
4. ENVIRONMENTAL IMPACT ANALYSIS
10. PUBLIC SERVICES
1. FIRE PROTECTION

1. ENVIRONMENTAL SETTING

a. Fire Stations

The County of Los Angeles Fire Department (LACFD) provides fire protection and emergency medical services for the City of Malibu. The Department's operations are divided into three Operational Bureaus, which are composed of 22 Battalions serving unincorporated areas of Los Angeles County and 57 contract cities (including the City of Malibu).¹ The Project Site is located within Battalion 5. Fire Station 88, located at 23720 Malibu Road, is the primary station serving the Project Site. It is located approximately 0.3 miles from the Project Site. There are also several additional fire stations in the area available to respond to incidents at the Project Site. Table 4.10.1.1 identifies these fire stations, and provides service information and relative distances to the Project Site. Figure 4.10.1.1 displays the locations of the fire stations listed below.

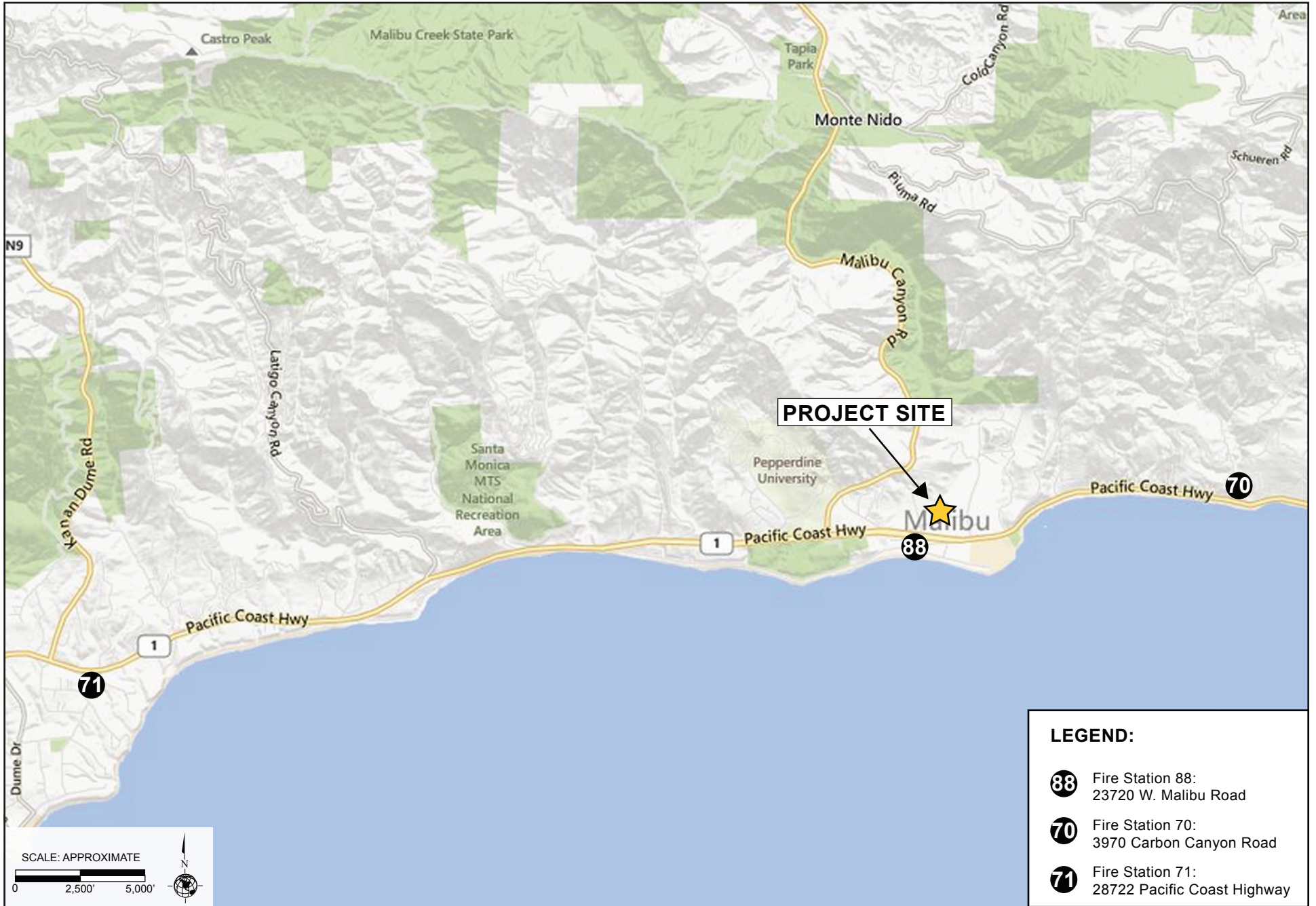
Table 4.10.1.1
Fire Stations Serving the Project Area

