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**IV. ENVIRONMENTAL IMPACT ANALYSIS**  
**I. PUBLIC SERVICES**  
**2. POLICE PROTECTION**

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This section provides a discussion of the existing police protection services for the project site and an analysis of potential impacts from implementation of the proposed project, as well as applicable goals, policies, and regulations governing these services.

**1. APPLICABLE PLANS AND POLICIES**

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

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

**PF 1:** Protect the community from criminal activity, reduce the incidence of crime, and provide other necessary services within the City.

The specific objectives of the Public Facilities and Services Element regarding police services that are relevant to the project site and/or the proposed project is:

**PF1.3:** To ensure that new developments in Huntington Beach are designed to encourage safety.

The policies that are relevant to the project site and/or the proposed project are:

**PF1.3.1:** To ensure that site designs provide "defensible space".

**PF1.3.2:** To ensure that proposals are analyzed to determine the potential impacts the project may have on the safety and welfare of the community.

These policies are implemented through the development review process during entitlement review, Planning Commission meetings, and building permit plan 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.

## 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 City of Huntington Beach Police Department (Police Department). The Police Department provides law enforcement services including criminal investigation, crime prevention, and parking control.

The main station for the Police Department is located at 2000 Main Street. The Police Department has four substations serving the City. Oakview Center Substation, which is located at 17261 Oak Lane, is the closest substation to the site being located approximately one-half mile to the west of the site. The City does not have any plans to expand the police facilities.

All Police Department resources are based out of the main station. The Police Department has 236 sworn officers. Officers responding to calls for police service do not respond from the station but are dispatched from the field. Response times vary depending on the type of call for service (i.e., a crime in progress versus a burglary that occurred several hours earlier). Citywide, high priority calls have a response time of approximately three to five minutes from the time they are dispatched.<sup>33</sup>

The City is divided into 12 beat areas, with each beat assigned a sufficient number of officers to provide the beat area with 24 hours a day, seven days a week coverage. The project site is located within Beat Area No. 9. The area is patrolled by a uniformed patrol officer as part of a regular beat assignment.

The project site is located within Reporting District No. 263 of the Police Department, which is bounded by Beach Boulevard on the west, Newland Street on the east, Warner Avenue on the south, and Heil Avenue on the north. The most common type of crime in this reporting district is larceny (grand theft and petty theft).

As previously indicated, the project site is currently developed and existing vehicular access, including emergency vehicle access, is provided via Warner Avenue, Beach Boulevard, B Street, and Robidoux Drive.

The Police Department has mutual aid agreements with all of the Police Departments in Orange County and the Orange County Sheriff's Department for any unusual events that are beyond the capacity of any one agency. These agreements include provisions for additional

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<sup>33</sup> *Written communication from Chief of Police Ronald Lowenberg, City of Huntington Beach Police Department, August 28, 2000.*

manpower for public disorders, major crime incidents, natural disasters, or regularly scheduled for-profit events.<sup>34</sup>

### 3. ENVIRONMENTAL IMPACTS

#### a. Significance Threshold

A significant impact to police protection services would occur if the proposed project would:

- Result in an increase in demand for police protection services to such a degree that accepted service standards could not be maintained by existing or planned resources; or
- Interfere with emergency access or emergency response to the project site.

#### b. Project Level Impacts

Potential project impacts on police protection services were evaluated based on the adequacy of existing and planned staffing, equipment, and facilities to meet the additional demand for police protection services resulting from development of the proposed project. The following factors were taken into consideration in performing the impact analysis: effects of the proposed project on response times, calls for service, and levels of service; the need for new officers, associated equipment, and facility space; and potential internal security measures provided as a part of the proposed project.

As indicated in Section IV.H., Population and Housing, the project would result in approximately 153 to 198 jobs, including the proposed Lowe's Home Improvement Warehouse and the restaurant.<sup>35</sup>

The Police Department has indicated that the proposed project could increase the number of calls for police protection services in the project site and vicinity by approximately 60 to 70 calls per year. The anticipated increase in calls for services would generate a demand equivalent

<sup>34</sup> <http://www.hbpd.org>, April 2002.

