

CHAPTER 6

Community Facilities Element

Introduction

Community facilities and the delivery of municipal services are an extremely important and often unnoticed component of the quality of life enjoyed by those who live, work, and own property in Pico Rivera.

A key attribute of a livable community is feeling and being safe, whether as a resident, worker, business owner, or visitor. A safe community that has low crime rates; responsive police, fire and emergency services; safe routes for travel for those on bikes and pedestrians; well-maintained properties and spaces; and a strong sense of community that enhances the perception and experience of safety and well-being positively affects investment, businesses attraction, and property values.

Efficient water and energy supply, wastewater, stormwater, and communications systems are vital to most daily activities. These facilities require regular maintenance and improvements to enhance efficiency and take advantage of technological advances. Many of these facilities are also owned and maintained by agencies other than the City, requiring close coordination between Pico Rivera's needs and the capabilities of the agencies providing the facilities and services.

This element addresses the community's existing and future facility and service needs, including general government, law enforcement, fire protection, water, wastewater, and energy. It is intended to provide for a fiscally-sound community that maintains appropriate service and facilities standards, delivers services in an efficient and effective manner, meets the expectations of its constituents, and consistently aims to be better and more productive.

General Government Facilities

General government facilities maintained by the city include City Hall, the city maintenance yard and other parks and recreation facilities. Pico Rivera's City Hall houses city departments, including: Administration, City Clerk, Community and Economic Development, Finance and Public Works. The Recreation and Community Services Department is located in a separate building, south of City Hall. In addition, the Records Retention Center is located on Lundahl Drive.



Pico Rivera City Hall



City Council Meeting



Sheriff's Station
40th Anniversary



Fire Station #40

The City's maintenance yard, located at 9633 Beverly Road houses various division of Public Works field staff. The maintenance operations include streets, facilities, fleet, traffic signing and striping, street sweeping, water operations, sewer maintenance, and parks.

Sheriff Facilities

Law enforcement within Pico Rivera is provided on a contractual basis by the Los Angeles County Sheriff's Department. By contracting for law enforcement, the City of Pico Rivera receives comprehensive services, including patrol and traffic law enforcement, detective, and support services. The Sheriff's station in the City of Pico Rivera is located adjacent to City Hall at 6631 Passons Boulevard, as shown in **Figure 6-1**.

Fire Protection Facilities

Fire protection and paramedic services for the City are provided on a contractual basis by the Los Angeles County Fire Department. There are three fire stations located in the city, as shown in **Figure 6-1**. Each station operates three shifts, providing 24-hour coverage. The locations and service areas for each fire station are summarized as follows:

Fire Station #25: Located at 9209 E. Slauson Boulevard, serves the portion of the city from Slauson Boulevard to the south city limit.

Fire Station #40: Located at 4864 Durfee Avenue, provides fire protection services from the north city limit to Mines Avenue and paramedic services for the entire city.

Fire Station #103: Located at 7300 Paramount Boulevard, serves the central portion of the city from Mines Avenue to Slauson Boulevard.

Fire Hazards

Primary fire hazards in the city are structural and industrial fires. Los Angeles County has a number of ordinances, programs, and requirements pertaining to fire hazards. These include ordinances establishing buffer areas for brush management, as well as requirements as part of subdivision ordinances that establish standards for access and minimum water fire flow requirements.

Man-made structures can be threatened by fire, depending on their use, construction, and condition. Buildings that present more than a normal level of threat from fire are generally older wood frame structures. Another factor that increases the risk of fire is the use of older single-unit homes for commercial purposes, especially those that utilize combustible materials, such as paints, solvents, and fuels. Because the City is essentially built out, the risk of wildland fires is limited.