Station No.	Address	Equipment Staff	Distance to Project Site
88	23720 W. Malibu Road	3-Person Engine Company 2-Person Paramedic Squad	0.3 mile
70	3970 Carbon Canyon Road	4-Person Engine Company	2.5 mile
71	28722 Pacific Coast Highway	3-Person Engine Company 2-Person Paramedic Squad	6.4 mile

b. Water Supply – Fire Flow

The City of Malibu's water supply is provided by the Metropolitan Water District of Southern California (MWD). Water infrastructure serving the Project Site is maintained by the Los Angeles County Department of Public Works, Waterworks District 29. Currently, the City of Malibu receives water through a 30-inch water main running along Pacific Coast Highway and smaller water mains beneath Civic Center Way and Cross Creek Road. These mains range in size from six inches to twelve inches in size. Smaller mains branching off of these mains range from four inches to eight inches in size. A discussion of the existing gravity storage reservoir capacity of the water supply system as it relates to the

¹ County of Los Angeles Fire Department, website: <http://fire.lacounty.gov/HometownFireStations/HometownFireStations.asp>, accessed December 2013.



Source: Bing Maps, 2013



Figure 4.10.1.1
Fire Station Location Map

reliability of delivering fire flow to the Proposed Project, and the Los Angeles County Department of Public Works Civic Center Water Infrastructure Improvements Plan, is presented in Section 4.12.2 Public Utilities – Water.

The required water supply for fire suppression varies with the type of development, life hazard, type and level of occupancy, and degree of fire hazard (based on such factors as building age or type of construction). This required water supply is termed the “fire flow,” and measures the performance capacity of water lines to supply water with adequate pressure during emergencies. The LACFD fire flow requirements are based on the type of land use, size of structures, number of floors, building materials used, and location and presence of sprinklers and hydrants, among other factors.

c. Local Wildfire Hazards

The Santa Monica Mountains are considered particularly susceptible to wildfires due to several factors including: climate patterns and weather conditions; fire adaptation of vegetation types; slope steepness; and frequency of fires caused by human activity. The Project Site is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinances requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel medication plans must be met.² The Fire Code states that no building within a designated VHFHSZ (formerly called “Mountain Fire District”) shall be located more than 1,000 feet from a fire hydrant with the distance being measured along a route providing reasonable access. In addition, the Chief Engineer of the LAFD needs to report that adequate fire protection exists or is in the process of being provided in VHFHSZs.

The California Department of Forestry and Fire Protection also ranks the Santa Monica Mountains area as being a critical fire hazard area, giving it a Class III, or highest hazard, rating. Class III areas are defined as those areas having more than nine extremely critical fire hazard days per year. The rating system takes into account the fuel load (the quantity of flammable vegetation per unit of land area), weather conditions, and the slope of the terrain.

d. Additional Services

In 1950, the California Fire Service and Rescue Emergency Plan was adopted as a mutual aid plan for the State. Under the Plan, mutual aid is made available under “local emergency,” “state of emergency,” and “state of war emergency” situations or any other situation that warrants mutual aid. The Plan warrants:

1. Systematic mobilization, organization, and operation of fire service resources of the State and its political subdivisions in mitigating the effects of disaster.

