

3.11 Public Services

Section 3.11, Public Services, evaluates the impacts of the proposed project associated with public services serving the project site and includes the following information:

- Identifies the existing fire protection, police protection, schools, parks and library services within the vicinity of the project site.

- Assesses how the construction and operation of the proposed project would potentially result in substantial adverse physical impacts associated with the provision of, 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.

- A discussion of the potential for the proposed project to contribute to cumulative impacts when considered with other proposed projects in the vicinity.

For discussion of parks and recreation, please see Section 3.12, Recreation, of this Draft EIR.

3.11.1 Introduction

This section describes the existing conditions and potential impacts associated with public services (fire protection, police protection, parks, and libraries services) within the proposed project area, describes the regulatory framework associated with public services, and analyzes whether new facilities would need to be constructed to serve the proposed project which would have environmental impacts that have not been addressed as part of the proposed project.

3.11.2 Environmental Setting

Fire Protection Services

The Redondo Beach Fire Department (RBFD) provides fire protection and emergency response services in the City of Redondo Beach (City), including the project site. RBFD trains its staff to provide special services such as emergency medical care, hazardous materials management, and special rescue operations (RBFD 2016a). The City has a Mutual Aid Agreement with other fire departments in the region, including the Cities of Hermosa Beach, Manhattan Beach, and Torrance, as well as Los Angeles County. The mutual aid agreement provides regional fire protection between these neighboring cities, including providing supplemental fire protection services, equipment, and personnel in special situations.

RBFD employs a total of 64 fire personnel and serves a population of approximately 66,749 residents based on 2014 department data (RBFD 2016; CDOF 2016). The RBFD has two paramedic units, three fully staffed fire engines, a battalion chief, a 100-foot ladder truck, and a fire boat. The RBFD also has a light and air support vehicle (RBFD 2016b).

RBFD is composed of three stations: (1) Fire Station No. 1 (Fire Administration) located on 401 South Broadway; (2) Fire Station No. 2 located on 2400 Grant Avenue; and (3) Fire Station No. 3 (Harbor Patrol) located on 280 Marina Way (RBFD 2016a). Fire Station No. 2 is located approximately 1 mile west of the project site and would be the likely first responder for fire
protection services. Fire Station No. 2 houses two fire engines and one rescue unit. Each engine is staffed with a captain, an engineer, and a firefighter/paramedic. The rescue unit is staffed with two firefighter/paramedics. Fire Station No. 2 also serves as a backup Communications & Emergency Dispatch Center for both Fire and Police services (RBFD 2016a). Fire Station No. 1 would likely be the secondary responder to the site, and is located approximately 4.2 miles southwest of the project site. Fire Station No. 1 houses one engine, one ladder truck and one rescue unit. The ladder truck is staffed by one captain, one engineer and two firefighters. A shift division chief also operates from Station No. 1 (RBFD 2016b).

The desired response time for the RBFD is five minutes or less, 90 percent of the time (RBFD 2016b).

Daily staffing for the RBFD consists of 64 personnel, including 6 firefighters, 21 fire paramedics, 12 fire engineers, 13 fire captains, 3 fire division chiefs, 1 fire chief, 3 deputy harbor masters, 3 harbor patrol officers, and 1 plan checker (part-time), serving a population of approximately 66,749 people (RBFD 2016). There is no adopted firefighter to population ratio at this time. The average anticipated response times from Fire Stations No. 2 and No. 1 to the project site is less than 5 minutes and approximately 8 minutes, respectively. The desired response time of the RBFD as a whole is 5 minutes or less, 90 percent of the time (RBFD 2017). However, according to the RBPD records for the South Bay Galleria Area, between July 2015 and February 2016, the average time received to arrival was seven minutes and four seconds under existing conditions (RBPD 2017).

RBFD also provides fire prevention services through the Fire Prevention unit. The team, comprised of two members, checks building construction plans to make sure all proposed buildings meet appropriate safety codes prior to construction, inspects new building construction projects, and conducts annual inspections of major buildings including high-rises and hotels (RBFD 2017).

The RBFD responded to 6,593 incidents in 2015, including 4,604 emergency medical incidents and 1,989 fire-related incidents. Additional fire related incidents include assistance for hazardous spills, fire alarm system activations, investigations and public service calls. Many of these incidents required more than one responding unit, resulting in 10,000 total responses by emergency apparatus (RBFD 2017).

**Police Protection Services**

The City of Redondo Beach Police Department (RBPD) provides police protection services for the City. The City is also involved in mutual assistance programs with the Los Angeles County Sheriff’s Department and local neighboring police departments. These programs give the City access to additional police support when needed. Additional support is also gained through the RBPD’s robust technological equipment such as Automated License Plate Readers, Municipal Services (Parking Enforcement and Animal Control) and the volunteer program.

