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**IV. ENVIRONMENTAL IMPACT ANALYSIS**  
**I. PUBLIC SERVICES**  
**1. FIRE PROTECTION**

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Section IV.I. Public Services of the EIR evaluates the consistency of the proposed project with the applicable goals, policies, and programs of the Public Facilities and Public Services Element of the City General Plan. It also describes the existing public services for the project site and addresses the potential impacts that the proposed project would have on the availability of the public services. This section, Section IV.I.1, describes the existing fire protection and emergency medical services that serve the project site and the surrounding area and provides an analysis of potential impacts from implementation of the proposed project. This section also addresses consistency with applicable goals, policies, and regulations governing these services. Sections IV.I.2 and IV.I.3, address potential impacts related to police protection and schools, respectively.

**1. APPLICABLE PLANS AND POLICIES**

**a. City of Huntington Beach General Plan**

The City of Huntington Beach Public Facilities and Services Element of the General Plan was adopted in 1996. This element contains the following goal regarding fire protection services for the City:

**PF 2:** Ensure adequate protection from fire and medical emergencies for Huntington Beach residents and property owners.

The specific objectives of the Public Facilities and Services Element regarding fire protection and emergency medical services and facilities that are relevant to the project site and/or the proposed project is:

**PF2.1:** Provide fire protection and paramedic services to all parts of the City.

**PF2.3:** Attempt to achieve “built-in” fire protection for all structures.

The specific policies, which implement the City’s fire protection and emergency medical services and facilities objectives that are relevant to the project site and/or the proposed project as identified above, are:

**PF 2.1.1:** To locate fire stations so that there is a five-minute emergency fire response standard 80 percent of the time.

**PF2.3.1:** To continue to require compliance with all State and nationally recognized fire codes.

**PF2.3.2:** To ensure that new construction is designed with fire and emergency access and safety in mind.

**PF2.3.3:** To ensure that existing buildings are maintained in a manner consistent with fire safety.

These policies are implemented through the development review process during entitlement review, Planning Commission meetings, and building permit check. Site plans are reviewed by the City to ensure that new developments provide maximum visibility and security for entrances, pathways, corridors, open spaces, and parking areas. In addition, the policies are implemented through the City's update of fire codes to ensure that the most recent state and national fire codes are being implemented.

#### **b. City of Huntington Beach Fire Code Requirements**

The City of Huntington Beach adopted the Uniform Fire Code (UFC) requirements. On site hydrants are required if any portion of a proposed structure exceeds the allowable distance from a public hydrant located in the right-of-way. The number of hydrants shall be based on a 300-foot hydrant spacing.

The Fire Department provides a number of requirements and development specifications as they relate to fire protection and emergency vehicle access.<sup>27</sup> The Fire Department requirements for access include a clear and unobstructed paved road with a minimum width of 24 feet with all turns providing 17 feet inner, 45 foot outer radius. The area immediately in front of a structure is required to have an access 28 feet in width.<sup>28</sup> Fire flow requirements are determined by the Fire Prevention Division.<sup>29</sup>

<sup>27</sup> *Written correspondence from the Huntington Beach Fire Department dated August 20, 2001 provided the regulatory requirements for the project. The Huntington Beach Fire Department will review the tentative parcel map to verify compliance with such requirements.*

<sup>28</sup> *Huntington Beach Fire Code (HBFC) 902.2.2.1.*

<sup>29</sup> *Written communication, Fire Chief Michael Dolder, Huntington Beach Fire Department, September 21, 2000.*

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## 2. ENVIRONMENTAL SETTING

The project site is currently developed as indicated in Section II., Project Description, and is located in an urbanized area. The site is located within the service boundaries of the Huntington Beach Fire Department (Fire Department). The Fire Department provides services that include emergency fire response, emergency medical aid, and emergency hazardous materials response. Additionally, the Fire Department conducts pre-fire planning, inspection, fire alarm and hydrant testing, and maintenance services.

The project site is located within the service area of three fire stations located in the City of Huntington Beach and one fire station located in the City of Fountain Valley. Table IV.I.1-1 on page 191 provides the number and location of these fire stations, number and type of personnel and equipment at each of the stations, and the distance of each fire station from the project site.

