

3.12 PUBLIC SERVICES

This EIR section analyzes the potential for adverse impacts on public services resulting from implementation of the proposed project. The Initial Study (Appendix A) identified the potential for impacts associated with fire protection, police protection, schools, and lifeguard services. Data used to prepare this section were obtained from the Water Supply Assessment report (Appendix D), Domestic Water System Sanitary Sewer System CEQA Support Information report, and information from service providers regarding available service levels and current or anticipated constraints. Full bibliographic entries for all reference materials are provided in Chapter 7 (References) of this document. It should be noted that telephone and cable television services are “on demand” services and were, therefore, not considered in this analysis; electrical and natural gas services are specifically addressed in Section 3.5 (Energy and Mineral Resources); storm drainage facilities are specifically addressed in Section 3.8 (Hydrology and Water Quality); and park facilities are specifically addressed in Section 3.13 (Recreation).

3.12.1 Existing Conditions

Fire Protection

Fire protection and emergency services in the vicinity of the proposed project are provided by the Huntington Beach Fire Department (HBFD). Two of the eight HBFD stations operate in the vicinity of the proposed project site and would serve the site. These stations are listed below along with staffing and equipment at each station.

Station 4

21441 Magnolia Street

1 Paramedic Engine Company

Staffing—1 Captain, 1 Engineer (all EMTs), and 2 Paramedics

Station 5

530 Lake Street

1 Paramedic Engine Company

Staffing—1 Captain, 1 Engineer (all EMTs), and 2 Paramedics

1 Truck Company

Staffing—1 Captain, 1 Engineer, and 2 Firefighters

1 Advanced and Basic Life Support Ambulance

Staffing—2 Ambulance Operators

Station 5 is located less than 0.5 mile from the project site, and would provide first-response service, while Station 4 is located approximately 1 mile from the project site. Stations 4 and 5 have an average emergency response time to the project area of less than five minutes.

Criteria for evaluating acceptable levels of service and for determining the thresholds of significance associated with service levels are based on response standards in the Growth Management Element of the Huntington Beach General Plan. The emergency response time objective in the Growth Management Element, including participation by other cities in the automatic aid agreement, is for the first fire or paramedic unit to arrive within five minutes, 80 percent of the time. The nonemergency response time goal is 15 minutes, 85 percent of the time. According to HBFD, the department currently responds to all emergency calls in the City in less than five minutes. An average of 12,000 calls is responded to by the HBFD annually. There are approximately 41 fire suppression personnel and eight ambulance personnel on-duty each day. In 2001, approximately 65 percent of the calls received by the HBFD were for medical aid, three percent were for fires, and the remaining 32 percent were calls for other types of service. No plans currently exist for immediate or near-future expansion of fire protection facilities, staff, or equipment inventory in the coverage area serving the project site.

Additional staff is available to the City, as needed, through mutual aid and automatic aid agreements with Orange County and other cities including Westminster, Santa Ana, Newport Beach, Fountain Valley, and Costa Mesa. The City receives and provides staffing assistance from and to other fire agencies on a countywide and statewide basis through the Office of Emergency Services when a large fire or disaster occurs.

Police Protection

Police protection at the project site would be provided by the Huntington Beach Police Department (HBPD). HBPD provides police protection services within the jurisdictional boundaries of the City of Huntington Beach. The Main Station, located at 2000 Main Street, is approximately 1.5 miles from the project site and is responsible for providing first-response service to the project area. Also within 0.25 mile of the project site is the Downtown Substation located at 204 Fifth Street, which is staffed by volunteers and serves as a convenience stop-station for the City's beat officers. The City is served by 234 sworn officers and 154 nonsworn personnel.

The City of Huntington Beach has an approximate population of 200,000 persons. Currently, 234 sworn officers are employed by HBPD, representing an estimated ratio of 1.1 officers per 1,000 residents. According to HBPD, the recommended ratio is 1.2 officers per 1,000 residents, while the State average is

currently 1.8 officers per 1,000 residents (Pelletier 2003). Currently the average emergency response time within the City is approximately 7.4 minutes, while the average nonemergency response time is approximately 15.3 minutes. The HBPD indicates that the department now provides a minimum level of service to the City.

