

ENVIRONMENTAL SETTING

Existing Conditions

The County of Los Angeles Fire Department (LACFD) provides fire protection and emergency medical services for the City of Malibu. The LACFD currently operates 171 stations and employs approximately 3,000 firefighters and about 1,700 support personnel. The Department’s operations are divided into nine operational Divisions, which are composed of 22 Battalions serving unincorporated areas of Los Angeles County and 57 contract cities (including the City of Malibu). In 2012, the LACFD responded to approximately 314,500 incidents, including about 7,650 fire incidents.

The project site is located within the service area of Battalion 5. There are four LACFD fire stations that are located within the City of Malibu. **Table 3.11.1-1, Fire Stations Serving the Project Area**, identifies these fire stations, and provides service information including the distances from each station to the project site, addresses, staffing, and average response time. In 2013, these stations responded to 2,538 incidents within the City of Malibu, including 47 fire incidents.<sup>1</sup> According to the LACFD, Fire Station 88, approximately 0.5 mile east of the project site is the primary station that would serve the proposed project. **Figure 3.11-1-1, Fire Stations Serving the City of Malibu**, shows the location of each station and the project site.<sup>2</sup>

**Table 3.11.1-1  
Fire Stations Serving the Project Area**

Station No.	Address	Equipment	Staff	Distance to Project Site (miles)	Average Response Time (minutes)
70	3970 Carbon Canyon Road	1 Engine	4	2.3	6:04
71	28722 W. Pacific Coast Highway	1 Engine 1 Paramedic Squad	5	6.5	5:46
88	23720 W. Malibu Road, Malibu	1 Engine 1 Paramedic Squad	5	0.5	4:46
99	32550 Pacific Coast Highway	1 Engine	3	11.3	6:17

Source: Los Angeles County Fire Department, 2014

<sup>1</sup> Loretta Bagwell, County of Los Angeles Fire Department Planning Analyst, personal communication with Paul Stephenson, January 8, 2014.  
<sup>2</sup> Loretta Bagwell, County of Los Angeles Fire Department Planning Analyst, personal communication with Sara Kopp, June 7, 2012.

## Water Supply

The City of Malibu's water supply is provided by Los Angeles County Department of Public Works, Waterworks District 29 (WWD) which imports water from the Metropolitan water District. WWD 29 is responsible for maintaining the water infrastructure serving the project site. Currently, the City of Malibu receives water through a 30-inch water main running along Pacific Coast Highway and several distribution pipelines running north.<sup>3</sup> These mains range in size from 6 inches to 12 inches. Smaller mains branching off of these mains are sized from 2 inches and above. There are no water mains, groundwater pumping wells, or water storage systems at or near the project site. The applicant has agreed to fund the design and construction of approximately 5,000 feet of a 12-inch water main, pump station upgrades, a regulating station, and an approximately 800,000 gallon water tank.<sup>4</sup> These infrastructure improvements would be dedicated to WWD 29 after construction is complete and would be used to supply water to the project site. A complete discussion of water supply is in **Section 3.14.3, Water Supply**.

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, location and presence of sprinklers and hydrants among other factors. According to the LACFD, the required fire flow in the vicinity of the project site is 2,000 gallons per minute (gpm) at 20 pounds per square-inch (psi) residual pressure for 2 consecutive hours for public fire hydrants and 1,250 gpm at 20 psi for private fire hydrants. The LACFD has required that one public fire hydrant and three private fire hydrants be installed on the project site.<sup>5</sup>

## Local Wildfire Hazards

The Santa Monica Mountains are 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 California Department of Forestry and Fire Protection (CAL FIRE) has determined that the project site is located in a Local Responsibility Area (LRA).<sup>6</sup>

---

<sup>3</sup> Los Angeles County Waterworks District 29, District 29 Malibu Water System Master Plan

<sup>4</sup> Los Angeles County Waterworks District 29 Participation Agreement Letter

<sup>5</sup> Los Angeles County Fire Department, Water System Requirements, 2011

<sup>6</sup> CAL FIRE, State Responsibility Areas, [http://www.firepreventionfee.org/srviewer\\_launch.php](http://www.firepreventionfee.org/srviewer_launch.php)



FIGURE 3.11.1-1

Fire Stations Serving the City of Malibu

According to CAL FIRE, LRA's "include incorporated cities, cultivated agriculture lands, and portions of the desert. Local responsibility area fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government."<sup>7</sup> As stated above the LACFD provides fire protection for the City. The LACFD County Forester<sup>8</sup> ranks the Malibu area of the Santa Monica Mountains, including the project site, as Very High Fire Hazard Severity Zone (VHFHSZ), the highest fire hazard category in Los Angeles County.<sup>9</sup> The Fire Code states that no building within a designated VHFHSZ 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 LACFD needs to report that adequate fire protection exists or is in the process of being provided in VHFHSZs. See **Section 3.7, Hazards and Hazardous Materials**, for a discussion of wildfire risk.