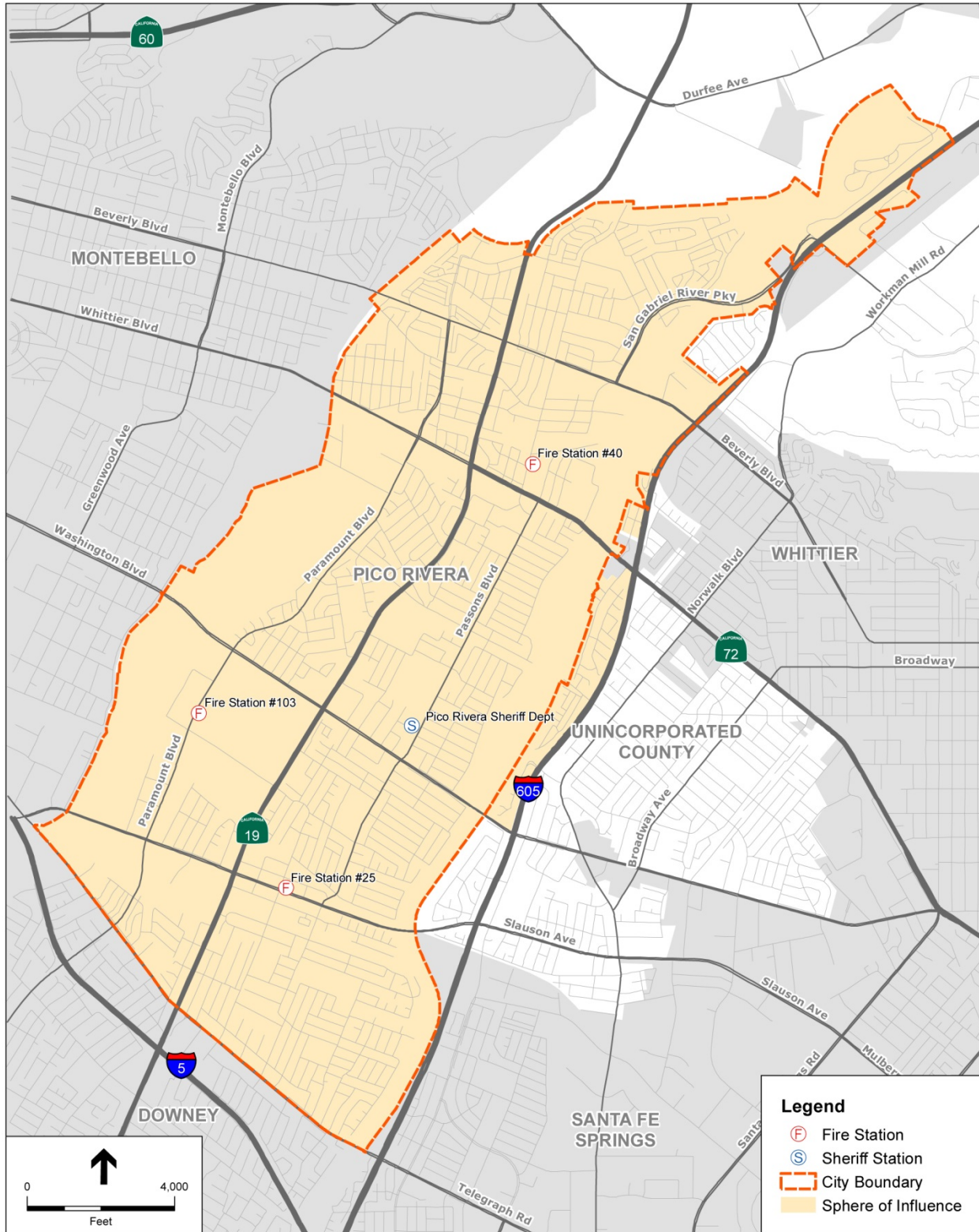


Figure 6-1: Fire and Sheriff's Facilities

Water Facilities

Pico Rivera is served by two water purveyors: the City of Pico Rivera Water Authority (PRWA) and the Pico Water District (PWD). Each purveyor maintains its own distribution system and operates several water supply wells to extract local groundwater from the Central Basin aquifer. The city's total size is 8.9 square miles, of which approximately 32 percent (2.87 square miles) is served by PWD, and the remaining 68 percent (6.03 square miles) is served by PRWA, as shown in **Figure 6-2**. Both PRWA and PWD supply water to their respective residential, commercial, industrial, and fire protection customers within Pico Rivera. General Plan policies related to water facilities will be implemented by both the PRWA and PWD, as applicable.