HBPD utilizes the “beat cop” system, which is a new and innovative approach initiated by the City in 2000. The City is divided into twelve beat areas, and each beat is assigned an officer to provide the beat area with 24 hours per day, 7 days per week coverage. Under the Beat Command System, each beat officer is assigned the responsibility of Community Oriented Policing, which is a philosophy of working and communicating with the community to identify services needed, and problem solving in their respective beat areas. Each beat is also assigned a sergeant to supervise and assist in the Community Oriented Policing activities within the beat. The proposed project site is located in Area 4 of the City’s Beat Command System. Depending on time of day and year, this beat system allows for quick response time and specific beat coverage unless officers are called upon by nearby beat officers for backup.

Law enforcement services require certain equipment, in addition to staff, in order to maintain an acceptable level of service. HBPD equipment includes vehicles, radios, and mobile data terminals, which HBPD has indicated are currently adequate but are at minimum levels. Currently the HBPD has no plans for expansion.

The City is not identified as a particularly high crime area. The California Crime Index (CCI) includes the number of major crimes in the City for a given year, including violent crimes, and offenses such as burglary and motor vehicle theft. The total CCI in 2001 for Orange County was 32,438. For individual cities, the CCI ranges from about 200 for small cities not near major urban centers such as Laguna Hills, to about 5,000 for large cities with high crime rates, such as Santa Ana. The City of Huntington Beach had a total CCI of 1,892 in the year 2001. This is comparable to the CCI in Irvine, Orange, Buena Park, and other comparably sized cities in Orange County (Department of Justice, 2001), and in keeping with the crime rate expected for a city of its size.

Schools

The City of Huntington Beach is served by one high school district and four elementary/junior high school districts. The Huntington Beach Union High School District (HBUHSD), which includes the entire City and extends slightly into Westminster and Fountain Valley, operates four high schools serving Huntington Beach students in grades 9 through 12. Enrollment at this district in fall 2002 was approximately 14,200 students, which represented 98 percent of the HBUHSD’s capacity. The project site would be served by Huntington

Beach High School, which had an enrollment in fall 2002 of 2,322 students that was slightly below the school’s capacity of 2,417. An open enrollment policy by the HBUHSD allows parents to choose among the District’s schools, provided that there is sufficient capacity for transfers. Currently, the HBUHSD is considering the addition of modular classrooms at two schools, Marina High School and Westminster High School.

Four elementary/junior high school districts serve the City and include the Huntington Beach City School District, Westminster School District, Ocean View District, and Fountain Valley School District. The project site is located within the Huntington Beach City School District, and would be served by Dwyer Middle School and Kettler Elementary School. Current enrollment of each elementary and junior high school in this District is listed in Table 3.12-1. Presently, the total enrollment at the Huntington Beach City School District is approximately 7,009 students, and the District is operating at full capacity. There are currently no plans for the addition of new schools at the District.

<i>School</i>	<i>Current Enrollment</i>
Dwyer Middle School	1,226
Sowers Middle School	1,254
Smith Elementary School	599
Perry Elementary School	535
Eader Elementary School	576
Kettler Elementary School	530
Hawes Elementary School	477
Moffett Elementary School	506
Peterson Elementary School	689
Huntington Seacliff Elementary	617

SOURCE: Huntington Beach City School District 2003

Lifeguard Services

The City of Huntington Beach Marine Safety Division is responsible for responding to all aquatic emergencies within the City limits, the coastal waters, the Santa Ana River, and, in the case of a mutual aid response, to other aquatic emergencies within Orange County. This division provides lifeguard and marine safety services to the visitors of the 3.5 miles of City beach. There are no approved staffing standards in the field of Marine Safety due to site-specific variations in conditions and usage such as physical conditions of the specific beach (wide expanses of sand, cliffs, etc.), accessibility and proximity to urban populations. During the peak season, approximately 45 recurrent lifeguards are used from 6 am to midnight to maintain beach