² *Written correspondence from Frank Vidales, Acting Chief, Forestry Division Prevention Services Bureau, County Los Angeles Fire Department, to Randall Lawson, Executive Vice President, Santa Monica Community College District, dated June 7, 2012.*

2. Comprehensive and compatible plans for the expedient mobilization and response of available fire service resources on a local, area, regional, and statewide basis.
3. Establishment of guidelines for recruiting and training auxiliary personnel to augment regularly organized fire personnel during disaster operations.
4. Annual update of fire service inventory of all personnel, apparatus, and equipment in California.
5. Plan and communication facilities for the interchange and dissemination of fire-related data, directives, and information between fire officials of local, State, and Federal agencies.
6. Coordination and implementation at the State level of government (Chief, State Fire and Rescue Coordinator).³

In the event of major fires, the LACFD maintains mutual aid agreements with cities and counties throughout the State so that additional personnel and fire-fighting equipment can assist the LACFD on an “as need” basis. The Old Topanga Fire, which occurred in November 1993, represented the largest mobilization of emergency resources within a 24-48 hour period in the history of the United States, with resources represented from every State west of the Continental Divide.⁴

2. ENVIRONMENTAL IMPACTS

a. Thresholds of Significance

The City of Malibu General Plan EIR considers the impacts created by a project as being significant if implementation would:

- Result in an increased demand for public services which exceeds the existing fire supply or capacity of service personnel and/or facilities, or
- Alter the nature of demand for public services causing increased costs or service delivery limitations.

The CEQA Guidelines (Appendix G) identifies applicable criteria for determining whether a project’s impacts are considered to have a significant effect on the environment. A project is considered to create a significant impact if a project results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.

³ *California Fire Service and Rescue Emergency Mutual Aid System, Fire and Rescue Branch, Governor’s Office of Emergency Services, 2002.*

⁴ *Official Report of Old Topanga Incident, County of Los Angeles Fire Department, November 20, 1995 (updated).*

b. Project Impacts

It is generally assumed that the frequency and nature of emergency calls increase as the intensity of activity in an area increases. The Proposed Project would include the new development of a 25,310 square foot satellite community college campus for SMC and a Community Sheriff's Substation and Emergency Operations and Planning Center. The Project will replace the existing former Sheriff's Station building that is currently vacant and nonoperational. The Proposed Project will increase the level of gross square footage by 1,428. The Proposed Project would increase the presence of human activity on-site, which could result in a likely increase in the percentage of emergency calls to the Project Site.

Although the Proposed Project is located within 0.3 miles of the nearest fire station, the increase in human activity on the Site would increase demands upon existing fire protection resources in the general area. The Applicant should incorporate all feasible mitigation measures into the Proposed Project, including contributing to the Developer Fee Program to reduce potential impacts on fire protection services. The entire facility will be protected by an automatic fire protection system in accordance with NFPA 13 and 14. The building fire sprinkler system will be served by a 4" fire line and a fire riser will be provided.⁵

(1) Fire Flow

The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. Final fire flow will be based on the size of the buildings, its relationship to other structures, property lines and types of construction used.⁶ Fire flow, access roads and automatic sprinkler systems for the Proposed Project are compliant with the local fire authority. The Department of Public Works has indicated that additional water system facilities may have to be installed to serve the Project Site to meet the requirements of the County/City Engineer and the County Fire Chief. As a condition of receiving water service from the Los Angeles County Waterworks District No. 29, Malibu (District), the Santa Monica College may have to install such facilities at their expense. The Applicant may also be required to pay appropriate connection fees, including meter fees, capital and local improvement charges, and financially participate in the Civic Center Infrastructure Improvement Project prior to approval of water plans, start of construction, and installation of any additional permanent water service.⁷

The Proposed Project does not exceed the capacity of existing LACFD services and would not require provision of new or physically altered facilities to maintain service ratios. Based on correspondence from Frank Vidales, Acting Chief, Forestry Division, Protection Services Bureau, the statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are to review and comment on

⁵ *Santa Monica College, Malibu Campus Malibu Center Mechanical, Electrical and Plumbing Schematic Design Narrative, Glumac, December 2012.*

