the Torrance Fire Department are considered. Substantial additional development is anticipated in the City. Growth estimates for the City from

² The significance thresholds set forth here are from the CEQA Guidelines Update approved by the California Office of Administrative Law in December 2018.

5. Environmental Analysis

PUBLIC SERVICES

the Southern California Association of Governments (SCAG) are shown in Table 5.11-2, *Growth Forecast for City of Torrance*. Between 2012 and 2040, the City's population is forecast to increase about 9 percent, and employment in the City is forecast to increase about 13 percent.

Table 5.11-2 Growth Forecast for City of Torrance

	2012	2040	Increase 2012-2040	Percent Increase, 2012- 2040
Population	146,500	159,800	13,300	9.1%
Employment	102,300	117,600	15,300	13.0%

Source: SCAG 2012

TFD anticipates future demands to increase in the next five years due to the increasing age of Torrance's population, the increase of senior housing units, and the general increase of population. Additional development in the city would generate increased demand for fire suppression, EMS and other TFD services, including fire prevention and community education. TFD will meet this demand with accreditation, self-assessment, standard of cover, and implementing a strategic plan, as well as with the addition of a rescue unit at Station 2; TFD will then have an Advanced Life Safety unit at each fire station (Samp 2017).

As with the proposed project, other developments in the City listed in Table 4-1, *Related Projects*, would be required to pay development impact fees to finance public facilities including fire stations and firefighting equipment which would ultimately help to lessen impacts and provide more resources to efficiently serve the area. However, payment of fees and the effect on public facilities including fire stations would happen with or without project implementation. Development of the project is not expected to cumulatively increase impacts on service ability. In addition, the TFD as well as the City will review each additional project to ensure consistency with service levels and General Plan policies. This impact is not cumulatively considerable.

5.11.1.5 EXISTING REGULATIONS AND STANDARD CONDITIONS

- National Fire Protection Association 1710: Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments
- California Building Code (California Code of Regulations, Title 24, Part 2)
- California Fire Code (CFC; California Code of Regulation, Title 24, Part 9).
- City of Torrance Municipal Code, Division 8, Building and Safety, Chapter 5, Fire Prevention

5.11.1.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of existing regulations and standard conditions, Impact 5.11-1 would be less than significant.

5. Environmental Analysis PUBLIC SERVICES

5.11.1.7 MITIGATION MEASURES

No mitigation is needed.

5.11.1.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.11.2 Police Protection

The information in this Section is based partly on a written questionnaire response from Kent Sentinella, Administrative Analyst, Torrance Police Department, dated May 22, 2017; a copy of this response is included in Appendix I, *Public Service and Utility Provider Correspondence*, of this DEIR.

5.11.2.1 ENVIRONMENTAL SETTING

Police Services

Law enforcement services in the City of Torrance are provided by the Torrance Police Department (TPD). TPD is at 3300 Civic Center Drive, behind City Hall. The department is composed of four bureaus: Administrative, Services, Patrol, and Special Operations. The largest bureau is the Patrol Bureau, which includes Crime Scene Investigation, Gang Detail, Shopping Center Detail, Special Weapons and Tactics (S.W.A.T.), and Canine Detail unit. The department's Community Affairs Division comprises the Community Affairs Section and the Community Lead Officer Detail, which acts as a liaison with the community. The Community Affairs Section coordinates programs such as Neighborhood Watch, Map Your Neighborhood, Business Watch, Partners in Policing, and Teens and Policing. They also perform and coordinate functions such as home security inspections, vacation security checks, speaker requests, and tours of the police department. To further the effectiveness of its public safety efforts, the TPD has established focus-based policing, with the aim of empowering area and division commanders to manage unexpected challenges and provide solutions, and to delegate power to line level officers.

Staffing and Response Times

TPD is budgeted for 227 sworn officers and 128.8 non-sworn employees. As of May 2017, there were vacancies for over 22 sworn officers and 15 non-sworn employees. There are five areas of responsibility or beats in the City of Torrance, each managed by a designated patrol area commander. The proposed project site is located within the South Beat, which encompasses the southwest part of the City west of Hawthorne Boulevard and south of Sepulveda Boulevard.