and water safety. Daily staffing levels during the winter season consist of a five-person permanent patrol group consisting of one lifeguard per mile of the City's beach (for a total of three lifeguards), one lifeguard on the Huntington Beach Pier, and one lifeguard that is available to provide backup response if called upon. The hours of service by this permanent patrol group in the winter season is from 6 A.M. until dark, which is usually between 6 or 9 P.M. Twenty-three lifeguard towers are placed at intervals along the City beach, with 12 towers located on the north side of the Huntington Beach Pier, 10 towers on the south of the Pier, and one observation tower at the Pier. During the summer, the ½-mile City beach area between the Huntington Beach Pier and Huntington Street is designated as Area 1/Section 1, and is served by six towers (one of which is the observation tower at the Pier) staffed with a total of 12 lifeguards. The equipment available to serve Area 1/Section 1 includes one rescue vessel, one personal watercraft (waverunner), and one patrol vehicle (truck). During winter, the 1-mile area between the Pier and Beach Boulevard is designated as Area 1, and is served by the tower on the pier, one patrol vehicle, and one personal watercraft. However, greater attendance at the beach or bigger surf may require reserve staff, which is called as needed.

The Marine Safety Division estimated total attendance for the 1-mile section between the Pier and Beach Boulevard (Area 1) as shown in Table 3.12-2. The increase in use of the beach area in summer 2003 can be attributed in part to the opening of the Hyatt Regency Resort, adjacent to the project site, and across from the beach. The Marine Safety Division currently considers its level of service to be adequate.

Table 3.12-2 Estimated Beach Attendance in Area 1

<i>Month</i>	<i>Attendance</i>
July 2001	718,440*
August 2001	627,706*
July 2002	1,259,675
August 2002	995,011
July 2003	1,823,456
August 2003	1,677,051

* Parking closures occurred in 2001 due to reconstruction and, thus, should be factored into beach attendance figure.

SOURCE: Huntington Beach Marine Safety Division 2003

3.12.2 Regulatory Framework

There are no federal regulations related to public services that apply to the proposed project.

State

Uniform Fire Code

The Uniform Fire Code contains regulations relating to construction and maintenance of buildings and the use of premises. Topics addressed in the code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist first responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and premises. The code contains specialized technical regulations related to fire and life safety.

Regional

Southern California Association of Governments

SCAG’s Regional Comprehensive Plan and Guide (RCPG) and RHNA are tools for coordinating regional planning and development strategies in southern California. Policies contained in the RCPG identified by SCAG as relevant to the proposed project are identified in Table 3.12-3, and this table also includes an assessment of the proposed project’s consistency with these policies.

Table 3.12-3 SCAG Regional Comprehensive Plan and Guide—Policies Applicable to Public Services

<i>Policy</i>	<i>Project Consistency</i>
Policy 3.27. Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.	Impacts to public education, fire protection, and law enforcement would increase demands on these resources, although impacts would be less than significant and would not disproportionately affect any one group. A total of five common recreational areas (2.50 acres) would be located throughout the residential portion of the proposed project within the 9.28 acres of proposed common space. The recreational amenities would be open to the general public and readily accessible to city residents.

Local Regulations

The General Plan Public Facilities and Services Element as well as the Huntington Beach Municipal Code address the public service regulations that are directly applicable to the proposed project.

General Plan Public Facilities and Services Element

The City of Huntington Beach General Plan Public Facilities and Services Element addresses goals, objectives, policies, and programs applicable to public services such as: law enforcement, fire protection, marine safety, education, libraries, and governmental administration. Each section discusses public facility

location, service levels, and service provision constraints or issues. Table 3.12-4 identifies goals and objectives presented in the Public Facilities and Services Element of the General Plan related to public services that are potentially relevant to the proposed project. This table also includes an assessment of the proposed project's consistency with the policies adopted in support of these goals and objectives.