⁶ *Written correspondence from Frank Vidales, Acting Chief, Forestry Division Prevention Services Bureau, County of Los Angeles Fire Department, to Randall Lawson, Executive Vice President, Santa Monica Community College District, dated June 7, 2012.*

⁷ *Written correspondence from Gail Farber, Director of Public Works, County of Los Angeles Department of public Works, to Jim Thorsen, City Manager, City of Malibu, dated October 30, 2013.*

all projects within the unincorporated areas of the County of Los Angeles. The Fire Department's main concern is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. A Fire Access Plan for the Proposed Project has been submitted to and approved by the Los Angeles County Fire Department (see Appendix C of this Draft EIR). Based on the Fire Department's initial review, no adverse impacts associated with fire protection and life safety requirements have been identified. Specific fire and life safety requirements will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements (see Mitigation Measure PS-1). Therefore, with mitigation, impacts related to increased demand for fire protection services would be less than significant.

3. CUMULATIVE IMPACTS

A cumulative increase in demand for fire protection and emergency medical services is expected to occur as a result of development of the Proposed Project and the related projects identified in Section 3.0, Environmental Setting. Specifically, development of the Proposed Project in conjunction with the related projects would demand additional LACFD staffing, equipment, and facilities over time. However, this need would be funded via existing mechanisms (e.g., property taxes, government funding, and developer fees) to which the Proposed Project and related projects would contribute. In addition, similar to the Proposed Project, each of the related projects would be individually subject to LACFD review, and would be required to comply with all applicable fire safety requirements of the LACFD and City of Malibu in order to adequately mitigate fire protection service impacts. However, as discussed in Section 4.12.2 Public Utilities, Water, while water supply exists and is adequate, full water service to the Proposed Project and related projects cannot be guaranteed because of inadequate water storage and distribution infrastructure. To mitigate this potential impact, the Proposed Project would be required to provide a fair share contribution toward the construction of cumulative water system projects (identified as Mitigation Measure PU-4 in Section 4.12.2 Public Utilities, Water). Compliance with these requirements would ensure the water pressure and supply needed to provide adequate fire protection services. Further, the environmental impacts associated with the infrastructure improvements to be implemented by Water District 29 would be subject to a separate environmental review pursuant to CEQA. Therefore, with implementation of these requirements, mitigation measures, and construction of the cumulative water system projects, cumulative impacts on fire protection and emergency medical services would be less than significant.

4. MITIGATION MEASURES

In order to establish that all appropriate fire protection measures have been incorporated into the Proposed Project, the following mitigation measure is required:

PS-1 The Project shall comply with all applicable code and ordinance requirements for construction, emergency access, water main fire flows and fire hydrants.