The current average response time for priority one calls Citywide between January 1, 2017 and May 18, 2017 was 7 minutes and 26 seconds. Per TPD, this is an acceptable response time.

Funding for Improvements

The City collects development impact fees (DIF) for police facilities from all new residential and nonresidential development per City Municipal Code Section 29.6.1.

5. Environmental Analysis

PUBLIC SERVICES

5.11.2.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:³

- PP-1 Result in a substantial adverse physical impact associated with the provisions 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 police protection services.

5.11.2.3 ENVIRONMENTAL IMPACTS

Impact 5.11-2: The proposed project would introduce new structures and residents into the Torrance Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel. [Threshold PP-1]

Impact Analysis: Implementation of the proposed project would increase the number of residents and structures in the TPD service area by 722. Although the proposed project could increase the need for police services due to the population influx, it would not result in a significant increase in demand for police services or facilities. TPD's ability to deliver police services in a timely manner would not be significantly impacted.

Currently, there are no plans for expansion of police facilities and TPD has indicated that the proposed development would not have a significant impact on police services. TPD has no plans for immediate or near-future expansion of its facilities, staff or equipment inventory, and no specialized policing programs are currently active in the vicinity of the project site. TPD has an acceptable level of equipment maintained. With continued access to vehicles, appropriate means of entry to secured areas of property, and with proper signage, TPD does not foresee the proposed project negatively impacting current service levels (Sentinella 2017).

The proposed development is required to pay police facilities impact fees and property taxes, and project tenants would contribute increased sales taxes and utility users' taxes to the City. Impact fees and a portion of the other revenues would be allocated for police facilities and operations, reducing impacts. Impacts would be less than significant.

5.11.2.4 CUMULATIVE IMPACTS

As shown in Table 5.11-2, the City's population is forecast to increase about 9 percent, and the number of jobs in the City is forecast to increase about 13 percent, between 2012 and 2040. This could increase the demand for police protection services within the TPD service area. The City evaluates each project, and the demands made on the police department, as part of budget deliberations and will adjust as necessary to meet future demand. If additional facilities are needed in the future, the City has the ability to adjust the DIF to include the

³ The significance thresholds set forth here are from the CEQA Guidelines Update approved by the California Office of Administrative Law in December 2018.

5. Environmental Analysis PUBLIC SERVICES

requisite buildings. Per the Municipal Code all new development projects would pay police facilities impact fees that would be used for any future facilities. There are no plans for a new fire station and there is not a demand for one with or without the project. The need for an additional facility is not contingent on the development of the project and if necessary, would occur regardless of project implementation. Because no new facilities are needed now, and any future growth is responsible for impacts through the DIF, cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable.

5.11.2.5 EXISTING REGULATIONS AND STANDARD CONDITIONS

City of Torrance Municipal Code Sections 29.6.1 et seq: Police Facilities Impact Fees.

5.11.2.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, Impact 5.11-2 would be less than significant.

5.11.2.7 MITIGATION MEASURES

No mitigation measures were identified. Impacts to police services are less than significant.

5.11.2.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts on police services are less than significant and do not require mitigation measures. No significant unavoidable adverse impacts would exist related to police protection.

5.11.3 School Services

The information in this Section is based partly on a written questionnaire response by Jorge Gutierrez, Director of Facilities and Operations, Torrance Unified School District, dated June 29, 2017; a copy of this response is included in Appendix I of this DEIR.

5.11.3.1 ENVIRONMENTAL SETTING

Existing Conditions

Torrance Unified School District

The project site is in the Torrance Unified School District (TUSD). The district encompasses all of the City of Torrance, and operates 17 elementary schools, 8 middle schools, 5 high schools (one of which is a continuation school), 3 adult education centers, and a child development center. Districtwide enrollment in the 2017-2018 school year was 23,496 (CDE 2019).

