IV. ENVIRONMENTAL IMPACT ANALYSIS K. PUBLIC SERVICES 1. FIRE PROTECTION

ENVIRONMENTAL SETTING

Fire protection and emergency services in the project vicinity are provided by the City of El Segundo Fire Department (ESFD). El Segundo has two fire stations: the Headquarters Station is located at 314 Main Street; Station No. 2 is presently located at 2161 East El Segundo Boulevard (Figure IV.K-1). The City of El Segundo is considering plans to relocate Station No. 2 to a new site on Mariposa Street between Nash Street and Douglas Street. This would be less than one mile north of the current location. Station No. 2 would primarily respond to the Sepulveda/Rosecrans Rezoning Site. The ESFD is staffed by 55 sworn officers and ten general employees. Table IV.K-1 lists the existing staff and equipment of the two fire stations that serve the Sepulveda/Rosecrans Rezoning Site.

Table IV.K-1
Proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development
Area Fire Protection Services

Station	Equipment	Distance to Project Area	Staff
Headquarters	Engines: 2	2.0 miles	10 staff (including 3
	Rescue: 1		paramedics)
Station No. 2	Engines: 1		8 staff (including 2
	Trucks: 1	0.7 miles*	paramedics)
	Rescue: 1		par ameurcs)

Source: Written correspondence from John W. Gilbert, Administrative Battalion Chief, City of El Segundo Fire Department, November 7, 2003.

The ESFD received 2,379 emergency calls in 2002, with an average response time for residential, commercial and industrial areas of 4.51 minutes.² The ESFD's preferred response time for emergency calls is 5 minutes, and the average response time for 2002 met this performance standard.

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^{*} If Station No. 2 moved, distance would be approximately 1.7 miles.

Written correspondence from Steve H. Tsumura, Environmental Safety Manager, El Segundo Fire Department, July 22, 2001.

² Ibid.

Figure IV.K-1

In the event of major fires or emergencies, ESFD has mutual aid agreements with the Cities of Los Angeles, Torrance, Hermosa Beach, Redondo Beach, and Manhattan Beach, and the County of Los Angeles.³ Further support, if needed, can be provided under the State Master Mutual Aid Agreement.

The adequacy of fire protection for a given area is based on required fire flow, response time from existing fire stations, and the ESFD's judgment for assessing the needs in a given area. The required fire flow is closely related to the type and size of the land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard. City-established fire flow requirements for new development start at 2,500 gallons per minute (gpm) with a minimum residual water pressure of 20 pounds per square inch (psi) flowing from a minimum of two hydrants flowing simultaneously. The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development will require up to 6,000 gpm with a minimum residual water pressure of 20 psi, for a duration of four hours. Specific fire flow requirements by land use for the Project's components are listed in Tables IV.K-2 and IV.K-3.

Table IV.K-2

El Segundo Fire Flow Requirements for the
Sepulveda/Rosecrans Site Rezoning Project and the Plaza El Segundo

	Required Fire Flow	Required Residual Water	Required Duration
Land Use	(gpm)	Pressure (psi)	(hours)
Shopping Center	6,000	20	4
Fitness Center	4,750	20	4
Full Service Restaurant	4,000	20	4
Fast Food Restaurant	2,250	20	2

Source: Written correspondence from John W. Gilbert, Administrative Battalion Chief, El Segundo Fire Department, November 10, 2003.

All new discretionary developments in the City of El Segundo are subject to a Fire Service Mitigation Fee. This fee is currently assessed at \$0.14 per gross square foot of building area.

³ City of El Segundo Fire Department, Frequently Asked Questions, website: http://www.elsegundo.org/cityservices/safety/fire/faq.php, November 6, 2003.

Written correspondence from Steve H. Tsumura, Environmental Safety Manager, El Segundo Fire Department, July 22, 2001.

Written correspondence from John W. Gilbert, Administrative Battalion Chief, El Segundo Fire Department, November 10, 2003.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would have a significant impact to ESFD fire prevention and suppression services if its implementation would result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable fire service ratios, response times, or other performance standards.

