

4.10 Public Services

4.10.1 Environmental Setting

The DTSP Update proposes to reconfigure 11 existing districts into 7 new districts with the intention of encouraging and facilitating development opportunities within the DTSP area by revising development standards, including increases in allowable densities, floor area ratios, and building heights for certain districts. Among other things, the DTSP Update provides recommendations for streetscape improvements, public amenity requirements, circulation improvements, and mobility enhancements. Insofar as government facilities and utility service providers and systems currently serve the DTSP area, these systems may need to be expanded to serve the potential new development that could occur as a result of the proposed DTSP Update.

The DTSP Update will allow for revitalization and increase of density in downtown Huntington Beach. Increasing the density, however, will put increased demand on the existing infrastructure and may require upgrades to utilities, services, and facilities that have reached or are near capacity. The following summarizes the current conditions of public services and facilities within the DTSP area and identifies potential problematic areas and solutions.

As discussed in Section 4.9, Population and Housing (beginning on page 4-153), it is anticipated that a population increase of 1,562 persons would be expected if the 648 new residential units anticipated by the DTSP Update are proposed and developed through 2030.

The information and analysis presented in this section are based on consultation with utility and service providers, the General Plan, and researched data (refer to Section 7, References and Section 8, List of Persons and Organizations Consulted). Information has also been compiled from site visits, GIS files containing existing utility line data provided by the City, the Huntington Beach General Plan, the Sewer Master Plan prepared in 2003, the Urban Water Management Plan prepared in 2005, the Water Management Program adopted by the City in June 2008, the Citywide Urban Runoff Management Plan dated 2005, the previous Downtown Specific Plan Environmental Impact Report (EIR) 82-2 dated July of 1983, the Pacific City EIR prepared in 2003, the Waterfront Development Project EIR prepared in 2002, and the Strand at Downtown Huntington Beach EIR, which were all prepared by EIP Associates, which is now part of PBS&J.

1. Fire Service

The Huntington Beach Fire Department (HBFD) provides fire protection, rescue, emergency medical and hazardous materials control and response services to the City.

The closest fire station to the DTSP area is Fire Station 5 located at 530 Lake Street between Acacia Avenue and Frankfort Avenue in the City. This station opened in 1981 and serves the downtown area as well as the City beach and pier. It is the City's only two-story station and includes a fire pole. Station 5 staffs 10 fire personnel 24 hours a day, 7 days a week. The station houses one paramedic

engine with four personnel, one truck company with four personnel, and one emergency transport vehicle (Advanced and Basic Life Support ambulance) with two personnel.

The Ambulance Program of the Huntington Beach Fire Department operates four full-time ambulances, 24 hours per day, 365 days per year. This program provides emergency transportation for patients within the City. The Department provides quality emergency transportation utilizing Freightliner ambulances. These ambulances are state-of-the-art emergency transports that include a complete inventory of advanced life support equipment. This allows paramedics and ambulance personnel to initiate transport in a more expeditious manner. Over 10,000 emergency transports are provided annually.

Each ambulance is staffed by two full-time ambulance operators. As Fire Department employees, ambulance operators work 24-hour shifts and respond from City fire stations. These stations include Fire Station 1-Gothard, Fire Station 2-Murdy, Fire Station 5-Lake, and Fire Station 6-Edwards.

In addition to Fire Station 5, the following Huntington Beach stations are nearby and located in the vicinity providing service to the DTSP area:

Table 4.10.1 Huntington Beach Fire Facilities	
Fire Station	Address
Huntington Fire Station 1 - Gothard <ul style="list-style-type: none"> • Paramedic Unit (4 personnel) • Emergency Transport (2 personnel) • Battalion Chief (1 personnel) 	18311 Gothard Street Huntington Beach, CA 92648
Huntington Beach Fire Station 4 - Magnolia <ul style="list-style-type: none"> • Paramedic Engine (4 personnel) 	21441 Magnolia Street Huntington Beach, CA 92646
Huntington Beach Fire Station 6 - Edwards <ul style="list-style-type: none"> • Paramedic/Hazmat Engine (4 personnel) • Emergency Transport (2 personnel) 	18591 Edwards Street Huntington Beach, CA 92647

Response times to the site are dependent on various factors. Response time is generally five minutes or less. Emergency calls (Advanced and Basic Life Support) receive the quickest response times (generally under five minutes) with alarm calls and non-emergency calls having longer response times. The availability of personnel and extenuating circumstances may further affect response times.