Schools Serving the Project Site

The proposed project site is within the attendance boundaries for Riviera Elementary School, Richardson Middle School, and South High School. Although Walteria Elementary School is outside the school's attendance

5. Environmental Analysis

PUBLIC SERVICES

boundaries, it is in the vicinity of the project site and therefore is included in Table 5.11-3, *TUSD Schools Serving the Project Site*, which shows specific enrollment and capacity.

Table 5.11-3 TUSD Schools Serving the Project Site

School, (Grade Levels) Address	Enrollment 2016-2017	Capacity ¹		
		Permanent classrooms [students]	Relocatable classrooms [students]	Total [students]
Elementary Schools				
Riviera Elementary School (K-5) 365 Paseo de Arena, Torrance	654	30 [690]	5 [115]	35 [805]
Walteria Elementary School (K-5) 24456 Madison Street, Torrance (project site is outside attendance boundary)	684	27 [621]	9 [207]	36 [828]
Middle Schools				
Richardson Middle School (6-8) 23751 Nancy Lee Lane, Torrance	692	23 [690]	9 [270]	32 [960]
High Schools				
South High School (9-12) 4801 Pacific Coast Highway, Torrance	2,084	95 [2,660]	6 [168]	101 [2,828]

¹ Capacities per classroom are:
20, grades K-3
30, grades 4-5
30, middle school (grades 6-8)
28, high school (grades 9-12)

The capacity per classroom for elementary schools used here is 23, pro-rated for grades K-5 from the K-3 and 4-5 capacities
Source: Dolinka Group. 2016, March 9.
Residential School Fee Justification Study, Torrance Unified School District.
Source: TUSD 2017

Regulatory Background

Senate Bill 50 (SB 50) was enacted in 1998 to address how schools are financed and how development projects may be assessed for associated school impacts. It has been incorporated into California law as Government Code Section 65995. SB 50 establishes a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities resulting from increased enrollment; it also allows the state to offer funding to school districts to acquire school sites, construct new school facilities, and modernize existing school facilities. SB 50 provides three ways to determine funding levels for school districts. TUSD falls under the default level (Level 1) fee structure, which allows it to levy development fees to support school construction necessitated by development and receive a 50 percent match from state bond money. Based on the current fee structure, for residential developments, construction can be assessed a maximum fee of \$3.36 per square foot and commercial/industrial a fee of \$0.54 per square foot. According to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”

5. Environmental Analysis PUBLIC SERVICES

5.11.3.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:⁴

- SS-1 Result in a substantial adverse physical impact associated with the provisions 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 school services.

5.11.3.3 ENVIRONMENTAL IMPACTS

Impact 5.11-3: The proposed project would generate approximately 45 new students who would impact the school district enrollment capacities area schools. [Threshold SS-1]

Impact Analysis: The City of Torrance is served by the TUSD schools and several private schools. The proposed project assumes a buildout of 248 multifamily units. Based on the student generation factors shown in Table 5.11-4, *Student Generation Factors and Estimated Student Population*, the project buildout is anticipated to yield approximately 45 K-12 students. (25 elementary, 10 middle school, and 10 high school students) The proposed project is within the District’s attendance boundaries.

TUSD has no plans for new or expanded schools serving the project site aside from already planned school improvements (Jorge Gutierrez 2017). Modernization improvements and program growth are currently in effect at each of the schools that would absorb the students created by the proposed project. Specifically, Riviera Elementary School is adding a music building and science classrooms building in response to program needs. Richardson Middle School has added brand new state-of-the-art science labs along with a new gymnasium, complete with basketball courts and boy’s and girls’ locker rooms. South High School is planning to construct a new auditorium within the next two years and is in the process of developing a new aquatic center adjacent to Torrance Elementary School. These projects are at various stages of planning and approval processes. These projects are underway by the District, and are not linked to, or required by, the proposed project. Therefore, impacts related to school services would be less than significant.