Project Impacts

Sepulveda/Rosecrans Site Rezoning

The proposed Sepulveda/Rosecrans Site Rezoning would rezone part of the Sepulveda/Rosecrans Rezoning Site to allow for the development of up to 850,000 square feet (sf) of commercial/retail uses. In addition, under the proposed Sepulveda/Rosecrans Site Rezoning, existing M-1 and M-2 zoning would be retained on part of the site, such that continuation of an existing lumber distribution facility in its existing location, construction of an industrial gas production facility, and expansion of an existing recreational vehicle storage facility onto part of the Sepulveda/Rosecrans Rezoning Site would be The proposed Sepulveda/Rosecrans Rezoning would also include construction of new permitted. roadways and relocation of existing railroad rights-of-way. The adequacy of fire protection services for a given area is based on site access to and within the Sepulveda/Rosecrans Rezoning Site, required fireflow, access to hydrants, response distance from existing fire stations, and ESFD's judgment of the needs of the proposed development. Emergency access to the Sepulveda/Rosecrans Rezoning Site would be provided at several driveways along Sepulveda Boulevard, Rosecrans Avenue and from Allied Way. Internal fire access roadways would be provided throughout the Sepulveda/Rosecrans Rezoning Site. Emergency response times are not anticipated to be significantly impacted by project traffic, as the Sepulveda/Rosecrans Rezoning Site is located less than one mile southwest of ESFD Station No. 2 and within two miles of the proposed relocation site for Station No. 2. Additional City streets and public fire hydrants would be provided on the Sepulveda/Rosecrans Rezoning Site. The provision of street continuation through the site is proposed as part of the Sepulveda/Rosecrans Rezoning Project, which would improve access to the southern edge of the City. Water flow and fire hydrants would be provided in accordance with ESFD Regulations, and installation of automatic fire sprinklers and a complete life-safety alarm system within each building shall be undertaken in accordance with the requirements of the Uniform Fire Code to further preclude the need for additional fire protection. Therefore, the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would not require new or physically altered fire protection facilities in order to maintain acceptable fire

service ratios, response times, or other performance standards and would have a less than significant impact on fire services.

A Fire Service Mitigation Fee of \$0.14 per gross square foot is required and would be provided by future development within the proposed Sepulveda/Rosecrans Rezoning Site in order to address fire service impacts. The Fire Service Mitigation Fee is set by the City at a level which adequately reflects the impacts on fire services caused by new development. The project would have a less than significant impact on fire protection services.

Plaza El Segundo

The proposed Plaza El Segundo Development would implement the proposed C-4 zoning on a portion of the proposed Sepulveda/Rosecrans Rezoning Site. The proposed Plaza El Segundo would include the development of 200,000 square feet of large scale retail, 130,000 square feet of shopping center, a 50,000 square foot fitness center and spa, 10,000 square feet of fast food restaurants, and 35,000 square feet of sit-down restaurants for a total of 425,000 square feet of commercial/retail space. As stated above, the adequacy of fire protection services for a given area and the potential need for new or physically altered fire protection facilities is based on site access to and within the Plaza El Segundo site, required fire-flow, access to hydrants, response distance from existing fire stations, and ESFD's judgment of the Plaza El Segundo site's needs. Because the full development permitted under the proposed Sepulveda/Rosecrans Rezoning would not significantly impact fire protection services, the proposed Plaza El Segundo would also result in less than significant impacts on fire protection services.

The proposed Plaza El Segundo Development would also be responsible for paying the Fire Service Mitigation Fee of \$0.14 per gross square foot set forth in the El Segundo Municipal Code. The Fire Service Mitigation Fee is set by the City at a level which adequately reflects the impacts on fire services caused by new development. The proposed Plaza El Segundo Development would have a less than significant impact on fire protection services.

CUMULATIVE IMPACTS

Sepulveda/Rosecrans Site Rezoning

Implementation of the Sepulveda/Rosecrans Site Rezoning Project, estimated to be completed by 2012, in conjunction with the various related projects identified in Section III.B would further increase the demand for fire protection and suppression services. Related projects 17-22, 27-33, 35, 48, 49, 50, and 52, as described in Section III.B, Environmental Setting, are located within the City of El Segundo and served by the ESFD. Implementation of these related projects would continually require the ESFD to evaluate the need for new or physically altered facilities in order to maintain acceptable fire service ratios, response times, or other performance standards. Currently, other than the relocation of Station No. 2, ESFD has not identified any need for new or altered fire protection facilities to meet future demand for service within the City. In addition, those related projects not within the City of El

Segundo boundaries would not impact the ESFD. As with the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development, measures to minimize demand for fire service would be reviewed and implemented on a case-by-case basis in an effort to reduce impacts associated with future developments. Through this process, the ability of the ESFD to provide adequate facilities to accommodate future growth and maintain acceptable levels of service would be assured. Therefore, the project's incremental contribution to cumulative impacts on fire services is not cumulatively considerable.