4. ENVIRONMENTAL IMPACT ANALYSIS
10. PUBLIC SERVICES
2. POLICE

1. ENVIRONMENTAL SETTING

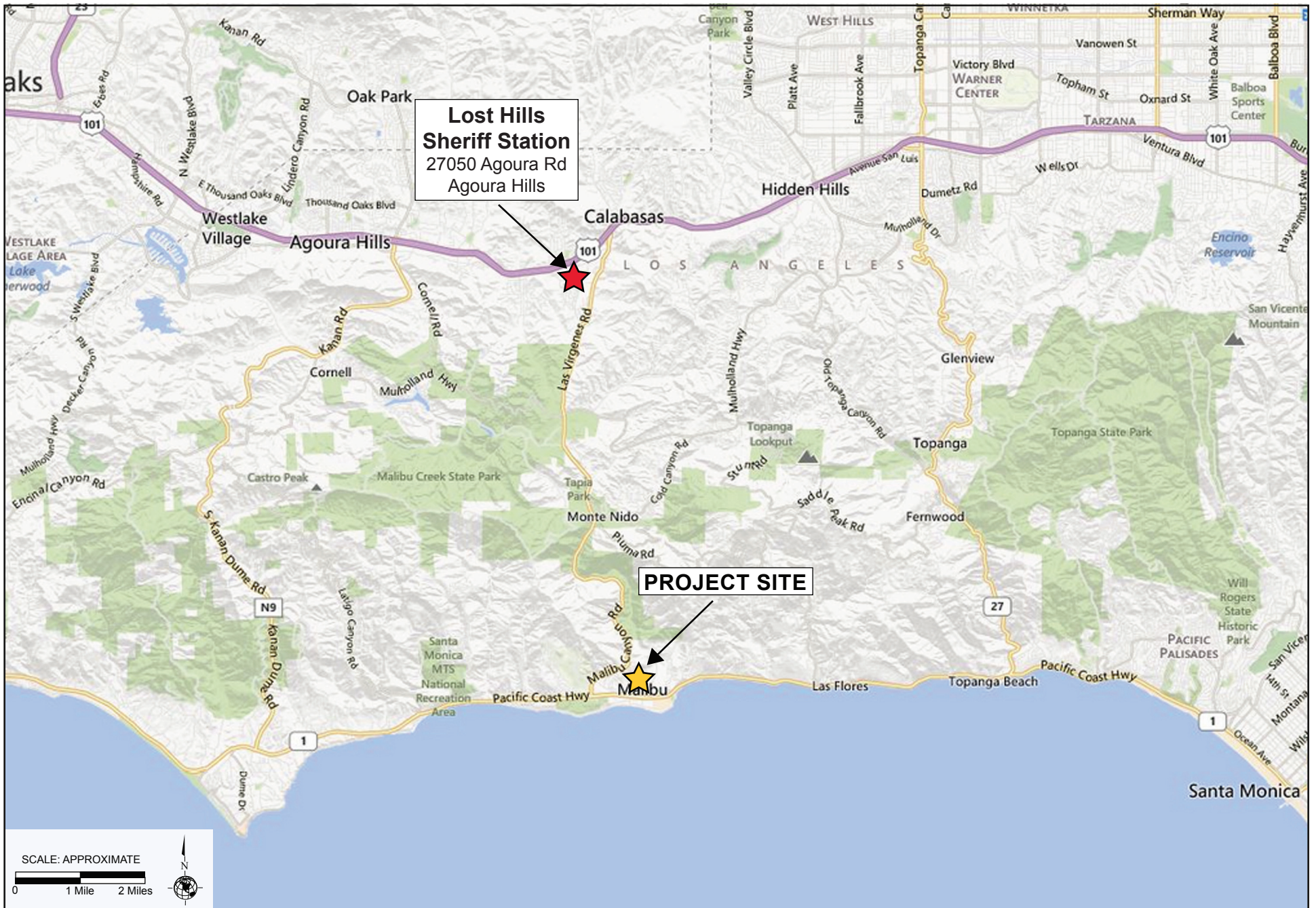
Police protection, enforcement, and emergency services in the City of Malibu are provided by the Los Angeles County Sheriff's Department (LASD) on a contract basis with the City.

a. Los Angeles County Sheriff's Department

The LASD is the principal law enforcement agency for 40 contract cities, including the City of Malibu, and the unincorporated areas of Los Angeles County. As shown in Figure 4.10.2.1, Police Station Location Map, the LASD's Malibu/Lost Hills Station, located at 27050 Agoura Road in Agoura Hills, serves the City of Malibu. This station also serves the cities of Agoura Hills, Calabasas, Westlake Village, and Hidden Hills, as well as the surrounding unincorporated areas of the County.

Unlike fire protection services, police units are often in a mobile state; hence, the actual distance between a headquarters facility and the Project Site is often of little relevance in responding to emergencies. Instead, the number of officers out on the street is more directly related to the realized response time. Response time is defined as the total time from when a call is dispatched until the time that a police unit arrives to the scene.

The crime rate, which represents the number of crimes reported, affects the anticipated needs for staff and equipment for the LASD within the City of Malibu. It is logical to anticipate that an area's crime rate will increase as the population, degree of activity, and opportunity for crime increases. However, because a number of other factors also contribute to the resultant crime rate such as police presence, crime prevention measures, and on-going legislation and funding, the potential for increased crime rates is not necessarily directly proportional to increases in land use activity. Table 4.10.2.1 provides reported crime statistics for the City of Malibu.