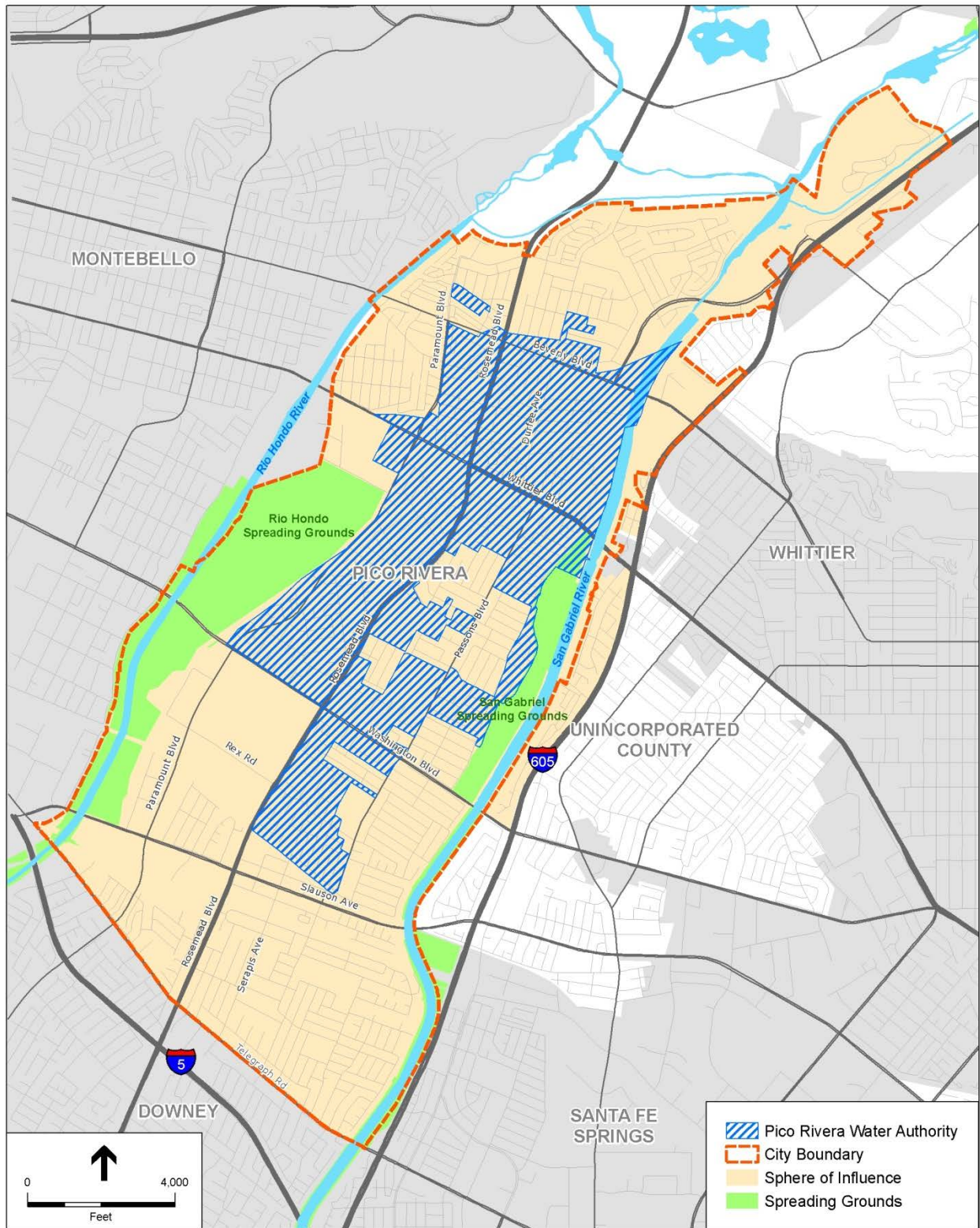


Figure 6-2: Water Agencies Serving Pico Rivera

Wastewater Facilities

The City of Pico Rivera's Sewer Division is responsible for the collection of wastewater within the City limits and delivery to the trunk sewer mains of Los Angeles County Sanitation Districts (LACSD). After sewage is collected locally and delivered to the regional trunk lines, wastewater flows south toward the Los Coyotes Water Reclamation Plant of LACSD in the City of Cerritos. LACSD is responsible for all regional trunk sewer lines and sewage treatment, while the City is responsible for the operation and maintenance of sewer mains and lift stations within the City limits. Regional trunk sewer lines of LA are shown in **Figure 6-3**.

City of Pico Rivera also receives tertiary treated recycled water from LACSD's San Jose Creek Water Reclamation Plant and Los Coyotes Water Reclamation Plant through the purveyor Central Basin Municipal Water District. Currently, Pico Rivera Municipal Golf Course, Rio Hondo Park, Smith Park, County Library and some street medians in the City are irrigated with recycled water. The City is also extending recycled water service to Rio Vista Park.

Stormwater Facilities

Storm drains are the primary flood control facilities in the city, which serve to convey local water runoff, as shown in **Figure 6-4**. Regional flood control structures include the Whittier Narrows Dam and the Rio Hondo and San Gabriel spreading grounds, located adjacent to the Rio Hondo and San Gabriel rivers. The Whittier Narrows Dam captures local stormwater flows for groundwater replenishment.