The Fire Department operates on a three-platoon system working 56 hours per week. In accordance with the City's General Plan (see above), the goal of the Fire Department is to provide assistance within five minutes of receipt of an alarm 80 percent of the time and within 10 minutes of all calls for service. The first ladder company is required to arrive on the scene within 10 minutes 90 percent of the time and within 15 minutes in all cases. Response times vary due to company availability and location of fire station staff at the moment an alarm is received.<sup>30</sup> As indicated by the Fire Department, the current equipment and level of staffing are adequate to serve the existing development on the project site.

Existing vehicular access to the project site, including emergency vehicle access, is provided via Warner Avenue, Beach Boulevard, B Street, and Robidoux Drive.

The Fire Department has mutual aid agreements with the cities of Westminster, Santa Ana, Newport Beach, Costa Mesa, and Fountain Valley.<sup>31</sup> These mutual aid agreements allow each of the cooperating cities to respond with a five-alarm capability.

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<sup>30</sup> *Written communication, Fire Chief Michael Dolder, City of Huntington Beach Fire Department, September 21, 2000.*

<sup>31</sup> *Written Communication, Fire Chief Michael Dolder, City of Huntington Beach Fire Department, September 21, 2000 and [http://www.scag.org/homepages/huntington\\_beach/fire.htm](http://www.scag.org/homepages/huntington_beach/fire.htm) April 2002.*

Table IV.I.1-1

## FIRE STATIONS AND STAFFING SERVING THE PROJECT SITE AND VICINITY

Name and Location of Fire Station	Number and Type of Personnel and Equipment	Distance From Project Site <sup>a</sup>
<b>Fire Station 2</b> 16211 Murdy Circle	Paramedic Engine Company – 4 persons 95' Elevated Platform – 4 persons Basic and Advanced Life Support Ambulance – 2 persons	2 miles
<b>Fire Station 8</b> 5890 Heil Avenue	Paramedic Engine Company – 4 persons	2.8 miles
<b>Fire Station 1</b> 18311 Gothard Street	Battalion Chief Command Vehicle – 2 persons Paramedic Engine Company – 4 persons Basic and Advanced Life Support Ambulance – 2 persons	3 miles
<b>Fire Station 1</b> <b>Fountain Valley FD</b> 17737 Bushard Street Fountain Valley	Battalion Chief Command Vehicle – 1 persons Paramedic Engine Company – 4 persons 100' Elevated Platform – 3 persons	2.2 miles

<sup>a</sup> Estimated distance from fire station to the Warner Avenue vehicular entrance.

Source: Written communication, Fire Chief Michael Dolder, Huntington Beach Fire Department, September 21, 2000, and [http://www.scag.org/homepages/huntington\\_beach/fire.htm](http://www.scag.org/homepages/huntington_beach/fire.htm), April 2002.

### 3. ENVIRONMENTAL IMPACTS

#### a. Significance Threshold

A significant impact to fire protection and emergency medical services would occur if the proposed project would:

- Be inconsistent with adopted plans and policies;
- Result in an increase in demand for services that could not be met by existing or planned resources; or
- Result in the need for the substantial expansion of existing or the construction of new facilities or the purchase of equipment.

#### b. Project Level Impacts

As indicated in Section II., Project Description, the proposed project would replace the Rancho View School and associated uses on Area A with a retail warehouse, restaurant use, and associated surface parking and landscaped areas. The proposed project would allow for the

development of 159,300 square feet of commercial/retail and a 9,000 square foot restaurant, for a total of 168,300 square feet of new uses in Area A.

The Lowe's Home Improvement Warehouse and the restaurant facility proposed for Area A would be developed in accordance with all applicable building and fire codes. Consistent with City standards, minimum 4-inch fire hydrants would be provided every 300 feet at locations determined to be appropriate during the site plan review process.<sup>32</sup> Water supply to the project site and vicinity would be adequate to meet fire flow demands of the proposed project. The Fire Department indicated that with the provision of automatic fire sprinklers, alarms, and hydrants, in accordance with the Huntington Beach Fire Code, the project would not require additional fire protection facilities or staff.

The proposed development would continue to provide emergency access to the site on Warner Avenue and B Street. The proposed project would improve the vehicular entrances to the project site and the on-site vehicular and pedestrian access to the buildings and the parking facilities, resulting in improved emergency access. Consistent with applicable building and fire codes, the proposed buildings would be sited to allow for adequate access by fire and emergency service vehicles and equipment. Implementation of the proposed project would not interfere with the Fire Department's emergency access or emergency response to the project site, and no significant impact would occur.