Table 3.12-4 General Plan Public Facilities and Services Element—Policies Applicable to Public Services

<i>Goal, Objective, or Policy</i>	<i>Project Consistency</i>
Goal PF 1. Protect the community from criminal activity, reduce the incidence of crime and provide other necessary services within the City.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective PF 1.3. Ensure that new developments in Huntington Beach are designed to encourage safety.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Policy PF 1.3.1. Ensure that project development site designs provide "defensible space."	MM PS-1 requires the Applicant to consult the Huntington Beach Police Department regarding the provision of adequate Crime Prevention Design measures, and incorporate the Department's recommendations into the plan
Policy 1.3.2. Ensure that new development and land use proposals are analyzed to determine the impact their operators, occupants, visitors or customers may have on the safety and welfare of the community.	The analysis of police services and hazardous materials provided in this EIR ensure that this new development is analyzed in terms of the impact of the safety and welfare of the community.
Goal PF 4. Promote a strong public school system that advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities, and opportunities for students and residents of the City to enhance the quality of life for existing and future residents.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective PF 4.2. Monitor new development activities within the City and coordinate with local school districts to meet future educational needs in the undeveloped areas of Huntington Beach.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Policy PF 4.2.2. Require new development projects to pay appropriate school impact fees to the local school districts.	MM PS-2 requires the project to pay school impact fees.
Policy PF 4.2.3. Ensure that development shall not occur without providing for adequate school facilities.	MM PS-2 requires the project to pay school impact fees that would, in turn, provide adequate school facilities.

General Plan Growth Management Element

The policies listed within the Growth Management Element and applicable to public services are consistent with the Public Facilities and Services Element in its objective to ensure adequate infrastructure for existing

and planned land uses while providing for orderly growth in the City. Table 3.12-5 identifies goals and objectives presented in the Growth Management Element of the General Plan related to public services that are potentially relevant to the proposed project. This table also includes an assessment of the proposed project’s consistency with the policies adopted in support of these goals and objectives.

Table 3.12-5 General Plan Growth Management Element—Policies Applicable to Public Services

<i>Goal, Objective, or Policy</i>	<i>Project Consistency</i>
Goal GM 1. Provide adequate police services to meet the needs of the City’s population.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective GM 1.1. Provide adequate police facilities and personnel to correspond with population and service demands for the entire City.	Conformance with implementing policies, as discussed below, results in conformance with this objective.
Policy GM 1.1.2. If feasible, provide for a target ratio of a minimum of 1.2 officers per thousand population.	The existing service ratio of 1.1 officers per 1,000 residents is considered adequate by the HBPD. The proposed project would result in a slight decrease in the service ratio to 1.09 officers per 1,000 residents. However, levels of service for the police department would not be reduced significantly, and the project would continue to meet service demands in the City.
Policy GM 1.1.3. Continue to provide a 5-minute response time for Priority 1 calls for service at least 85% of the time. Calls are considered Priority 1 where there is a threat to life or property.	The proposed project would provide adequate law enforcement and would not decrease levels of service for this resource.
Policy GM 1.1.7. Ensure that new development site design incorporates measures to maximize policing safety and security.	The project would include crime prevention features to maximize site safety. In addition, MM PS-4 requires the Applicant to consult the Huntington Beach Police Department regarding the provision of adequate Crime Prevention Design measures, and incorporate the Department’s recommendations into the plan.
Goal GM 2. Provide adequate fire and paramedic services to meet the needs of the City’s population.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective GM 2.1. Provide adequate fire and paramedic facilities and personnel to correspond with population and service demands for the entire City.	Conformance with implementing policies, as discussed below, results in conformance with this objective.
Policy GM 2.1.2. Provide a 5-minute response time for emergency fire services at least 80% of the time.	Presently, both fire stations located near the project site have an average emergency response time to the project area of less than 5 minutes, and thus, is consistent with this policy.
Policy GM 2.1.3. Provide a 5-minute response time for paramedic services at least 80% of the time.	Presently, both fire stations located near the project site have an average emergency response time to the project area of less than 5 minutes, and thus, is consistent with this policy.
Policy GM 2.1.4. Ensure that new development site design incorporates measures to maximize fire safety and prevention.	Compliance with standard City requirements would ensure that the proposed project would incorporate fire safety design features, such as fire access roads and fire hydrants. In addition, the development shall comply with all applicable provisions of the Municipal Code, Building and Safety Department, and Fire Department as well as applicable local, State, and Federal Fire Codes, Ordinances, and standards, as required by standard City requirements. Further, MM PS 1 through MM PS-3 require project design features such as enclosed, fire-rated stairs to each subterranean level from the exterior as well as smoke ventilation systems and rooms dedicated for the use of the Fire Department to observe, monitor, and control emergency systems.