## REGULATORY FRAMEWORK

### Federal

There are no federal statutes related to fire services that would apply to the proposed project.

### State

There are no federal statutes related to fire services that would apply to the proposed project.

### Local

#### *Los Angeles County Fire Department Fire Code*

The Los Angeles County Department's Fire Code establishes standards for the distribution, design, construction, and location of fire protection facilities, including systems incorporated into private development projects. These standards specify fire-flow criteria, minimum distances to fire stations, public and private specifications, and the location criteria and access provisions for fire-fighting vehicles and personnel.

---

<sup>7</sup> CAL FIRE, Frequently Asked Questions, [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_faqs.php#desig01](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_faqs.php#desig01)

<sup>8</sup> The Los Angeles County Fire Department County Forester is involved in the conservation and protection of natural resources through its forestry programs.

<sup>9</sup> CAL FIRE has also categorized the project site as VHFHSZ.

### ***Local Coastal Plan (LCP)***

The California Coastal Act requires that its goals and policies be implemented by local government through the LCP. The Malibu LCP consists of two subparts, the Land Use Plan (LUP) and the Local Implementation Plan (LIP). Malibu LCP policies are contained within the LUP, while the purpose of the LIP is to implement and carry out the policies of the LUP. The policies pertaining to medical services and fire protection identified in the LUP and relevant to the proposed project are listed below:

**LUP Policy 3.27:** Buffers shall be provided from coastal sage scrub and chaparral Environmentally Sensitive Habitat Area (ESHA) that are of sufficient width to ensure that no required fuel modification (Zones A, B, or C, if required) will extend into the ESHA and that no structures will be within 100 feet of the outer edge of the plants that comprise the habitat.

**LUP Policy 4.1:** The City of Malibu and the Santa Monica Mountains Coastal Zone contain areas subject to hazards that present substantial risks to life and property. These areas require additional development controls to minimize risks and include, but shall not be limited to, the following:

- Fire Hazard: Areas subject to major wildfires classified in Fire Zone 4 or in the VHFHSZ.

**LUP Policy 4.14:** New development shall be prohibited on property or in areas where such development would present an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard.

**LUP Policy 4.45:** New development shall minimize risks to life and property from fire hazard through:

- Assessing site-specific characteristics such as topography, slope, vegetation type, wind patterns, etc.;
- Siting and designing development to avoid hazardous locations;
- Incorporating fuel modification and brush clearance techniques in accordance with applicable fire safety requirements and carried out in a manner that reduce impacts on environmentally sensitive habitat to the maximum feasible extent;
- Use of appropriate building materials and design features to ensure the minimum amount of required fuel modification; and

- Use of fire-retardant, native plant species in landscaping.

**LUP Policy 4.47:** Development adjacent to parkland shall be sited and designed to allow all required fire-preventive brush clearance to be located outside park boundaries, unless no alternative, feasible building site exists on the project site. A natural vegetation buffer of sufficient size should be maintained between the necessary fuel modification area and the public parkland, where feasible.

**LUP Policy 4.48:** When brush clearance is required for fire safety, brushing techniques that minimize impacts to native vegetation and ESHA and minimize erosion, runoff, and sedimentation shall be utilized.

**LUP Policy 4.49:** Applications for new development, that require fuel modification, shall include a fuel modification plan for the project prepared by a landscape architect or resource specialist that incorporates measures to minimize removal of native vegetation and minimizes impacts on ESHA while providing fire safety consistent with the requirements of applicable fire safety regulations. Such plans shall be reviewed and approved by the Forestry Division.

**LUP Policy 4.50:** New development shall provide for emergency vehicle access and fire-flow water supply in accordance with applicable fire safety regulations.

### ***City of Malibu General Plan***

The City's General Plan is primarily a policy document that sets goals concerning the community and gives direction to growth and development. In addition, it outlines the programs that were developed to accomplish the goals and policies of the General Plan. The Plan's Land Use Element includes policies that are applicable to fire and medical services such as, requiring fire protection measures for all development within the City, creating a comprehensive plan for response to all levels of emergency situations, and coordination of emergency services provided by neighboring communities and county agencies under mutual-aid response. The Safety Element includes the following goals and policies as well as implementation measures pertaining to the proposed project and fire and medical resources:

**5.3.1 S Goal 1:** A community that is free from all avoidable risks to safety, health, and welfare from natural and manmade hazards

**S Objective 1.1:** Losses to life and property from natural and man-made hazards greatly reduced from historic levels.

**S policy 1.1.1:** The City shall protect people and property from environmental hazards.

**S Policy 1.1.2:** The City shall minimize the risk of loss from fire.

**S Implementation Measure 1:** Develop a master plan of fire prevention and control identifying hazards, assessing acceptable levels of cost and risk and determining protection programs.