Plaza El Segundo

Implementation of the Plaza El Segundo Development, estimated to be completed by 2007, in conjunction with the various related projects identified in Section III.B would further increase the demand for fire protection and suppression services. Related projects 17-22, 27-33, 35, 48, 49, 50, and 52, as described in Section III.B, Environmental Setting, are located within the City of El Segundo and served by the ESFD. Implementation of these related projects would continually require the ESFD to evaluate the need for new or physically altered facilities in order to maintain acceptable fire service ratios, response times, or other performance standards. Currently, other than the relocation of Station No. 2, ESFD has not identified any need for new or altered fire protection facilities to meet future demand for service within the City. In addition, those related projects not within the City of El Segundo boundaries would not impact the ESFD. As with the proposed Plaza El Segundo Development, measures to minimize demand for fire service would be reviewed and implemented on a case-by-case basis in an effort to reduce impacts associated with future developments. Through this process, the ability of the ESFD to provide adequate facilities to accommodate future growth and maintain acceptable levels of service would be assured. Therefore, the project's incremental contribution to cumulative impacts on fire services is not cumulatively considerable.

MITIGATION MEASURES

Sepulveda/Rosecrans Site Rezoning

Although impacts of the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant with respect to fire protection facilities, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts:

- K.1-1. The applicant must pay the City of El Segundo a Fire Service Mitigation Fee of \$0.14 per gross square foot of building area prior to the issuance of a certificate of occupancy.
- K.1-2. A fire life safety plan, which must include definitive plans and specifications, must be submitted to the El Segundo Fire Department (ESFD) for review and approval prior to commencement of construction of any portion of the proposed development.

K.1-3. The applicant must provide fire access roadways to and throughout the property and submit a layout plan to the ESFD for approval.

- K.1-4. The applicant must provide water flow and on-site fire hydrants as required by the ESFD.
- K.1-5. The following installations require separate Fire Department approval. The applicant must submit separate plans for Fire Department review:
 - Automatic fire sprinklers;
 - Fire alarm system;
 - Underground fire service mains;
 - Fire Pumps;
 - Emergency generators; and
 - Any aboveground or underground storage tank including elevator sumps and condensation tanks.

Plaza El Segundo

Although impacts of the proposed Plaza El Segundo would be less than significant with respect to fire protection facilities, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts:

- K.1-6. The applicant must pay the City of El Segundo a Fire Service Mitigation Fee of \$0.14 per gross square foot of building area prior to the issuance of a certificate of occupancy.
- K.1-7. A fire life safety plan, which must include definitive plans and specifications, must be submitted to the El Segundo Fire Department (ESFD) for review and approval prior to commencement of construction of any portion of the proposed development.
- K.1-8. The applicant must provide fire access roadways to and throughout the property and submit a layout plan to the ESFD for approval.
- K.1-9. The applicant must provide water flow and on-site fire hydrants as required by the ESFD.
- K.1-10. The following installations require separate Fire Department approval. The applicant must submit separate plans for Fire Department review:
 - Automatic fire sprinklers;

- Fire alarm system;
- Underground fire service mains;
- Fire Pumps;
- Emergency generators; and
- Any aboveground or underground storage tank including elevator sumps and condensation tanks.

LEVEL OF IMPACT AFTER MITIGATION

Sepulveda/Rosecrans Site Rezoning

Impacts of the proposed Sepulveda/Rosecrans Site Rezoning on fire protection service would be less than significant.

Plaza El Segundo

Impacts of the proposed Plaza El Segundo on fire protection service would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS K. PUBLIC SERVICES 2. POLICE PROTECTION

ENVIRONMENTAL SETTING

The El Segundo Police Department (ESPD) provides police services to the Sepulveda/Rosecrans Rezoning Site and its immediate vicinity. Police protection for the Sepulveda/Rosecrans Rezoning Site is provided by the ESPD's Main Street facility, located at 348 Main Street (Figure IV.K-1). The ESPD maintains a staff of 68 sworn officers and 34 civilians, creating a nighttime ratio of 4.3 officers per 1,000 people and a daytime ratio of 1 officer per 1,000 people.^{6,7}

Response time is defined as the total time from when a call requesting assistance is made until the time that a police unit responds to the scene. Calls for police assistance are prioritized based on the nature of the call. Unlike fire protection services, police units are often in a mobile state; hence, actual distance between a headquarters facility and the Sepulveda/Rosecrans Rezoning Site is often of little relevance. Instead, the number of officers out on the street is more directly related to the realized response time. The police department's response times vary with respect to the level of priority for a given call.⁸ In general, the ESPD has an average response time of 2.87 minutes in the City's 5.5 square miles, which meets the ESPD's standards.⁹ The ESPD defines it's own performance standards, which vary between incidents, based on a variety of factors including incident type.