Municipal Code—Fire Code

The California Fire Code, discussed above under State regulations, is adopted by the City as Chapter 17.56, Huntington Beach Fire Code, of the Municipal Code. The Fire Code include regulations concerning building standards, fire truck and apparatus access to structures, fire protection devices such as extinguishers and smoke alarms, and fire suppression training.

3.12.3 Thresholds of Significance

In general, project impacts upon public services would be considered significant if existing or planned public service facilities would not be able to provide adequate service to the community as a result of project-induced population growth or concentration of population. Project impacts would be considered significant if any of the following would occur:

Fire/Police/Lifeguard

- Require additional emergency response personnel and/or equipment to maintain acceptable levels of service, or if project-related development results in increased response times of service providers to a degree that would adversely impact public health and safety
- Require additional staff or equipment to maintain an acceptable level of service (i.e., response time, equipment suitability)
- Interfere with emergency response or evacuation plans

Schools

- Increase the number of students at nearby schools in excess of school capacity

3.12.4 Project Impacts

Impact PS-1 The current staff and equipment of the HBFD would be sufficient to meet the demands of the proposed project, although project design may not provide adequate emergency access.

The HBFD has indicated that it has sufficient facilities and staff to accommodate the needs of the proposed project and can serve the project without causing service levels to drop below current levels (Division Chief Fire Marshall Chuck Burney, February 2003). Presently, the HBFD employs 10 personnel at Fire Station #5, which is located less than 0.5 mile from the project site and provides first-response service to the project area. Fire Station #4 employs 4 personnel and is located approximately 1 mile from the project site. Both stations have an average emergency response time to the project area of less than five minutes, which is within the established objective of the City's Growth Management Element. Considering the current station

locations, the population density, and call volume, the Fire Department considers this an acceptable level of staffing and response time. As such, HBFD staff and equipment would be sufficient to respond to the needs of the proposed project.

Due to the quantity of development proposed, the project would result in the congregation of large numbers of people on site. In aggregate, the commercial, hotel, and residential uses could result in several thousand persons on the site simultaneously. The site design includes a complex of buildings with subterranean structures, multiple access points, and multiple buildings over the 31-acre property. These project characteristics result in a need for the fire department to observe, monitor and, as necessary, control the on-site emergency systems in order to respond effectively to an emergency, should one arise, on-site. Enhanced communication systems are proposed for the subterranean parking structure that would allow radio communication in the garage. The subterranean garage in particular could be a constrained access point in an emergency situation where vehicles are attempting to exit the facility and emergency response personnel needs to gain entry. Without enhanced fire protection features for the site, impacts on fire protection would be potentially significant.

Impact PS-2 The proposed project would add residential and visitor-serving uses to the area, and would increase demands on police protection.

As discussed in Section 3.12.1 (Existing Conditions), the existing service ratio of 1.1 officers per 1,000 residents is considered adequate by the HBPD. In addition, equipment required to maintain an acceptable level of service is currently adequate but at minimum levels. Implementation of the proposed project would alter the personnel-to-population ratio. The proposed project would result in a direct population increase of 1,419 persons, and would result in a slight decrease in the service ratio to 1.09 officers per 1,000 residents. Additionally, no plans for expansion of HBPD personnel levels or facilities currently exist. The permanent increase in the City's residential population resulting from the proposed project, in addition to the addition of hotel and restaurant uses that would include nightlife activities could increase the service calls to the HBPD. Future entertainment uses would require a separate entertainment permit to be approved by the Police Department. Security concerns related to these uses would be addressed through the permit process, at which time the Police Department would have the opportunity to review the proposed uses and provide input on necessary security measures.