**S Implementation Measure 2:** Work with other agencies to ensure effective and efficient fire suppression, prevention and rescue services.

**S Implementation Measure 4:** Establish programs and guidelines for fire-safe landscaping including buffers comprised of fire resistant vegetation between residential areas and open space areas and encourage use of fire-safe landscaping principles which emphasize plant species with low fuel volumes.

**S Implementation Measure 5:** Work with the Los Angeles County Fire Department to adopt a program for controlled burning of combustible vegetation, based on the recommendations of the responsible forestry and fire-protection official.

**S Implementation Measure 6:** Work with the Los Angeles County Fire Department to enforce code requirements for flammable brush clearance, and reduction of flammable vegetation, including both native plants and ornamental landscaping.

**S Implementation Measure 7:** Work with appropriate agencies to assure sufficient stored water and provide non-monetary incentives for on-site or area-wide shared storage water suitable for fire-fighting equal to one gallon for each square foot of structural floor area for all new development.

**S Implementation Measure 10:** Require all new and remodel structures to have Class A fire-retardant roofing.

**S Implementation Measure 11:** Develop guidelines and standards for all new and remodel structures to utilize fire-resistant building materials and designs, and, if feasible, to be sited to minimize fire hazards.

**S Implementation Measure 18:** Provide guidelines and incentives for use of non-toxic building materials in new and remodel construction.

## ENVIRONMENTAL IMPACTS

### Thresholds of Significance

The following thresholds for determining the significance of impacts related to fire protection services are contained in the environmental checklist form contained in Appendix G of the most recent update of the *California Environmental Quality Act (CEQA) Statutes and Guidelines*. Impacts related to fire and medical services are considered significant if the proposed project would:

- Result 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.

### Impact Analysis

**Threshold 3.11.1-1      Result 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.**

Construction of the proposed project could result in a variety of operations that have the potential to increase the risk of fire, such as the use of mechanical equipment in vegetated areas, cutting and grinding metal, welding, and the storage of flammable materials such as fuel, wood and other building materials. Although rare, fires do occur at construction sites. Installation of the electrical, plumbing, and communication infrastructure would be subject to City codes and inspection by City personnel prior to dry walling. In addition, construction sites would also be subject to City requirements relative to water availability and accessibility to fire-fighting equipment. Compliance with City Code requirements would assist in mitigating potential fire-related impacts from construction activities.

The proposed project would increase the demand for fire and emergency services. Increased demand for non-emergency services could include services such as fire safety inspections (e.g., vegetation clearance), building inspections, fire code investigations and code compliance. Emergency responses could include medical and fire protection services.

In addition to the incremental increase in routine emergency and non-emergency response, the project site is located in a VHFHSZ and would be subject to wildfire risk. The proposed project includes multiple

measures to address wildfire hazards, including use of fire resistant building materials, vegetation clearing, and management, a 26-foot-wide rear driveway off of Cross Creek Road that would provide secondary access in the event of an emergency and the use of native plant landscaping. The green/living wall proposed for the project would also be composed of plants that are not highly flammable. The project site is not currently served by water infrastructure such as water mains or fire hydrants. The proposed project would be required to install one public fire hydrant and three private on-site fire hydrants. The water pressure needed to supply the required fire flow of 2,000 gpm at 20 psi residual pressure for 2 consecutive hours for public fire hydrants and 1250 gpm at 20 psi for private fire hydrants would be provided by connecting the proposed on-site water infrastructure to the existing mainline in Civic Center Way. According to Los Angeles County Department of Public Works, Waterworks District 29, adequate water flow capacity exists to serve the project site.

This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, VHFHSZ. All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met. Development within the VHFHSZ has the potential to increase the need for fire protection services.

The proposed project would be required to comply with all applicable state and City Building Code and Fire Code requirements for items such as types of roofing materials, building construction, brush clearance, water mains, fire hydrant flows, hydrant spacing, access, and design, and other hazard reduction programs, for VHFHSZ, as set forth by the County Forester and Fire Warden.

Vehicles would access the project site via two proposed driveways: one driveway is planned on Civic Center Way near the west end of the project site opposite the Country Mart shopping Center driveway and one driveway is planned on Cross Creek Road near the north end of the project site. The site is designed with a clockwise service access routing scheme utilizing a one-way northbound service road along the westerly property line to the loading dock area. Emergency Vehicles entering the site from Civic Center Way would proceed to the one-way northbound service road located along the westerly property line. All roadways would be constructed in conformance with the requirements of City standards. Additionally, all access roads would be constructed consistent with Fire Department access requirements. Consequently, roadways would be adequate to provide Fire Department access to the project site. The Fire Department has indicated the following features would be required for the proposed project:

- Access to the project site shall comply with Section 503 of the Fire Code, which requires all weather access.
- Fire Department Access shall be extended to within 150 feet distance of any exterior.