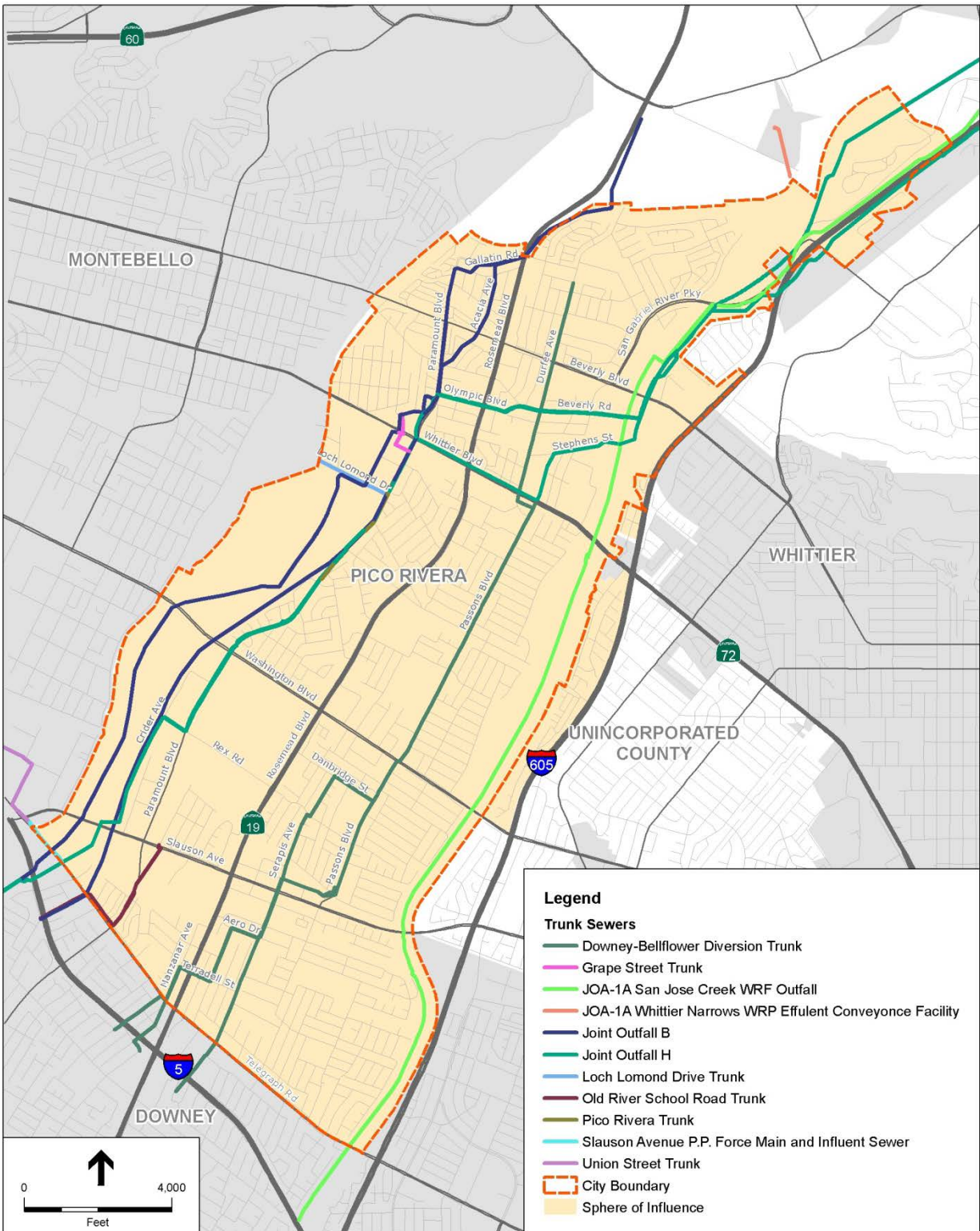


Figure 6-3: Major Sewer Facilities Serving Pico Rivera

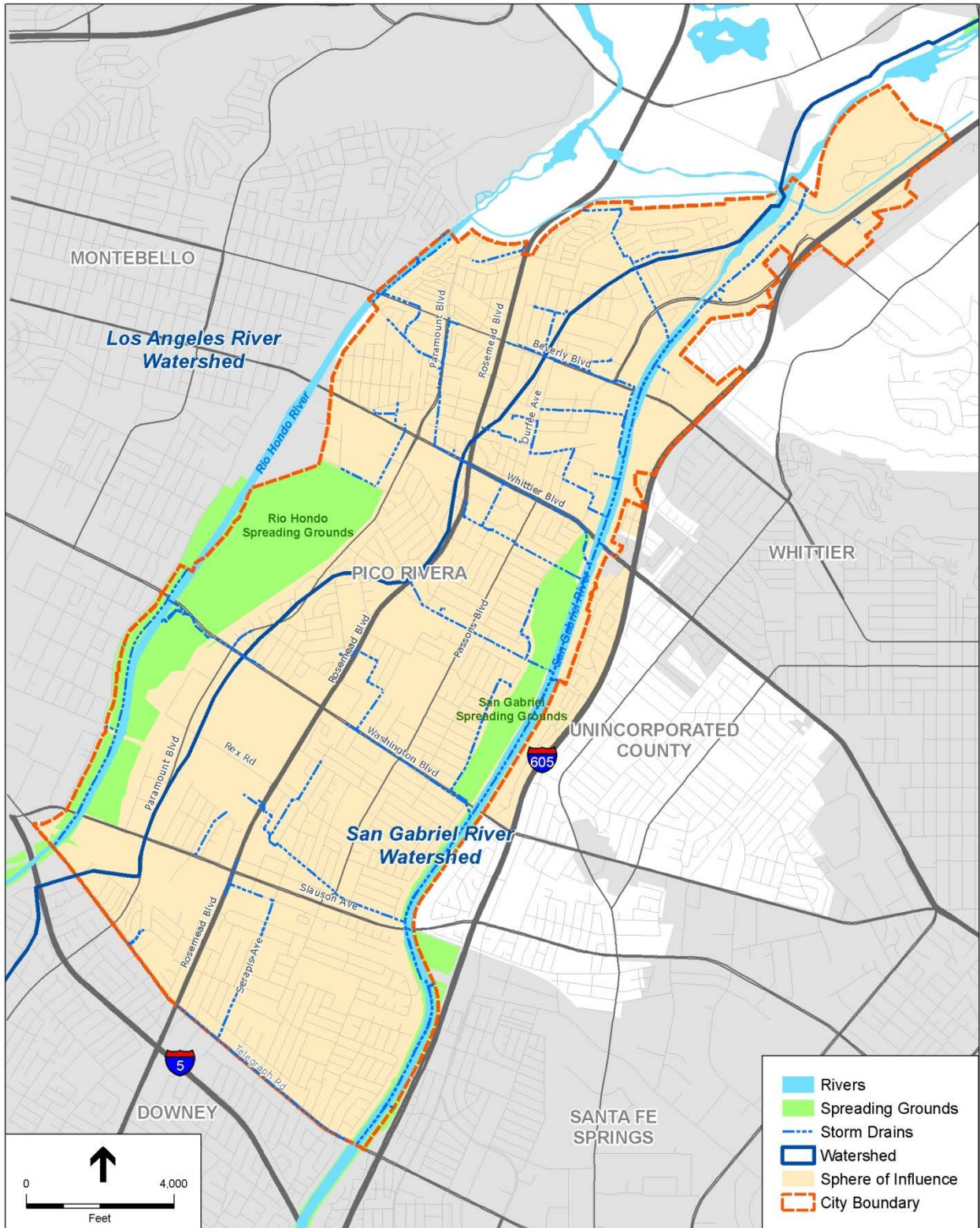


Figure 6-4: Major Storm Drain Facilities Serving Pico Rivera

Energy Facilities

The Southern California Edison (SCE) electricity supply company is responsible for the provision of electrical facilities and services within the city. SCE owns the transmission lines that run the length of the San Gabriel River (see **Figure 6-5**). These transmission lines provide power to the city in its entirety. The City of Los Angeles Department of Water and Power operates a 500-kilovolt (kV) transmission line within Pico Rivera. The overhead power lines generally run on the eastern edge of the Rio Hondo spreading grounds and along the northern boundary of the city. The right-of-way underneath the transmission line is currently used for a variety of temporary uses, such as nurseries, parking, and open space.

SCE's 220 kV double circuit transmission lines bring power from a generating station to an electrical substation to distribute electricity throughout Pico Rivera and other jurisdictions within the area. Power distribution lines bring power from the substation to individual homes. SCE maintains three substations within the city located at Beverly Boulevard and the San Gabriel Freeway (I-605); the southwest corner of Slauson Avenue and Serapis Avenue, and near the southeast corner of Durfee Avenue and Stephens Street.

The Southern California Gas Company is responsible for the provision of natural gas service and facilities within the city.