The proposed project does not include any features that would make it particularly susceptible to criminal activity. Residential buildings would be individually secured with gates at courtyard entrances and all entrances into individual buildings. Access to garages on First Street and Huntington Street and to stairs leading into the subterranean parking garages would be gated. Vehicular privacy gates are also proposed at

both vehicular entrances to the interior loop road. An enhanced communication system would be implemented in the subterranean garages to allow use of police communication equipment in these areas. These project features would ensure safety of private residences, and deter criminal activity.

The number of calls from the project in the context of the entire City with a population of nearly 200,000 residents would not substantially affect the level of police protection and service provided by the HBPD. As the HBPD is currently functioning at minimum levels, the addition of the proposed project could affect the Department resources. However, the City is not considered a high crime area that experiences a disproportionately large number of crimes in comparison to other areas in the region. Persons on-site or elsewhere in the City would not be exposed to increased risks as a result of the additional demands on the police department. Impacts would be less than significant

Although not necessary to maintain sufficient levels of police service, additional personnel and possibly equipment would ensure no change to the ratio of officers to population. The proposed project would contribute funding to the City's general fund in the form of tax revenue, fees, and other ancillary payments. These funds could, in turn, be used by the City to fund additional police officers in order to maintain the existing service ratio of officers to population. No guarantee that funds will be used for these purposes can be made. Nonetheless, as discussed above, impacts would be less than significant and no additional officers or equipment would be required to ensure public safety of persons on site.

Impact PS-3 Development of additional residential units would result in an increase in the number of students within the school districts serving the site, and increase demands on school facilities.

The residential component of the proposed project would increase demands on the high school district and elementary/junior high school district serving the project site. Table 3.12-6 summarizes additional students resulting from the proposed project. The HBCSD currently does not use separate student generation factors for middle school students and elementary school students, and identified a standard student generation factor of 0.34 for both categories as appropriate to this type of project (David Perry 2003). The generation factors for all levels of school are generally anticipated to be higher than those expected from the project, since the generation factors generally represent students resulting from single-family residential development, and the project proposes multifamily residential development. However, no specific generation rates for multifamily residential development are available, and the analysis represents a conservative estimate of the number of students that would be generated. Deviations to the generation rate that may occur for multifamily residential development would not affect the conclusions of this analysis.

Table 3.12-6 Additional Students Generated by Proposed Project

<i>Student Group</i>	<i>Generation Factor</i>	<i>Additional Students</i>
High School	0.1285 ¹	66
Elementary and Middle School	0.34 ²	175
Total	N/A	241

1. HBUHSD Student Generation Factor
 2. HBCSD Student Generation Factor

As such, development of 516 condominiums would result in the addition of 66 students to the HBUHSD. Although the project site is geographically served by Huntington Beach High School, the HBUHSD’s open enrollment policy allows parents to choose among the District’s schools, provided there is sufficient capacity for transfers. As discussed in 3.12.1 (Existing Conditions), enrollment in the HBUHSD was at 98 percent capacity in fall 2002 and the District has already begun consideration of adding modular classrooms at two high schools (Marina and Westminster). However, the HBUHSD is currently experiencing growth of 2 percent per year due to growth in the school age population living in existing housing. It is anticipated that this growth would soon be served by the remaining capacity in the District’s schools. Therefore, the addition of students from the proposed project would further increase demands on the HBUHSD, worsening high school capacity issues. Impacts on the HBUHSD would be potentially significant as a result of project implementation.

Dwyer Middle School and Kettler Elementary School are part of the Huntington Beach City School District (HBCSD) and serve the project site. Current enrollment at these schools is 1,226 students and 530 students, respectively. The proposed project would add a total of approximately 175 additional students to the HBCSD. Although no expansion of the schools in the District is planned, transfers within the District are allowed to accommodate additional student enrollment. However, given the magnitude of the potential increase in student enrollment, transfers would not likely accommodate the additional student demands. The HBCSD is currently operating at full capacity, with a total enrollment of approximately 7,009 students. Therefore, the addition of approximately 175 new students from the proposed project would further increase demands on the HBCSD, and impacts would be potentially significant.