Table 5.11-4 Student Generation Factors and Estimated Student Population

School Level	Student Generation Factors for Multifamily Attached Units	Total Student Generation
Elementary	0.10	25
Middle School	0.04	10
High School	0.04	10
Total	0.18	45

Source: Gutierrez 2017

⁴ The significance thresholds set forth here are from the CEQA Guidelines Update approved by the California Office of Administrative Law in December 2018.

5. Environmental Analysis

PUBLIC SERVICES

5.11.3.4 CUMULATIVE IMPACTS

Cumulative impacts to school services would occur when the proposed project, in combination with other recent, current, and proposed residential projects in the area (See Table 4-1, *Related Projects*), causes a substantial increase in the student population that would trigger the need for the construction of new school facilities. The number of households in the City of Torrance is forecast to increase from 56,100 in 2012 to 62,000 in 2040, an increase of 5,900. Detached single-family residential units in Torrance are estimated to generate about 0.4204 students each (Dolinka Group 2016).⁵ Thus, the forecast growth in Torrance is estimated to generate about 2,480 students. Each new project would be required to pay development impact fees pursuant to SB 50 to help fund additional classroom capacity, payment of which is considered full mitigation for impacts to public school facilities. Therefore, cumulative impacts throughout the TUSD would be less than significant and project impacts would not be cumulatively considerable.

5.11.3.5 EXISTING REGULATIONS AND STANDARD CONDITIONS

- Senate Bill 50 (Government Code Section 65995)

5.11.3.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.11-3.

5.11.3.7 MITIGATION MEASURES

No mitigation measures are needed.

5.11.3.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant and no significant unavoidable adverse impacts relating to school services have been identified.

5.11.4 Library Services

5.11.4.1 ENVIRONMENTAL SETTING

Torrance Public Library (TPL), part of the City's Community Services Department, serves the City. TPL has six branches: the main library and 5 branches. Current library resources include over 400,000 volumes, approximately 35,000 audio visual materials (music, CD's, books on CD and cassette), approximately 27,700 video materials (DVD's and video cassettes), and over 900 periodical subscriptions. TPL also offers a variety of electronic print services and databases that may be accessed at branch libraries or from home.

Figure 5.11-2, *Torrance Public Library Facilities*, shows the locations of the six facilities that comprise TPL, which are listed below.

⁵ The student generation factor for detached single-family units is used here for all housing units, as the mix of future housing unit types is unknown.

5. Environmental Analysis PUBLIC SERVICES

- Katy Geissert Civic Center Library, 3301 Torrance Boulevard
- El Retiro Branch Library 126 Vista del Parque (Redondo Beach mailing address)
- Henderson Branch Library, 4805 Emerald Street
- North Torrance Branch Library, 3604 West Artesia Boulevard
- Southeast Branch Library, 23115 South Arlington Avenue
- Walteria Branch Library, 3815 West 242nd Street

Residents may also obtain materials through interlibrary loan and they have access to the University of California Library System, the County of Los Angeles Library System, the California State Library System Catalogs, and several neighboring cities library systems on the TPL web site.

The TPL is funded largely through the City's General Fund. TPL does not receive developer impact fees for funding the expansion and operation of library services but gains revenue through charging residents fines and fees for library services and from grant programs funded by the California State Library (Public Library Fund and Transaction Based Reimbursement Programs). This latter source has provided less revenue recently as state budgets have been reduced. TPL earns some additional revenue by selling donated books.

The library branch that would serve the project site is Walteria Library approximately 0.5 mile north of the project Site. Branch hours are Monday through Thursday 11 a.m. to 8 p.m. and Saturday through Sunday 10 a.m. to 5 p.m. Library staff have indicated that this branch does not currently have sufficient facilities to meet local demand for library services, and that there are no plans to build new branches or renovate existing ones in the near future.

5.11.4.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:⁶

- LS-1 Result in a substantial adverse physical impact associated with the provisions 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 library services.

⁶ The significance thresholds set forth here are from the CEQA Guidelines Update approved by the California Office of Administrative Law in December 2018.