6. Community Facilities Element

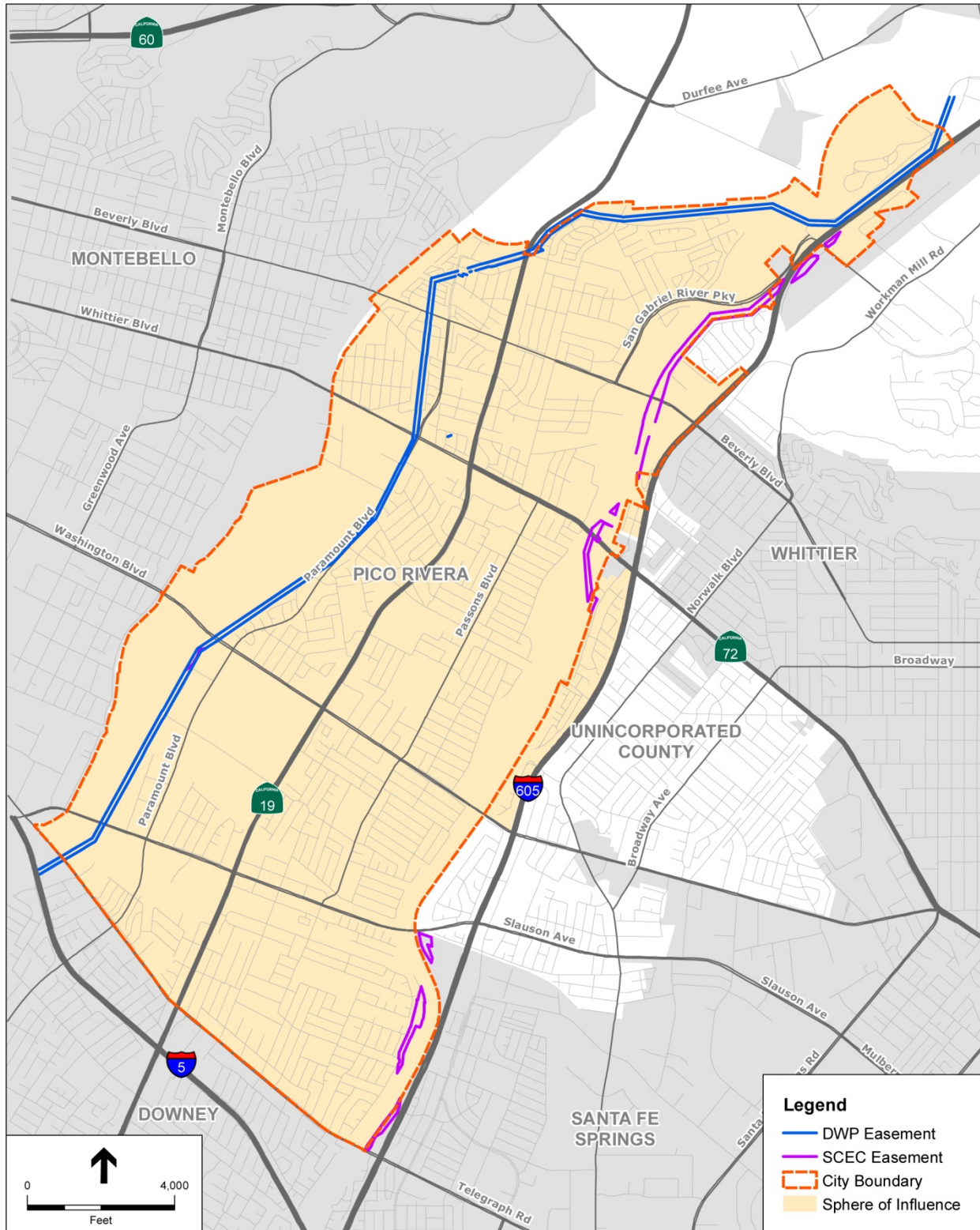


Figure 6-5: Major Energy Transmission Facilities

Solid Waste Facilities and Recycling

Solid waste generated within Pico Rivera is collected by a company holding an exclusive franchise agreement with the City. The residential, commercial and industrial services include curbside collection of waste, commingled recyclables, and greenwaste. Pico Rivera has a number of waste diversion programs in place to minimize the need for landfill disposal of solid wastes, including a Demolition and Recycling ordinance in compliance with Assembly Bill 939. There are recycling/drop-off centers for oil/filter recycling, Household Hazardous Waste, and Beverage Container recycling throughout the city. Whittier Fertilizer, which is located on Kruse Road, provides important recycling services to Pico Rivera to achieve applicable waste diversion requirements. The City continues to strive to improve its solid waste management efforts through educational outreach and obtaining grants to further fund and improve their waste management programs. The City recently received funding for the collection, removal, transportation, recycling and disposal of waste tires from illegal tire piles and a grant for public education regarding the benefit of properly recycling bottles and cans.

Telecommunications

A variety of telecommunication facilities—including telephone, cable television, and high speed internet services—exists in the City of Pico Rivera, provided by private service providers. Additionally, the City of Pico Rivera Public Information Division manages CTV3, the city's cable television channel that provides regular programming featuring local news, educational presentations, special videos and public service announcements on the latest city events, services, and meetings. El Rancho Unified School District also operates a public access television program.

Goals, Policies, and Implementation Actions

General Government Facilities

Goal 6.1

Efficient and fiscally responsible government services that are responsive to local residents and businesses.

Policy 6.1-1 Involved Citizenry. Provide for the full inclusion of people of diverse backgrounds, ages, genders, interests, lifestyles, and socioeconomic status in governmental decision-making through a variety of community outreach and information programs.

Policy 6.1-2 Access to City Government. Establish and promote City Hall as a comfortable and approachable place for community members to voice concerns, conduct business, and obtain information regarding the provision of City services.

Policy 6.1-3 Community Outreach. Encourage residents and businesses to become active in local government by providing a variety of involvement programs designed to stimulate community spirit and pride.

Policy 6.1-4 Sufficient Public Facilities. Provide a sufficient number and size of general government facilities in order to adequately provide the services required for the City's population and businesses.

Sheriff Facilities

Goal 6.2

A safe community with low risk of crime, and with protection of life and property.

Policy 6.2-1 Service Standards. Coordinate with the Los Angeles County Sheriff's Department to maintain the following law enforcement standards in the City:

- Four-minute average response time for emergency calls;
- Ten-minute average response time for non-emergency calls; and
- Staffing levels of one officer per 1,000 residents.

Policy 6.2-2 Adequate Equipment. Maintain adequate levels of equipment to provide effective and highly visible law enforcement services within the City.

Implementation Programs for Policies 6.2-1 and 6.2-2:

- *Work with the Los Angeles County Sheriff's Department to pursue available state, federal, and other funding sources to support facilities, equipment, programs, and staffing for law enforcement services.*
- *Use applicable General Plan performance standards to determine needed facilities and staffing when renewing the City's service contract with the Sheriff's Department.*

Policy 6.2-3 New Development. Require new development to contribute fees to fund its fair share of improvements that are needed to maintain law enforcement service standards, facilities, and equipment.

Policy 6.2-4 Defensible Space. Incorporate defensible space security and design features in new and retrofitted development to minimize opportunities for criminal activity. Such features should include:

- Well-lighted and visible streets and street names, building entrances and addresses, recreation areas, and parking areas.
- Limited access into and between buildings to reduce escape routes and to make undetected entry difficult.
- Landscaping that permits surveillance of open areas and entryways and avoids creating places for concealment.

- Emergency vehicle access around buildings to the extent feasible within multiunit residential and nonresidential developments.
- Elimination of the potential for roof access via stacked pallets, flag poles, and other means within multiunit residential and nonresidential developments.
- Conduct a study of alleyways within the City and determine if they should be abandoned and how to make alleyways safer.

Policy 6.2-5 Gang Suppression Programs. Continue to work with the El Rancho Unified School District and the Sheriff's Department to develop and implement gang suppression and intervention programs that enhance crime prevention.

Policy 6.2-6 Graffiti Abatement. Continue to work with various agencies to fund aggressive graffiti enforcement and abatement programs, and require removal of graffiti that is in public view.

Implementation Program for Policies 6.2-5 and 6.2-6:

- *Pursue available state, federal, and other funding sources to develop and implement gang suppression and intervention programs, implement graffiti enforcement and abatement programs, and remove graffiti.*
- *Maintain standards that limit potential for graffiti and that require prompt removal of graffiti on private property that is visible to the public.*

Policy 6.2-7 Crime Prevention Programs. Maintain an array of community-based service and education programs designed to prevent crime, including Neighborhood Watch Programs and the P.R.I.D.E. youth program.

Policy 6.2-8 Mutual Aid. Continue to coordinate with the County Sheriff's Department, area police departments, and other appropriate law enforcement agencies to promote regional cooperation and provide mutual aid during emergency situations.