Impact PS-4 Existing lifeguard services would be adequate to serve increased use of the beach area resulting from additional residential and visitor-serving uses.

Project implementation would result in a higher level of activity within the Downtown area of Huntington Beach and a corresponding increase in attendance at the adjacent City beach. A key component of the project is its proximity to the beach. The 1,419 additional residents in addition to guests from the 400-room hotel would increase beach use. The Huntington Beach Marine Safety Division has indicated that no impact is anticipated on the ability of lifeguard services to adequately serve the beach area on a day-to-day basis

(personal communication Jim Engle). Lifeguard staff is adequate to handle the potential for additional beach use due to the proposed project. Therefore, the proposed project would not result in a significant adverse impact upon lifeguard and marine safety services within the project vicinity. Impacts would be less than significant

3.12.5 Cumulative Impacts

This cumulative impact analysis considers development of the proposed project, in conjunction with other development within the vicinity of the project in the City of Huntington Beach. Provision of public services is a regional issue due to recent and projected population increases in the Southern California area. This population increase creates additional demand for public services, which may already be at or near capacity. It has been determined that, with implementation of recommended mitigation measures, all project-specific impacts to public services can be reduced to a less-than-significant level. The project, along with other cumulative development, would provide revenue in the form of taxes, fees, and other ancillary payments to the City General Fund. These funds could be used for an expansion of public services. No guarantee that funds will be used for these purposes can be made. However, the City determines how General Fund monies will be spent as part of the annual budgetary process, and through this process provides funds to ensure public service needs of the City are met. This is determined through a number of factors, including population demographics and projected development.

Fire Protection

HBFD has indicated that additional development in the project area would not exacerbate demands on fire services for additional personnel or equipment. However, as discussed in Impact PS-1, fire protection features are necessary to ensure adequate fire protection capabilities and response time. This issue is limited to the site itself and would not be affected by cumulative development. Cumulative projects would not create an immediate cumulative impact on fire protection and emergency response and transport services. The proposed project would have a less-than-significant contribution to this cumulative impact.

Police Protection

Additional development in the project area, in combination with cumulative visitor-serving commercial uses within the area, would increase existing demands. Elevated police workload associated with the increased visitor and residential population of cumulative development within the City of Huntington Beach would result. However, based on the type and location of cumulative development, it is unlikely that increased demands on the police department would result in public safety issues in the City. The proposed project is

not located in a high crime area that would result in unusual demands on police protection. The proposed project's contribution to cumulative impacts on the police would, therefore, be less than significant.

Schools

Implementation of the proposed project combined with other residential development within the project area would increase the number of students at City schools near the Downtown area. In turn, this increase would affect the demand and service at the high school and elementary/junior high school districts, and worsen existing school capacity issues. Cumulative residential projects include the Waterfront Residential Development, Beachside development, and the Boardwalk, which would add over 300 residential units to the City. The project, along with other foreseeable development, would be required to bear its fair share of the cost of providing additional school services. This can be accomplished through negotiations between the school districts and the developers regarding school impact mitigation agreements to address the adverse impacts of their development. Payment of funds to the school districts would allow additional facilities to be developed, as appropriate. Given the magnitude of student increases from the proposed project combined with cumulative development, impacts would be cumulatively significant. Payment of fees by the project to the affected school districts would ensure the project contribution to these impacts would be less than significant.

Lifeguard Services

Implementation of the proposed project combined with other visitor-serving and residential development within the area, such as the Hyatt Regency Resort, Strand, and Waterfront developments would increase the number of visitors to City beaches near the Downtown area. Cumulative increased visitation is anticipated. The exact quantity of this increase cannot be projected. However, effects have been more evident in the nonpeak season due to related development. There is the potential for special events to result in increased demands on the lifeguard services department. Impacts from specific event impacts would be addressed through charges to promoters for these events to offset increased demands. The City anticipates that existing resources would meet cumulative increased demands. Project contribution to cumulative demands would be further minimized through the recommended Beach Safety and Maintenance Awareness Program.