2. Police Service

The Huntington Beach Police Department (HBPD) provides law enforcement/police services to the City and to the DTSP area. The Department will continue to provide law enforcement services to the project area once the development and construction is complete. The Police Department has a substation located within the DTSP area at 204 5th Street, which likely will be vacated in the future; however, a different location in the downtown area will be secured for a new substation. The Police Department headquarters is located approximately one mile outside the DTSP area at 2000 Main Street.

The majority of the downtown core is served by officers staffed out of the police substations, including a Special Enforcement Team made up of 1 sergeant and 12 officers, 10 of which are assigned to the downtown. The officers work a schedule that provides service to the area from the early afternoon hours to the early morning hours on some level, seven days a week. A Direct Enforcement Team that consists of one sergeant and four officers also operates out of the substation. This team focuses on problem areas and quality of life issues citywide, but it is frequently tasked with working on resolutions for downtown problems.

Response times to the site are dependent on various factors, including the location of patrol vehicles at the given moment. Emergency calls receive the quickest response times with alarm calls and non-emergency calls having longer response times, respectively.

3. Schools

Residents and employees in the DTSP area have numerous educational opportunities nearby. The City offers residents an educational system with 35 elementary schools and 5 high schools located in the city. Together, more than 50 public and private schools offer elementary, middle school, high school, and adult education to the residents of Huntington Beach. Further educational opportunities are offered in close proximity at Golden West College, Orange Coast College, the University of California, Irvine, California State Universities at Long Beach and Fullerton, and a number of private colleges. Golden West and Coastline Community Colleges are located within the city limits.

The DTSP area is located within and serviced by the Huntington Beach City School District (HBCSD), which provides elementary and middle schools for students. The Huntington Beach Union High School District (HBUHSD) provides high schools for student attendance. While both school districts have open enrollment policies, the primary schools servicing the DTSP area include John R. Peterson Elementary School, the Agnes L. Smith Elementary School, the Ethel R. Dwyer Middle School, and Huntington Beach High School.

Table 4.10.2
Huntington Beach Public School Facilities

School	Address
John R. Peterson Elementary School	20661 Farnsworth Lane
Agnes L. Smith Elementary School	770 17th Street
Ethel R. Dwyer Middle School	1502 Palm Avenue
Huntington Beach High School	1905 Main Street

4. Parks

The General Plan sets forth a standard of 5 acres of parkland/park space for every 1,000 persons. The City's current estimated population is 202,250 people. The City currently has 1,001.16 acres of parkland/park space. When measured against its population, the City is approximately 10 acres short of providing the established standard for parkland/park space.

Currently, three parks are proposed for development in the City.

- A two-acre park within the residential portion of the Pacific City development north of Pacific View Avenue, between 1st Street and Huntington Street.
- A two-acre park on the west side of Newland Street, northwest of Hamilton Avenue.
- A 1.7-acre park on the west side of Graham Street, south of Warner Avenue.

The projected development to occur within the DTSP area is estimated to require 7.8 acres of additional parkland/park space within the City.

5. Libraries

The City of Huntington Beach currently features five library facilities, including the Main Street Branch Library in the DTSP Update area. The Main Street Branch Library served as the main library for the City until 1975 when the Central Library was completed. The Main Street Branch has on average 98 visitors per day and holds 30,752 volumes.¹² Two other branches in the City have fewer volumes and higher average daily visitor counts – the Graham Branch Library and the Banning Branch Library. The Central Library and Cultural Center has on average 3,200 visitors per day and holds 350,000 volumes.