Fire Protection Facilities

Goal 6.3

Adequate fire protection and emergency medical services.

Policy 6.3-1 Service Standards. Coordinate with the Los Angeles County Fire Department to maintain the following fire and emergency service standards as recommended by the Insurance Services Office, Inc. (ISO) and the National Fire Protection Association (NFPA):

- Four-minute response time for the first arriving fire company for 90 percent of incidents.
- Eight-minute response time for arrival of multiple fire companies for 90 percent of incidents.
- Four-person minimum staffing of fire companies.

- Fire Confinement Success Rate – holding structure fires to floor or origin (i.e., preventing the fire from spreading to additional floors after first arrival on the scene) for 90 percent of incidents.
- Fire Company Reliability – handling calls for services within assigned station for 90 percent of incidents.

Policy 6.3-2 Effective Service. Maintain adequate staffing, equipment, technology, and training to provide effective and efficient fire protection and emergency medical services within the City.

Implementation Programs for Policies 6.3-1 and 6.3-2:

- *Work with the Los Angeles County Fire Department to pursue available state, federal, and other funding sources to support facilities, equipment, programs, and staffing for fire prevention and suppression services.*
- *Use applicable General Plan performance standards to determine needed facilities and staffing when renewing the City's service contract with the County Fire Department.*

Policy 6.3-3 Adequate Fire Flows and Water Storage. Maintain adequate fire flow pressure as established by the Los Angeles County Fire Department and sufficient water storage for emergency situations.

Policy 6.3-4 Enforcement of Codes. Continue to enforce all relevant codes and ordinances for existing buildings and new construction to reduce the risk of fire hazards.

Policy 6.3-5 New Development. Consider fees for new development to help maintain fire protection service levels without adversely affecting service levels for existing development.

Policy 6.3-6 Review of Development Proposals. Continue to include the Fire Department in the review of development proposals to ensure that projects adequately address safe design and on-site fire protection.

Policy 6.3-7 Mutual Aid. Continue to coordinate with appropriate fire protection agencies to provide mutual aid during emergency situations.

Policy 6.3-8 Education. Continue to support community outreach activities and programs designed to inform and educate the public concerning fire prevention and suppression.

Water Facilities

Goal 6.4

A sustainable supply of water delivered through an efficient infrastructure system to meet existing and future needs.

Policy 6.4-1 Reliable Supply and Distribution. Provide high quality potable water and a regularly maintained distribution system to meet normal and emergency demands in both wet and dry years.

Implementation Programs for Policy 6.4-1:

- *Coordinate with PWD to ensure high quality groundwater is provided within their service area, and that the distribution system is well-maintained.*
- *Pursue available state, federal, and other funding sources to support the planning, improvement, operations, and maintenance of water facilities.*

Policy 6.4-2 Urban Water Management Plan. Maintain and keep up to date the Urban Water Management Plan and other water master planning and capital improvement tools to ensure adequate water supply, infrastructure, maintenance, rehabilitation, funding, and conservation measures.

Implementation Program for Policy 6.4-2:

- *Review and regularly update the City's Urban Water Management Plan and other water master planning and capital improvement tools, including coordination with PWD for the portion of Pico Rivera within the PWD service area.*

Policy 6.4-3 New Development. Require new development to demonstrate the availability of adequate water supply and fire flow, and to provide infrastructure and/or finance the costs of improvements necessary to serve the demands created by the development, as appropriate.

Policy 6.4-4 Energy Efficient Infrastructure. Employ best practices to maintain the highest feasible energy efficiency in the water infrastructure system to reduce costs and greenhouse gas emissions.

Policy 6.4-5 Water Conservation. Encourage water conservation as a means of protecting the long term availability of water resources. Require new and retrofitted development to be equipped with water conservation devices.

Wastewater Facilities

Goal 6.5

Adequate and well-maintained wastewater infrastructure to meet existing and future needs and to ensure the health and safety of the Pico Rivera community.

Policy 6.5-1 Sufficient Infrastructure. Maintain and upgrade the City's wastewater collection system to meet the needs of existing development and future growth such that restricted wastewater flows occur only during peak-day, peak-hour conditions.

Implementation Program for Policy 6.5-1:

- *Pursue available state, federal and other funding sources to support the planning, improvement, operations, and maintenance of wastewater facilities.*

Policy 6.5-2 Wastewater Treatment Plant Capacity. Maintain coordination with the Los Angeles County Sanitation Districts to ensure that the wastewater

Policies addressing water conservation and use of recycled water can be found in the Environmental Resources Element section under "Water Quality and Conservation."

treatment plants serving the City can accept wastewater flows from Pico Rivera and remain within the rated capacity of the wastewater treatment facilities serving the City.

Policy 6.5-3 Infrastructure Master Planning. Maintain up-to-date wastewater master planning and capital improvement tools to ensure adequate wastewater infrastructure, maintenance, rehabilitation, and funding.

Implementation Program for Policy 6.5-3:

- *Review and regularly update the City's sewer master plan and capital improvement tools.*

Policy 6.5-4 Adequate Facilities for New Development. Require new development to demonstrate the availability of adequate wastewater facilities in accordance with city plans and standards.

Policy 6.5-5 New Development Contribution. Ensure that new development constructs, dedicates, and/or pays its fair share contribution to the wastewater treatment and collection system that is necessary to serve the demands created by the development.