5. Environmental Analysis

PUBLIC SERVICES

5.11.4.3 ENVIRONMENTAL IMPACTS

Impact 5.11-4: The proposed project would generate additional population of approximately 722 residents, increasing the service needs for the local libraries, specifically the Walteria Library Branch. [Threshold LS-1]

Impact Analysis: The proposed apartments would house about 722 residents, thus increasing demands for TPL services and facilities.⁷ TPL does not have a standard for determining the amount of library space (in square feet) that is needed per resident. Planning for library services in Torrance is guided by the city manager and the Department of Community Services director, and carried out by library staff. When approved, the City incorporates library service needs and projects into the City budget. The services of the library are increasingly in demand as population increases, especially for electronic media and Internet access for students and the general public. The owner of the proposed apartments would pay additional property taxes, and the tenants would contribute additional sales and utility users' taxes to the City of Torrance. Part of the resulting increase in City General Fund revenues would be allocated for TPL services. Impacts would be less than significant.

It is possible that the proposed project would increase demand on library services beyond projected levels and would depend on the library service needs of residents of the proposed project. The continued accrual of service fees and fines from residents and potential funding from the California Public Library would bring revenue to TPL. The City has shown commitment to continue pursuing the funding for the North Torrance Library, as indicated in the proposed General Plan. Implementation of the General Plan update would not create any significant impacts to library services.

The need for these services represents a less than significant impact on TPL.

5.11.4.4 CUMULATIVE IMPACTS

Cumulative impacts to library services would occur when the proposed project, in combination with other recent, current, and proposed residential projects in the area, (See Table 4-1, *Related Projects*) cause a substantial increase in the demand for library services, creating a need to construct new facilities resulting in substantial environmental impacts.

Demands for library services are generated by the population in the library's service area. The City's population is forecast to increase by about 13,300 between 2012 and 2040 (see Table 5.11-2 above). Thus, demands for library services in the City would increase during that period. Other projects would generate increases in property, sales, and utility users' taxes for the City. Library use by residents of those projects would generate additional fees and fines for library services. Plans for future expansion are far out and if expansion were to occur, it would occur with or without this project, and this project would only contribute a small percentage of

⁷ Estimated occupancy is based on two residents per bedroom, per the Hydraulic Network Analysis for the proposed project (KHR 2017), and is a conservative estimate. Using the estimated average household size in Torrance in 2017, 2.62 persons (CDF 2017), full occupancy is estimated at 650 residents.