4.10.2 Significance Criteria

Significant impacts to public services would occur if the project results in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- Fire protection
- Police protection
- Schools
- Other public facilities (e.g., parks and libraries)

4.10.3 Impacts

Government facilities and services (fire, police, schools, and parks) currently serve the DTSP area. These services may need to be expanded to serve the potential new development that could occur as a result of the proposed DTSP Update. At project build-out, the potential demand on police, fire, and other public services mentioned herein could increase. Potential impacts to other public facilities are

¹² Stephanie Beverage, City of Huntington Beach, Director of Library Services, July 16, 2009.

addressed in Section 4.13, Utilities and Service Systems (beginning on page 4-233). The following addresses potential impacts to Public Services.

1. Fire

Future development within the DTSP area and project build-out may potentially increase the number of calls for service to the location. An increase in development within the Downtown may require an increase in the amount of public safety staff, fire station facilities, fire apparatus and equipment, and services provided by the City. The HBFD does not consider a firefighter-to-population ratio as an appropriate tool for determining levels of service. Instead, criteria for evaluating acceptable levels of service are generally based on response times¹³. According to the City's General Plan Public Facilities and Public Services Element, the HBFD's emergency response time objective, including participation by other cities in the automatic aid agreement, is for the first fire or paramedic unit to arrive within 5 minutes, 80% of the time. The non-emergency response time goal is 15 minutes, 90% of the time¹⁴. According to the HBFD, the department currently responds to all emergency calls in the City in less than five minutes. The response time for non-emergency calls varies due to time of day and traffic conditions.

The proposed DTSP Update site boundaries cover 336 acres and would include potential development opportunities over a 20-year period. As such, it is not possible at this time to specify the exact location, size, or timing of future development (which may occur under the proposed DTSP) that may contribute to an eventual increase in calls to the HBFD. Therefore, it is currently unknown which potential future needs for staff and/or facilities and equipment may be required (if needed) in relation to individual development projects. Because additional fire personnel, facilities, and/or equipment may be needed in relation to future development proposals per the DTSP Update, and it is unknown as to where or how these additions may be provided, impacts relative to fire protection will be significant and unavoidable.

Water service for domestic use and fire flows is provided to the project site by the City of Huntington Beach, which operates at a Class 1 water rating level. This rating was assigned to the department by the Insurance Services offices, based on the water supply a community uses for fire suppression, including hydrant size, type and installation, as well as the inspection frequency and condition of fire hydrants. The local water main system is a combined domestic and fire protection water grid system that provides adequate water pressure and volume to the area surrounding the proposed project site for purposes of fire suppression and domestic water use. Each city hydrant provides 4,000 gallons per minute at 20 pounds per square inch. In accordance with the *California Fire Code* (also adopted by the City under Chapter 17.56 of the City's *Municipal Code*), minimum fire flows are generally achieved and maintained. All development plans are reviewed by the HBFD prior to construction to

¹³ Maresh, July 2009

¹⁴ City of Huntington Beach, General Plan, 1996

ensure that adequate fire flows are maintained and that an adequate number of fire hydrants are provided in the appropriate locations in compliance with the *California Fire Code*.

2. Police

At present, due to the late night activity on Main Street, police officers are often required to work overtime to adequately meet the needs of the Downtown. Additionally, parking spaces are limited at the downtown substation. According to the Police Department, the downtown substation will likely be moved to a new location within downtown in the future.

An increase in development within the downtown will require a proportionate increase in the amount of Police Department staff and services provided by the City. The current authorized staffing level for the Police Department is at a ratio of 1.1 officers per 1,000 residents and is adequate to provide for the provision of police services within the City. A wide variety of economic and societal forces will dictate appropriate service ratios at any given point in the future. Based on current conditions, the additional 1.5 personnel necessary to cover a projected population increase from the DTSP Update of 1,562 residents can be absorbed within existing staffing levels. It is not anticipated that the project will result in significant impacts to police services and/or facilities within incorporation of the recommended mitigation.