Policy 6.5-6 Monitoring Discharge. Continue to monitor uses that may generate toxic or potentially hazardous substances to prevent contamination of water and wastewater.

Policy 6.5-7 Best Practices. Work with Los Angeles County Sanitation Districts to identify and implement, as feasible, best practices and technologies for wastewater collection and treatment, including those that reduce the amount of wastewater requiring treatment, maintain the highest possible energy efficiency, and reduce costs and greenhouse gas emissions.

Policy 6.5-8 Reclaimed Water. Utilize reclaimed water for all municipal parks and greenways including the Bicentennial Park Campground and Sports Arena and continually search for local, state and federal grants to develop the proper infrastructure.

Energy Facilities

Goal 6.6

A community adequately served by energy facilities with minimal exposure to electromagnetic fields.

Policy 6.6-1 Adequate Services. Maintain coordination with SCE and the Southern California Gas Company to ensure that adequate electricity and natural gas services and facilities are available.

Policy 6.6-2 New Development. Ensure that approvals of proposed development are contingent upon the ability of SCE and the Gas Company to provide sufficient energy supply and infrastructure.

Policy 6.6-3 Locating Sensitive Uses. Locate sensitive uses an adequate distance from major electrical transmission lines based on siting guidelines used by the California Public Utilities Commission to minimize exposure to electromagnetic fields.

Policy 6.6-4 Renewable Energy. Encourage the use of solar power and renewable fuel sources for a sustainable community.

Policy 6.6-5 Municipal Vehicle Fleet. Pursue local, state and federal funding to obtain alternative-fuel vehicles such as electric vehicles and strategically locate electric charging stations for private and public use.

Implementation Program for Policy 6.6-3:

- *Incorporate standards for the location of sensitive uses near major electrical transmission lines consistent with the California Public Utilities Commission siting guidelines into the City's zoning ordinance.*

Policy 6.6-6 Undergrounding Utilities. Continue to work with energy providers to underground existing facilities, especially along arterials, targeted corridors and around substations, while utilizing the Underground Utility Districts to finance this construction.

Policy 6.6-7 Visual Impacts. Work with SCE and the Gas Company to minimize the impacts of energy facilities within the community, including use of low profile or underground substation facilities.

Policy 6.6-8 Joint Use. Where feasible, facilitate joint use of major electricity transmission line corridors for uses such as wholesale nurseries, pedestrian and bike trails, and linear parks.

Policy 6.6-9 Coordination. Coordinate with DWP on any projects with the potential to impact LADWP transmission line rights-of-way prior to project approval to ensure appropriate clearances, access issues, construction activities, safety, grading, drainage and other such issues are adequately and appropriately addressed.

Solid Waste Facilities and Recycling

Goal 6.7

Reduced solid waste generation and disposal, and increased recycling opportunities.

Policy 6.7-1 Adequate Services. Maintain adequate solid waste facilities and services to maximize diversion and minimize landfilling of solid wastes.

Implementation Program for Policy 6.7-1:

- *Undertake a regular review of solid waste diversion rates and work with appropriate solid waste collection, disposal, and recycling service providers to maximize diversion within the community.*

Policies addressing energy conservation and use of renewable energy sources can be found in the Environmental Resources Element section under "Energy Conservation."

Policy 6.7-2 Compatible Facilities. Ensure that solid waste collection and recycling facilities are located and operated in a manner that is compatible with surrounding uses.

Policy 6.7-3 Recycling Plans. Maintain up-to-date Source Reduction and Recycling Element, Household Waste Element, and other relevant plans designed to maximize solid waste management efficiency and diversion.

Implementation Program for Policy 6.7-3:

- *Regularly review and update, as needed, the Source Reduction and Recycling Element, Household Waste Element, and other relevant plans to determine whether new goals or programs are needed to meet waste diversion goals.*

Policy 6.7-4 City Facilities. Continue to require office recycling services at City Hall and other City facilities to increase solid waste diversion.

Policy 6.7-5 Non-Residential Recycling. Provide convenient and effective composting and recycling programs for commercial and industrial uses, as well as waste diversion programs for construction activities, to minimize the solid waste stream to landfills.

Policy 6.7-6 New Construction. Encourage the use of recycled materials in new construction, including building construction and expansions, as well as for infrastructure improvements.

Policy 6.7-7 Education. Provide public education and outreach programs on the benefits of solid waste reduction and recycling, and communicate recycling options and locations within the city.

Telecommunication Facilities

Goal 6.8

Quality communication systems that enhance community economic development and governmental efficiency, and provide equitable access for all.

Policy 6.8-1 Access. In conjunction with local internet, television, telephone, cellular and other telecommunications service providers, provide access to and availability of a wide range of state-of-the-art telecommunication systems and services throughout the city.

Policy 6.8-2 New Development. Establish requirements for the installation of feasible state-of-the-art telecommunications technologies in new and retrofitted development.

Policy 6.8-3 Co-location. Require compatible co-location and design of wireless telecommunication facilities that are as visually unobtrusive as feasible and minimize visual impacts on surrounding uses.

Policy 6.8-4 City Operations. Expand the use of telecommunications and new technologies to enhance the performance of internal City operations and the delivery of public services.

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