Source: Bing Maps, 2013

Figure 4.10.2.1
Police Station Location Map

**Table 4.10.2.1
Crime Statistics Reported for the City of Malibu**

Classification of Offenses	City of Malibu		
	2012	2013	1 Year Change in YTD Crime 2012/2013
Homicide	0	0	0%
Rape	3	3	0%
Robbery	5	10	100.3%
Aggravated Assault	3	12	300.4%
Burglary	72	79	9.7%
Larceny Theft	222	235	5.9%
Grand Theft Auto	17	21	23.6%
Arson	0	0	0%
Total	322	360	11.8%
<i>Notes:</i> YTD = Year to Date Source: Los Angeles County Sheriff's Department, Station, City and Unincorporated Area Part I Crime Summary – Preliminary Data, YTD 11/30/2013 – Part I Crime Rate Per 10,000 Population, website: http://file.lacounty.gov/lasd/cms1_148405.pdf , accesses December 2013.			

2. ENVIRONMENTAL IMPACTS

a. Thresholds of Significance

The City of Malibu General Plan EIR considers impacts to sheriff and police protection services to be potentially significant if implementation of the project would:

- Result in an increased demand for public services which exceeds the existing supply or capacity of the service personnel and/or facilities, or
- Alter the nature of demand for public services causing increased costs or service delivery limitations.

The CEQA Guidelines (Appendix G) identifies applicable criteria for determining whether a project's impacts are considered to have a significant effect on the environment. A project is considered to create a significant impact if implementation of the project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.

b. Project Impacts

(1) Construction Impacts

The Los Angeles County Sheriff Department's service requirements will increase over the existing demands during the construction phase of the Proposed Project. This is because the potential for vandalism and theft will increase due to the presence of construction equipment and building materials, increasing Sheriff's service demands for property protection.

(2) Operational Impacts

The Proposed Project would include the new development of a 25,310 square foot building with a 19,670 square foot satellite community college campus for SMC and a 5,640 square foot Community Sheriff's Substation and Emergency Operations and Planning Center. The Project will replace the existing former Sheriff's Station building that is currently vacant and not in operation. Since the time the Sheriff's Station was decommissioned in the 1990s, all LASD services for the City of Malibu have been provided out of the Lost Hills Station in Agoura Hills. The construction and operation of a new Sheriff's Substation to serve the local demands of the City of Malibu would be a net beneficial impact with respect to improving LASD services within the City. The proposed Substation building will include administrative support space for approximately 10 officers and/or civilian support staff and three holding cells to accommodate up to 6 individuals. The new Sheriff's Substation will reduce the need for officers to travel to the Lost Hills Station, which is located approximately 10 miles to the north outside of the City limits, for each detainment and to switch shifts. While there will still be a need for officers to work out of both locations, a permanent Substation facility in the City of Malibu will greatly reduce downtime associated with transportation to and from the Lost Hills Station.

The construction and operation of the SMC community college satellite campus would add incrementally to the existing demands on the LASD in the City of Malibu, as additional daytime and evening population will be increased between the hours of 7:00 a.m. to 10:00 p.m. The proposed SMC Campus is designed to accommodate 210 full time equivalent (FTE) students and will have an occupancy load of approximately 500 individuals. The increased presence of people on-site would increase marginally the demands for police protection services. However the presence of the on-site Sheriff's Station alone would serve to increase public safety and reduce response times. Additionally, the presence of the proposed Sheriff's Substation on the Project Site would increase the service capabilities of the LASD within the City limits. Impacts upon Sheriff Department services would therefore be less than significant.

3. CUMULATIVE IMPACTS

A cumulative increase in demand for Sheriff services is expected to occur as a result of development of the Proposed Project and related projects. The LASD continuously evaluates needs and services in order to adequately serve its service area. The additional service capabilities provided to the LASD by the Sheriff's Substation would offset cumulative impacts for police related services throughout the City. As the Proposed Project would only incrementally create additional service demand to the LASD, its

cumulative impact in conjunction with other related projects is less than significant. Therefore, cumulative impacts on Sheriff Department services would be less than significant.

4. MITIGATION MEASURES

No mitigation measures are required.