In addition, any new development projects shall be subject to the review and approval by City departments; the DTSP Update incorporates guidelines that encourage safety measures (e.g., alarm systems, security lighting) to be included into project design. On-site security for certain developments/uses is also required as a condition of approval with a conditional use permit on a case-by-case basis. These measures would further reduce impacts that are already concluded to be less than significant.

3. Schools

The potential new development includes a maximum of 648 residential units, which could result in approximately 1,562 residents. The Huntington Beach City School District is currently experiencing a declining enrollment. Using generation factors utilized by the District, the units allowed in the DTSP Update could generate 220 additional elementary and middle school students. The generation factors, however, are based upon single-family residential, and the product mix may be different on units proposed in the future. The District generation rates yield a potential student population of 83 high school students from the 648 units allowed under the DTSP. Enrollment is currently declining at schools in the DTSP area. However, since the development is expected to occur over 20 years, each specific development proposal should be reviewed by the District in light of enrollment conditions at that time to ascertain what project-specific requirements might be needed, if any, to obviate any significant impacts on schools. In addition, developments are required to pay applicable school fees as development is proposed. Therefore, the increase in population projected by the DTSP Update is not expected to have a potentially significant impact on school facilities currently within the City. Additionally, implementation of code requirements CR 4.10-2 and CR 4.10-3, fees collected under the authority of SB 50 would ensure offset any additional increase in educational demand at the

elementary schools, middle schools, and high schools serving future residential development associated with the DTSP Update project.

4. Parks

Notwithstanding the proposed DTSP Update development, the City is currently deficient 10 acres of parkland to meet its General Plan objective of providing at least 5.0 acres per 1,000 residents. The proposed DTSP Update project requires 7.8 acres of additional parkland/park space to be added to the overall city parkland inventory. The addition of these parks will bring the City within approximately 10 acres of the City's overall parkland/park space goal based on citywide population projections through 2030. The City Beach, which is included in the parks inventory, is in the DTSP area and provides recreational/park opportunities for the hotels and visitor-serving commercial uses as well as residents in the downtown area. The City is examining additional options for expanding park space within the City, including utilizing former school sites for the development of future parkland. The City has met park requirements within the DTSP but cumulatively will not meet the standard citywide. Since the proposed 648 residential units will generate an anticipated 1,562 new residents and development will be required to provide dedication of land or in-lieu fees, the impact on parks is not considered significant within the DTSP area. Additionally, implementation of code requirement CR 4.10-5 will ensure that no significant impacts will occur as a result of the proposed DTSP. As such, the DTSP Update project will not result in any significant impacts to parks.

5. Libraries

The DTSP area includes the Main Street library site. The library site is proposed to be located within the reconfigured District 1 (the Downtown core), which allows mixed-use (commercial, office and residential) developments. However, the library site is within a proposed Cultural Arts Overlay area that lists libraries as a permitted use and would allow for continuation of the library use at the site. In addition, the Cultural Arts Overlay area reduces the number and types of uses that could be permitted on the library site from the existing DTSP. In the event that a development proposal moves forward on the library site that proposes to remove the library use, impacts to library services would need to be analyzed.

Based upon the existing city population of 202,250 and the average daily customers of 160 at the Main Street Branch, the additional 1,562 residents anticipated from residential development allowed in the DTSP Update would generate an additional 1.25 daily patrons, a less than significant impact. However, site-specific projects are analyzed in the development approval process in the context of a range of public services, including libraries. Through the plan check process, library development fees are required to provide for a project's fair share toward library services. Implementation of code requirement CR 4.10-5 would ensure that new development pay its fair share of fees towards library services to ensure that increased growth does not result in significant impacts on existing services. As such, impacts would be less than significant.