5. Environmental Analysis PUBLIC SERVICES

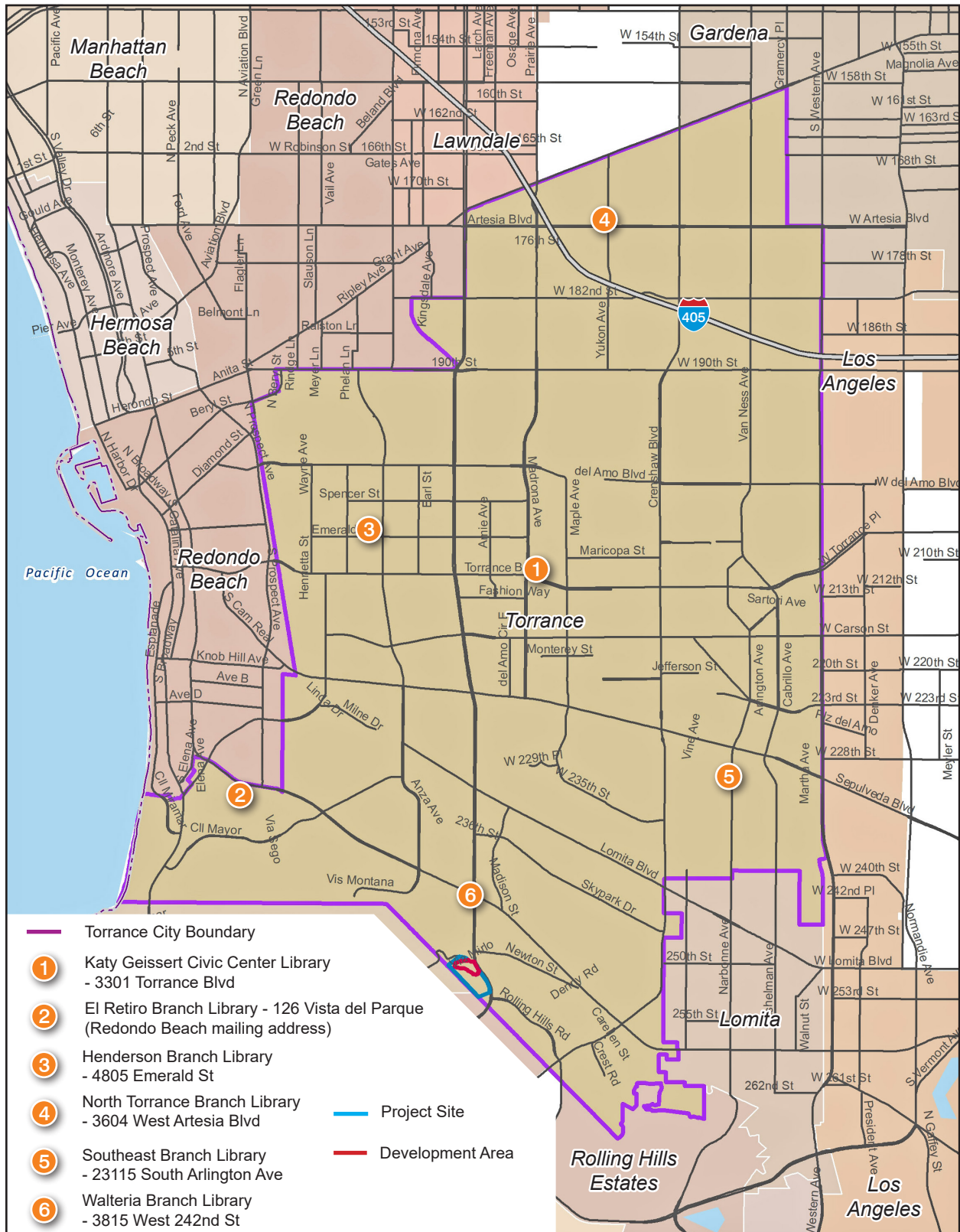
population growth. Cumulative impacts would be less than significant after increased City revenues generated by such projects, and project impacts would not be cumulatively considerable.

5. Environmental Analysis

PUBLIC SERVICES

This page intentionally left blank

Figure 5.11-2 - Torrance Public Library Facilities
5. Environmental Analysis



Note: Unincorporated county areas are shown in white.
Source: ESRI, 2017



5. Environmental Analysis

PUBLIC SERVICES

This page intentionally left blank

5. Environmental Analysis PUBLIC SERVICES

5.11.4.5 EXISTING REGULATIONS AND STANDARD CONDITIONS

There are no existing regulations for library operations.

5.11.4.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, Impact 5.11-4 would be less than significant.

5.11.4.7 MITIGATION MEASURES

No mitigation is required.

5.11.4.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant; therefore, no significant unavoidable adverse impacts relating to library services remain.

5.11.5 References

California Department of Education (CDE). 2019, January 21. 2017-18 Enrollment by Ethnicity and Grade Torrance Unified Report.

<https://dq.cde.ca.gov/dataquest/dqcensus/EnrEthGrd.aspx?cds=1965060&agglevel=district&year=2017-18>.

California Department of Finance (CDF). 2018, May. E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011- 2018.

http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/documents/E-5_2018InternetVersion.xls.

City of Torrance. 2017, May 16. Proposed 2017-2019 Budget.

<https://www.torranceca.gov/home/showdocument?id=16464>.

Dolinka Group. 2016, March 9. Residential School Fee Justification Study, Torrance Unified School District.

5. Environmental Analysis

PUBLIC SERVICES

This page intentionally left blank