The RBPD is composed of over 154 sworn officers, civilian support personnel and volunteers. According to the California Department of Finance (CDOF), the RBPD serves an estimated
66,749 residents as of 2014 (CDOF 2016). The RBPD has one main police station, a part-time police sub-station and five patrol assignment areas. The City’s primary station is located in South Redondo Beach at 401 Diamond Street and is located approximately 2.5 miles southwest of the project site. It is a 24 hour, fully staffed law enforcement facility and serves as the main station of the Redondo Beach Police Department. The sub-station is located on the Redondo Beach Pier, approximately 3 miles south west of the project site. The sub-station is open on a part-time basis and allows for officers assigned to the Pier/Harbor Unit to store their equipment, document reports, and houses an office for the Sergeant of the Unit. The sub-station is well marked and has a small amount of community members who access it, typically for lost and found items. An office in a city building located in North Redondo Beach is utilized by RBPD personnel for administrative tasks such as report writing. The proposed project would be served primarily by the Redondo Police Department main station located at 401 Diamond Street (RBPD, 2017).

The South Bay Galleria maintains a police substation at the project site for exclusive use of the City officers while performing duties at the project site. The South Bay Galleria is staffed by private security officers and by RBPD police officers working on an overtime basis. According to the RBPD, under the existing Agreement, there are 27 RBPD police officers eligible to work the program with about 16 police officers actively working scheduled shifts. Complete staffing of the mall by RBPD depends on the following (1) availability of city officers electing to work the deployment, (2) normal city police staffing requirements, (3) other agreement between the City and Galleria Security Department, and (4) areas of focus identified cooperatively by the project applicant’s property manager and the City’s Police Chief for officers deployed at the Galleria. Some days may go unfilled if no personnel sign up for a shift. The current schedule has 13 shifts (6 – 8 hour shifts) throughout the week for a total of 90 hours. One officer is staffed Sunday through Tuesday and two (working separate shifts) on Wednesday and Thursday. Due to the increase in activity and visitors to the Galleria on Friday and Saturdays, a morning shift was created along with a two-person shift during the evening hours.

A cost sharing agreement has been entered into by RBPD and South Bay Center Spe. LLC (project applicant). The agreement, which would be upheld from March 16, 2016 to June 30, 2017, allows the South Bay Galleria to maintain a separate security development as part of the existing Galleria and a partial reimbursement of that specialized deployment by the project applicant. The Galleria also employs 20 private security guards which are scheduled so that on any given day of the week there are five guards working the daytime hours, six guards working an afternoon shift and three working late night / early morning hours.

The South Bay Galleria area and surrounding streets is located within Reporting District 668 of the RBPD. Table 3.11-1 provides a breakdown by address and crime classification for October through December 2015.
### Table 3.11-1
**Crime Classifications Galleria Area – October through December 2015**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Homicide</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-50.0%</td>
</tr>
<tr>
<td>Rape</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-100.0%</td>
</tr>
<tr>
<td>Robbery</td>
<td>0</td>
<td>4</td>
<td>0</td>
<td>13</td>
<td>9</td>
<td>44.4%</td>
</tr>
<tr>
<td>Aggravated Assault</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>0.0%</td>
</tr>
<tr>
<td>Burglary</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>7</td>
<td>-85.7%</td>
</tr>
<tr>
<td>Larceny – Theft</td>
<td>30</td>
<td>32</td>
<td>29</td>
<td>363</td>
<td>332</td>
<td>9.3%</td>
</tr>
<tr>
<td>Motor Vehicle Theft</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>14</td>
<td>17</td>
<td>-17.6%</td>
</tr>
<tr>
<td>Arson</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-100.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>31</strong></td>
<td><strong>36</strong></td>
<td><strong>32</strong></td>
<td><strong>395</strong></td>
<td><strong>369</strong></td>
<td>7.0%</td>
</tr>
</tbody>
</table>

Source: RBPD, 2016

Further, **Table 3.11-2** shows a service comparison of the South Bay Galleria area with the other six RBPD service areas.