- Private driveways shall be indicated on the final map as “Private Driveway and Fire Lane” with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
- The applicant shall prepare a Fuel Modification Plan, as required for projects located within a Very High Fire Hazard Severity Zone. The Plan shall be submitted and approved by the Los Angeles County Fire Department prior to building construction.
- The applicant shall provide the Los Angeles County Fire Department with approved street signs and building access numbers prior to occupancy of the project site.
- The Proposed Project shall provide water mains, fire hydrants, and fire flows, as required by the Los Angeles County Fire Department, for all land shown on the recorded vesting final tract map.
- All required fire hydrants shall be installed, tested and accepted or bonded prior to construction. Vehicular access shall be provided and maintained throughout construction to all required fire hydrants. All hydrants shall measure 6 inches by 4 inches by 2.5 inches brass or bronze, conforming to current American Water Works Association standard C503 or approved equal. Additionally, the following fire hydrant standards shall be met:
  - All public fire hydrants shall maintain a fire flow of 2,250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
  - The applicant shall install one public fire hydrant and three private on-site fire hydrants in addition to the two existing public fire hydrants

The proposed project would increase the intensity of development on the site by adding commercial and recreational uses. With the construction of the proposed project, emergency calls would be expected to incrementally increase. However, the types of uses associated with the proposed project would not be expected to generate a large number of service calls (commercial, retail, recreation), in addition the project would be required to comply with all City Codes and regulations regarding access requirements for commercial areas and design standards for fire prevention (e.g., emergency plans and evacuation routes). With inclusion of all required City design standards, the proposed project would not increase calls such that new or expanded facilities would be required. Based on the above information, implementation of the proposed project would not create capacity or service level problems or result in substantial adverse physical or economic impacts associated with the provision of new or physically altered governmental facilities and/or the need for new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives. Impacts would be less than significant.

### ***Mitigation Measures***

No mitigation measures are required.

## *Residual Impacts*

Less than significant.

## **Cumulative Impacts**

As discussed above, the project features listed above as required by the fire department, would reduce cumulative impacts on fire and emergency services to less than significant. As such, the project's contribution is not cumulatively considerable in regard to adverse physical impacts. However, it is anticipated that demands for fire services in the project area would increase above current levels upon buildout of the proposed project and other related projects. Cumulative projects ongoing and planned in the City could increase the demand for services from the Los Angeles County Fire Stations listed in **Table 3.11.1-1**.

**Table 3.11.1-2, Cumulative Development Summary**, shows the types and amounts of growth expected to occur as a result of related projects.

**Table 3.11.1-2  
Cumulative Development Summary**

Land Use	Size/Units
Residential	97 du
Restaurant	13,004 sf
Hotel	274,936 sf
Commercial/Office	68,639 sf
Commercial/Retail	211,050 sf
Educational Facilities	60,315 sf
Fire Station	6,033 sf

Source: Overland Traffic Consultants, Inc. *Traffic Impact Analysis for Proposed Neighboring Shopping Center, (2013) Appendix H.*

*du = dwelling units; sf= square feet.*

Increased revenues from property tax and special tax revenue from the related projects can be used to fund increases in staffing and equipment. Furthermore, all proposed projects are required to comply with City codes related to project site designs during the planning and building plan-check process. In conformance with normal procedures, these plans shall be reviewed by the County Fire Department with respect to access and building design. Incorporation of such reviews would avoid any significant cumulative impacts to governmental facilities. Therefore, cumulative impacts concerning Fire Department staffing and equipment would not be significant.

Increased vehicle traffic generated at buildout of proposed project and the related projects could adversely affect the operating condition of the local roadway network. Increased cumulative traffic could slow fire response times. Mitigation measures for cumulative traffic impacts are provided in **Section 3.13, Transportation and Traffic**, of this EIR. Upon implementation of these measures, no significant impacts on fire protection services would occur when compared with accepted response time criteria. If implementation of these measures is delayed or does not occur, there could be a cumulative impact on fire protection services under the response time criteria. However, fire protection and emergency personnel have priority on local streets and can use lights and sirens in the event of traffic. For these reasons, it is not anticipated that response times would be substantially delayed.

Based on the above information, implementation of proposed project and other related projects would not result in cumulatively considerable adverse physical impacts associated with the provision of new or physically altered governmental facilities and/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.

### ***Mitigation Measures***

No mitigation measures are required.

### ***Residual Impacts***

Impacts would be less than significant.