All new discretionary developments in the City of El Segundo are subject to the Police Service Mitigation Fee. This fee is currently assessed at \$0.11 per gross square foot of building area.

The Sepulveda/Rosecrans Rezoning Site is located within El Segundo Reporting District (RD) 318. Between September 1, 2002 and September 30, 2003, RD 318 reported 21 crimes, all burglary and theft.¹⁰

⁶ Written correspondence from Laurie Risk, Crime Prevention Analyst, City of El Segundo Police Department, October 30, 2003.

⁷ Nighttime population of El Segundo is approximately 16,033; Daytime population of El Segundo is approximately 70,000.

⁸ City of El Segundo General Plan DEIR, 1991.

Written correspondence from Laurie Risk, Crime Prevention Analyst, City of El Segundo Police Department, October 30, 2003.

¹⁰ Ibid.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development would have a significant impact to ESPD police protection services if its implementation would result in substantial adverse physical impacts associated with the provision of new or physically altered police facilities or the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance standards.

Project Impacts

Sepulveda/Rosecrans Site Rezoning

The Sepulveda/Rosecrans Site Rezoning Project would rezone part of the Sepulveda/Rosecrans Rezoning Site to allow for the development of up to 850,000 square feet (sf) of commercial/retail development. In addition, under the proposed Sepulveda/Rosecrans Site Rezoning, part of the site would retain the existing M-1 and M-2 zoning, which would permit continuation of an existing lumber distribution facility in its present location, construction of an industrial gas production facility, and expansion of an existing recreational vehicle (RV) storage facility onto the Sepulveda/Rosecrans Rezoning Site. The proposed Sepulveda/Rosecrans Rezoning would also include construction of new roadways and relocation of existing railroad rights-of-way. Development of 850,000 sf of commercial development on the Sepulveda/Rosecrans Rezoning Site would result the creation of a total of approximately 1,904 new jobs and approximately 28,344 visitor trips on an average day upon project completion, estimated by 2012. Other uses permitted under the proposed C-4 zone (industrial gas production facility, RV storage facility and continuation of existing lumberyard) would not generate additional employment or visitor traffic. The additional commercial uses on the Sepulveda/Rosecrans Rezoning Site that would be permitted under the proposed C-4 zone could potentially generate an increase in the number of service calls. Responses to thefts, vehicle burglaries, damage to vehicles, traffic-related incidents, and crimes against persons are anticipated to result from an increase in traffic on adjacent streets and an increase in transient occupancy.

Potential impacts on police services can be minimized through the incorporation of a security plan that works to minimize crime and thus police service calls. ESPD has not identified any need for new or altered facilities that would be required to serve development permitted under the proposed Sepulveda/Rosecrans Site Rezoning. Therefore, impacts to police services associated with development of the proposed Sepulveda/Rosecrans Rezoning Site would be less than significant. In addition, development permitted under the proposed Sepulveda/Rosecrans Site Rezoning would be required to

pay the required Police Service Mitigation Fee, which has been set by the City at a level which reflects the impacts on police services caused by new development.

Plaza El Segundo

The proposed Plaza El Segundo Development would implement the proposed C-4 zoning on a portion of the proposed Sepulveda/Rosecrans Rezoning Site. The proposed Plaza El Segundo would include the development of 200,000 square feet of large scale retail, 130,000 square feet of shopping center, a 50,000 square foot fitness center and spa, 10,000 square feet of fast food restaurants, and 35,000 square feet of sit-down restaurants for a total of 425,000 square feet of commercial/retail space. Development of the Plaza El Segundo would result the creation of approximately 952 new jobs (half of the estimated total for the entire Sepulveda/Rosecrans Rezoning Site, see section IV.J, Population, Housing, and Employment) and approximately 21,432 visitor trips on an average day upon project completion, estimated to be by 2007. The increase in use of the Plaza El Segundo site by employees and visitors could potentially generate an increase in the number of service calls. Responses to thefts, vehicle burglaries, damage to vehicles, traffic-related incidents, and crimes against persons are anticipated to result from an increase in traffic on adjacent streets and an increase in transient occupancy.