3.12.6 Mitigation Measures and Residual Impacts

The following standard City requirements (CR) would apply to the project.

- CR PS-A Automatic sprinkler systems shall be installed throughout. Shop drawings shall be submitted and approved by the Fire Department prior to system installation. (FD)*
- CR PS-B Fire hydrants must be installed before combustible construction begins. Prior to installation, shop drawings shall be submitted to the Public Works Department and approved by the Fire Department. (Fire Dept. City Specification 407). (FD)*
- CR PS-C Prior to issuance of building permits, fire access roads shall be provided in compliance with Fire Dept. City Specification 401. Include the Circulation Plan and dimensions of all access roads. Fire lanes will be designated and posted to comply with Fire Dept. City Specification No. 415. (FD)*
- CR PS-D The development shall comply with all applicable provisions of the Municipal Code, Building Department, and Fire Department as well as applicable local, State, and Federal Fire Codes, Ordinances, and standards.*
- Note: This condition of approval also applies to other resources such as geology and hazards.*

In addition to the standard City requirements listed above, mitigation measures (MM) would be required to address project impacts. Implementation of the following mitigation measures would be required to address impacts on fire protection, as described under Impact PS-1:

- MM PS-1 Provide enclosed, fire-rated stairs to each subterranean level from the exterior every 300' lineal feet of the building perimeter*
- MM PS-2 Project design shall include ventilation of smoke and products of combustion. Zoned, mechanical smoke removal system, with manual controls for firefighters shall be located in the fire control room. An emergency power source is necessary and the system shall also comply with Building Code requirements to exhaust CO and other hazardous gases.*
- MM PS-3 Dedicated rooms for Fire Department exclusive use to observe, monitor and as necessary control all emergency systems operation shall be provided. A total of three rooms shall be provided as follows: (1) commercial area and the related subterranean parking garage; (2) high-rise hotel; and (3) residential garages and dwellings. Rooms shall be located in an exterior location at grade level and have unrestricted access clear-to-the sky.*

Implementation of the following mitigation measure is recommended to further reduce less-than-significant impacts on police services, as described above under Impact PS-2:

MM PS-4 Prior to issuance of a building permit, the Applicant shall consult the Huntington Beach Police Department regarding the provision of adequate Crime Prevention Design measures, and shall incorporate the Department's recommendations into the plan.

Implementation of the following mitigation measure would be required to reduce impacts on schools, as described above under Impact PS-3:

MM PS-5 The developer for the proposed project shall negotiate with the appropriate City school districts regarding school impact fees to address the adverse impacts of the development, thus, ensuring that the new development would bear its fair share of the cost of housing additional students generated. The Planning Department shall be provided with a copy of the agreement prior to recordation of the final map.

Implementation of the following mitigation measure is recommended to further reduce less-than-significant impacts on lifeguard services, as described above under Impact PS-4:

MM PS-6 The Applicant shall develop and institute a Beach Safety and Maintenance Awareness Program to be reviewed and approved by the Community Services Department. The Program shall include (1) informational disclosures (i.e., handouts) to all residents and hotel guests and (2) posting of signs on site. Program materials shall include but would not be limited to the following items:

- Beach safety guidelines related to swimming, tides, sun exposure, and other potential risks from beach use
- City Regulations on the use of beach property, including permissible uses of the beach and appropriate trash disposal
- Identification of penalties imposed for violation of City Regulations

The City shall ensure strict enforcement of regulations related to beach use and maintenance.

Implementation of MM PS-1 through MM PS-3 would ensure adequate emergency access for the fire department, reducing impacts described in Impact PS-1 to less than significant. MM PS-4 and MM PS-6 would further reduce less-than-significant impacts to police protection and lifeguard services during project operation, as discussed under Impact PS-2 and Impact PS-4. Implementation of MM PS-5 would ensure payment of school impact fees to address impacts associated with student overcrowding on the HBUHSD and HBCSD. Per Government Code Sec. 65996, developer impact fees are the exclusive method for mitigating impacts on school facilities. Therefore, impacts on schools as described under Impact PS-3 would be reduced to less than significant.