With implementation of the proposed DTSP project, future individual development projects would require fire protection features to be included in the project design. In addition, modernization of

equipment systems or devices may be required by the Huntington Beach Fire Department prior to any construction approval. Therefore, with compliance and implementation of fire protection requirements, potentially significant impacts can be reduced to a less than significant level. Fire protection devices required under Building and Fire specifications and codes for new building projects would be required.

4.10.4 Mitigation Measures

- MM 4.10-1 New construction within the Downtown Specific Plan Area shall be designed to provide for safety measures (e.g., alarm systems, security lighting, other on-site security measures and crime prevention through environmental design policies) and subject to the review and approval of the City Planning Department and Huntington Beach Police Department.
- MM 4.10-2 Subject to the City's annual budgetary process, which considers available funding and the staffing levels needed to provide acceptable response time for fire and police services, the City shall provide sufficient funding to maintain the City's standard, average level of service through the use of General Fund monies.
- CR 4.10-1 Development projects shall incorporate fire protection improvements, including access requirements and modernization of existing equipment/systems, as required by the Huntington Beach Fire Department prior to preparation of final project design plans. The plans shall be submitted to the Huntington Beach Fire Department for review and approval.
- CR 4.10-2 Project applicants for future development located within the HBCSD shall pay all applicable development impact fees in effect at the time of building permit issuance to the HBCSD to cover additional school services required by the new development. These fees are currently \$1.52 per square foot for any new multi-family attached residential unit, \$0.29 per square foot of commercial/industrial development, and \$0.25 per square foot of hotel/motel development.
- CR 4.10-3 Future project Applicants shall pay all applicable development impact fees in effect at the time of building permit issuance to the HBUHSD to cover additional school services required by the new development. These fees are currently \$1.15 per square foot of accessible interior space for any new residential unit and \$0.16 per square foot of covered floor space for new commercial/retail development.
- CR 4.10-4 Prior to the issuance of building permits, the Applicant shall demonstrate compliance with city parkland requirements identified in Chapter 254.08 of the City of Huntington Beach Zoning Ordinance, either through the dedication of on-site parkland or through payment of applicable fees. Any on-site park provided in compliance with this section shall be improved prior to final inspection (occupancy) of the first residential unit (other than the model homes).

CR 4.10-5 The applicant of individual development projects shall pay required library and community enrichment impact fees per Chapter 17.66 of the City's Municipal Code (Library Development Fee), prior to issuance of building permits, and shall incorporate fire protection improvements, including access requirements and modernization of existing equipment/systems, as required

4.10.5 Level of Significance after Mitigation

With implementation of recommended mitigation measures and code requirements, all potential public service impacts would be reduced to a level less than significant, with the exception of fire.

4.10.6 Significant and Unavoidable Impacts

Because additional fire personnel, facilities, and/or equipment may be needed in relation to future development proposals per the DTSP Update, and it is unknown as to where or how these additions may be provided, impacts relative to fire protection will be significant and unavoidable.

4.10.7 Cumulative Impacts

The cumulative impacts from the DTSP Update have been considered in the context of other projects anticipated within proximity to the DTSP area. This population increase will trigger the need for additional public services (e.g., fire and police), but the mitigation measures reduce impacts from the proposed DTSP Update to a less than significant level. Each project will pay impact fees and generate tax revenue that can be programmed through the City's annual budgeting process to meet public service needs as they occur each year. Funds are allocated to these services during the annual monitoring and budgeting process to ensure that fire and police protection services are responsive to changes in the City. These funds are collected in the form of plan check fees, inspection fees, and permit fees (for new development) and deposited into the General Fund and allocated to City services, as needed. Fire and police staffing levels are evaluated by those departments during the annual budgetary process, and personnel are hired, as needed, to ensure that adequate fire protection and police protection services are maintained. The recommended mitigation measures would ensure that the DTSP area is served within established response times and adequate staffing and equipment levels are maintained; however, potential impacts to fire are considered significant and unavoidable.