Because the full development permitted under the proposed Sepulveda/Rosecrans Rezoning would not significantly impact police services, the proposed Plaza El Segundo would also result in less than significant impacts on police services.

The proposed Plaza El Segundo Development would incorporate a security plan into the project design, to include visible building addresses, limited entrances and exits, low profile landscaping, adequate lighting, and provisions for security personnel. The security plan would work to reduce crime and thus reduce police service calls and need for new or physically altered police facilities. Additionally, as stated above, payment of the Police Service Mitigation Fee, which has been set by the City at a level which reflects the impacts on police services caused by new development, would also be required.

CUMULATIVE IMPACTS

Sepulveda/Rosecrans Site Rezoning

Implementation of the Sepulveda/Rosecrans Site Rezoning Project, estimated to be completed by 2012, in conjunction with the various related projects identified in Section III.B would further increase the demand for police protection and services. As with the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development, incorporation of measures to minimize demand for police service and need for new facilities would likely be reviewed and implemented on a case-by-case basis in an effort to reduce impacts associated with future developments. ESPD has not identified the need for new or physically altered facilities to serve demand for police services in the City in the future. Through this process, the ability of the ESPD to provide adequate facilities that would accommodate future

growth and maintain acceptable levels of service would be assured. Therefore, the project's incremental contribution to cumulative impacts on police services is not cumulatively considerable.

Plaza El Segundo

Development of the Plaza El Segundo, estimated to be completed by 2012, in conjunction with the various related projects identified in Section III.B would further increase the demand for police protection and services. As with the proposed Plaza El Segundo, incorporation of measures to minimize demand for police service would likely be reviewed and implemented on a case-by-case basis in an effort to reduce minimize demand for police services and need for new facilities that could be associated with future developments. Through this process, the ability of the ESPD to provide adequate facilities that would accommodate future growth and maintain acceptable levels of service would be assured. Therefore, the project's incremental contribution to cumulative impacts on police services is not cumulatively considerable.

MITIGATION MEASURES

Sepulveda/Rosecrans Site Rezoning

Although impacts of the proposed Sepulveda/Rosecrans Site Rezoning would be less than significant with respect to police facilities, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts.

- K.2-1. The applicant must pay the City of El Segundo a Police Service Mitigation Fee of \$0.11 per gross square foot of building area prior to the occupancy of each building.
- K.2-2. A strategic security plan, which must include definitive plans and specifications, must be submitted to the El Segundo Police Department (ESPD) for review and approval prior to commencement of construction of any portion of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. The strategic security plan must include, but not be limited to, the following items:
 - Depending on the size of the structure and its location in relation to the streets, the size of the displayed address may vary from a minimum of 4" to as much as 24".
 - Building entrances and exits must be limited in number and located in a manner to increase security and visibility of the building.
 - All landscaping must be low profile especially around perimeter fencing, windows, doors and entryways taking special care not to limit visibility and provide climbing access.

 Adequate street, walkway, building and parking lot lighting must be provided to enhance security.

Provisions for on-site security personnel.

Plaza El Segundo Development

Although impacts of the proposed Plaza El Segundo Development would be less than significant with respect to police facilities, the City of El Segundo imposes the following standard conditions of project approval to offset project impacts.

- K.2-3. The applicant must pay the City of El Segundo a Police Service Mitigation Fee of \$0.11 per gross square foot of building area prior to the occupancy of each building.
- K.2-4. A strategic security plan, which must include definitive plans and specifications, must be submitted to the El Segundo Police Department (ESPD) for review and approval prior to commencement of construction of any portion of the proposed Sepulveda/Rosecrans Site Rezoning and Plaza El Segundo Development. The strategic security plan must include, but not be limited to, the following items:
 - Depending on the size of the structure and its location in relation to the streets, the size of the displayed address may vary from a minimum of 4" to as much as 24".
 - Building entrances and exits must be limited to keep control and visibility of the building.
 - All landscaping must be low profile especially around perimeter fencing, windows, doors and entryways taking special care not to limit visibility and provide climbing access.
 - Adequate street, walkway, building and parking lot lighting must be provided to enhance security.
 - Provisions for on-site security personnel.

LEVEL OF IMPACT AFTER MITIGATION

Sepulveda/Rosecrans Site Rezoning

Impacts of the proposed Sepulveda/Rosecrans Site Rezoning on police protection service would be less than significant.

Plaza El Segundo Development

Impacts of the proposed Plaza El Segundo Development on police protection service would be less than significant.