<sup>35</sup> As indicated in Section IV.H, Population and Housing, 65 percent of the Lowe's employees would work full-time and 35 percent would work part-time.

to one quarter of a police officer.<sup>36</sup> Additionally, the Police Department has indicated that the proposed project may potentially increase the following actions requiring police presence: the number of traffic accidents in the vicinity of the project site due to heavier traffic turning onto and from Beach Boulevard and/or Warner Avenue; the possibility of drug, gang, or general nuisance activity in the parking lot during hours of darkness, especially in secluded areas; noise complaints from surrounding neighbors; and additional calls for service for minor crimes such as shoplifting, trespassing, etc.<sup>37</sup> Without the contribution of funds to pay for added police protection services, the proposed project would result in a significant impact to police protection in the City. The proposed project is anticipated to result in a net fiscal surplus to the City. City funds generated by property and sales tax revenues for the project are anticipated to cover the cost of additional police services required by the project. Therefore, development of Area A would not significantly impact police protection services.

Emergency access to Area A would still be provided through the vehicle access points along Warner Avenue and B Street. Although construction activities could potentially affect access on the project site on a short-term basis, such construction activities would be completed in accordance with applicable City requirements. Implementation of the proposed project would not interfere with the Police Department's emergency access or emergency response to the project site, and no significant impact would occur.

The average response time for priority one calls in the City is approximately three to five minutes. Although traffic would increase in the project vicinity during A.M. and P.M. peak hours, it is not anticipated that the proposed project would affect emergency response times to the project site. The increase in project-generated traffic would not interfere with emergency access or emergency response times to the project site, and no significant impact would occur.

The proposed project would be consistent with the goals and policies of the City of Huntington Beach Public Facilities and Services Element since the plans would be reviewed by the City's "Crime Prevention Through Environmental Design" (CPTED) specialist to require incorporation of measures to reduce crime on the property. Physical design considerations include the illumination of entryways, pedestrian access and parking areas, and the minimization of areas of concealment.

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<sup>36</sup> *Written communication from Chief of Police Ronald Lowenberg, City of Huntington Beach Police Department, August 28, 2000.*

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### **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.

It is anticipated that implementation of the program level portion of the project would not result in significant impacts to police protection services. The specific development plans would be reviewed by the CPTED specialist and required measures would be incorporated into those specific developments to minimize crime on the property. Implementation of future development of Area B1 and the continued operation of the bus maintenance facility in Area B2 would not interfere with emergency response to the project site; no significant impacts with regard to emergency access are anticipated to occur. It is anticipated that with the incorporation of measures required by the CPTED specialist, police protection needs generated by implementation of the program level portion of the proposed project could be accommodated with existing resources.

The program level portion in conjunction with the proposed project development of Area A would result in an intensification 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 police protection services.

## **4. CUMULATIVE IMPACTS**

Development associated with the related projects described in Section III.B., Related Projects, could combine to generate demand for additional police 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 police services. Implementation of the proposed project would not significantly affect the provision of police protection 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 police protection services.

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

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

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

1. Submittal and approval of site plans that include security measures as required by the City of Huntington Beach Police Department. The project will be reviewed by the City's "Crime Prevention Through Environmental Design" (CPTED) specialist to require the incorporation of measures to reduce crime victimization of the property. Physical design considerations include the illumination of entryways, pedestrian access and parking areas, and the minimization of areas of concealment.

## **6. LEVEL OF SIGNIFICANCE BEFORE MITIGATION**

Based on the above, while project implementation would result in a demand for .25 of an officer, the project would not result in a significant impact related to the provision of adequate police protection services to the site. The project will result in a net positive fiscal impact to the City, thereby generating sufficient tax revenues to finance police protection services required for the proposed project. In addition, the project would not interfere with emergency access or emergency response to the project site. Therefore, the proposed project would not result in a significant impact to police protection services.

## **7. MITIGATION MEASURES**

Since the proposed project would not result in a significant impact to police protection services, no mitigation measures are required.

## **8. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

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