Construction activities could potentially affect access on the project site on a short-term basis. However, the incorporation of temporary traffic controls in accordance with the City's requirements would reduce the potential short-term impact to emergency access within the project area to a less than significant level.

The project would comply with the City of Huntington Beach Public Facilities and Public Services Element through compliance with the HBFC and review by the Fire Department.

### **c. Program Level Impacts**

Future development of Area B1 would allow for the intensification of the existing commercial/retail and restaurant uses from 30,575 square feet to approximately 74,400 square feet. The nine single-family residential units currently located in Area B1 would be removed. The existing Ocean View School District Bus Maintenance Facility, located in Area B2, would continue to operate at its current level and in its current location.

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<sup>32</sup> *Written Communication, Fire Chief Michael Dolder, City of Huntington Beach Fire Department, September 21, 2000.*

It is anticipated that implementation of the program level portion of the project would not result in significant impacts on fire protection and emergency medical service. New buildings and structures would be developed consistent with applicable building and fire codes to allow for adequate access by fire and emergency service vehicles and equipment and to include automatic fire sprinklers, alarms, and hydrants. Implementation of future development of Area B1 and the continued operation of the bus maintenance facility in Area B2 would not interfere with the Fire Department's emergency access or emergency response to the project site; no significant impacts are anticipated to occur. Fire protection needs generated by implementation of the program level portion of the proposed project could be accommodated with existing resources.

In conjunction with the proposed development of Area A, the uses on the entire project site would be intensified from 64,122 square feet to approximately 242,700 square feet of mixed uses. The total project buildout would not result in a significant impact to the provision of fire protection and emergency medical services.

#### **4. CUMULATIVE IMPACTS**

Development associated with the related projects described in Section III.B., Related Projects, could combine to generate demand for additional fire protection services, which would be addressed through the respective jurisdictions' overall planning and budgeting process (e.g., property taxes, general fund revenues, and development fees). Each of the related projects would be individually subject to environmental review with respect to the demand for fire protection services. Implementation of the proposed project would not significantly affect the provision of fire protection and emergency medical services. Therefore, the proposed project in conjunction with other past, present, and reasonably foreseeable future projects would not result in a significant cumulative impact to fire protection and emergency medical services.

#### **5. STANDARD CITY POLICIES AND REQUIREMENTS**

Compliance with development and building standards in accordance with the City's Zoning and Subdivision Ordinance, Design Review, and the Uniform Building Code will reduce project impacts related to fire protection services and facilities. The following conditions of the proposed project shall be completed:

##### **Prior to Issuance of Building Permits**

1. Fire access roads shall be provided in compliance with City Specification #401-*Minimum Access for Fire Department Access*.

2. Fire hydrants must be installed and be in service before combustible construction begins.
3. An automatic fire sprinkler system shall be installed throughout. For Fire Department approval, plans shall be submitted to the Building Department as separate plans for permits.
4. A fire alarm system in compliance with Huntington Beach Fire Code is required. For Fire Department approval, shop drawings shall be submitted to Building as separate plans for permits. The system shall provide water flow, tamper, and trouble alarms, manual pull stations, interior and exterior horns and strobes, voice communication, and 24-hour central station monitoring.
5. All Fire Department requirements shall be noted on the building plans.

**Prior to Issuance of Certificates of Occupancy, Final Building Permits, or Release of Utilities**

1. Fire extinguishers shall be installed and located in areas to comply with HBFC standards found in City Specification #424-*Portable Fire Extinguishers*.
2. Address numbers shall be installed to comply with City Specification #428-*Premise Identification*. Number sets may be required on front and rear of the structure.
3. Exit signs and exit path markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code.
4. Service roads and fire access lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415-*Fire Lane Signs*. Additionally, the site plan shall show all fire lanes. If prior to approved signage fire lane violations occur and the services of the Fire Department are required, the applicant may be liable for related expenses.

**During Demolition, Grading, Site Development, and/or Construction**

1. Discovery of additional contamination/pipelines, etc., must be reported to the Fire Department immediately and the approved workplan modified accordingly.

**6. LEVEL OF SIGNIFICANCE BEFORE MITIGATION**

The proposed project would not result in a significant impact to fire protection and emergency medical services.

**7. MITIGATION MEASURES**

The proposed project would not result in a significant impact to fire protection services. Therefore, no mitigation measures are required.

**8. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of the proposed project would not result in a significant impact to fire protection and emergency medical services. The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, would not result in a significant cumulative impact to fire protection and emergency medical services.