### Table 3.11-2
**Service Area Incidents Comparison 2014 and 2015**

<table>
<thead>
<tr>
<th>Calls for Service</th>
<th>YTD 2015</th>
<th>YTD 2014</th>
<th>Difference</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area 1</td>
<td>10,758</td>
<td>10,471</td>
<td>287</td>
<td>2.74%</td>
</tr>
<tr>
<td>Area 2</td>
<td>14,075</td>
<td>13,309</td>
<td>766</td>
<td>5.76%</td>
</tr>
<tr>
<td>Area 3</td>
<td>8,563</td>
<td>8,336</td>
<td>227</td>
<td>2.72%</td>
</tr>
<tr>
<td>Area 4</td>
<td>10,742</td>
<td>10,310</td>
<td>432</td>
<td>4.19%</td>
</tr>
<tr>
<td>Area 5</td>
<td>7,428</td>
<td>6,785</td>
<td>643</td>
<td>9.48%</td>
</tr>
<tr>
<td>Area – Galleria</td>
<td>2,768</td>
<td>2,627</td>
<td>141</td>
<td>5.37%</td>
</tr>
<tr>
<td>Area - Harbor</td>
<td>4,582</td>
<td>4,493</td>
<td>89</td>
<td>1.98%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>58,916</strong></td>
<td><strong>56,331</strong></td>
<td><strong>2,585</strong></td>
<td><strong>4.59%</strong></td>
</tr>
<tr>
<td>Reporting District</td>
<td>1,183</td>
<td>1,867</td>
<td>-684</td>
<td>-36.64%</td>
</tr>
<tr>
<td>Total w/72</td>
<td>60,099</td>
<td>58,198</td>
<td>1,901</td>
<td>3.27%</td>
</tr>
</tbody>
</table>

Source: RBPD, 2016.

**Schools**

The proposed project’s residential component would be served by the Redondo Beach Unified School District (RBUSD). The RBUSD’s boundaries extend north to Marina Avenue, east to Hawthorne Boulevard, west to Esplanade Boulevard and south toward the Pacific Coast Highway. Currently, the district consists of eight elementary schools, two middle schools, one high school, one continuation school, and one adult school (RBUSD 2016). The RBUSD has a
current enrollment of over 8,500 students and is a growing K to 12 school district (RBUSD 2016). The nearest schools to the project site would be Washington Elementary School, Adams Middle School, and Redondo Union High School. Washington Elementary School is located approximately 1 mile southwest of the project site, Adams Middle School is located 0.6 miles west of the project site, and the Redondo Union High School is located approximately 3 miles southwest of the project area.

Table 3.11-3 provides the RBUSD’s student enrollment for the 2015–2016 school year and current facilities capacity.

<table>
<thead>
<tr>
<th>School Level</th>
<th>2015–2016 Facilities Capacity¹</th>
<th>2015–2016 Student Enrollment²</th>
<th>Excess (Shortage) Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School (Grades K to 5)</td>
<td>4,468</td>
<td>4,565</td>
<td>(97)</td>
</tr>
<tr>
<td>Middle School (Grades 6 to 8)</td>
<td>2,226</td>
<td>2,116</td>
<td>110</td>
</tr>
<tr>
<td>High School (Grades 9 to 12)</td>
<td>3,088</td>
<td>2,767</td>
<td>321</td>
</tr>
<tr>
<td>Total</td>
<td>9,782</td>
<td>9,448</td>
<td>334</td>
</tr>
</tbody>
</table>

¹ Based on the capacity analysis prepared by Dolinka Group.
² 2015–2016 student enrollment provided by RBUSD.


RBUSD’s grades K to 12 school facilities in the 2015–2016 school year have a capacity of 9,782 students, including 4,468 seats at the elementary school level, 2,226 seats at the middle school level, and 3,088 seats at the high school level. RBUSD had 9,448 students enrolled in the 2015–2016 school year. As shown in Table 3.11-3, the RBUSD’s student enrollment exceeds facilities capacity at the elementary school level by 97 seats, while the middle school and high school have excess seats of 110 and 321, respectively (RBUSD 2016).

According to the Residential Development School Fee Justification Study prepared by RBUSD, the generation rates for multi-family attached unit housing includes 0.1167 per unit for elementary school (grades K to 5), 0.0504 per unit for middle school (grades 6 to 8), and 0.0655 per unit for high school (grades 9 to 12) (RBUSD 2016).

Libraries

The City of Redondo Beach’s library needs are met through the Redondo Beach Public Libraries (RBPL). The City Redondo Beach Public Libraries (RBPL) has two library locations, the Main Library is a 49,887-square-foot (sf) building located in the Civic Center complex and serves the entire City; and the North Branch Library is a 12,900 sf building located on Artesia Boulevard. The annual budget for the RBPL is $3.5 million with additional financial support provided by “The Friends of the Redondo Beach Public Library” and the “Redondo Beach Library Foundation.” The libraries have over 190,000 items, including a broad selection of print, audiovisual and digital resources such as eBooks, downloadable audiobooks and magazines, streaming video, online databases, and DVDs (Redondo Beach Public Library 2015).
The proposed project would be served by the North Branch Library located on 2000 Artesia Boulevard, approximately 1.3 miles west of the project site. Hours of operation for the North Branch Library are from 12:00 a.m. to 8:00 p.m. Monday through Thursday, closed Friday and Sunday, and from 9:00 a.m. to 5:00 p.m. on Saturday. The North Branch Library has approximately four full-time employees. The Main Library, which serves the entire City, has approximately 27 full-time employees. While there are full-time employees at both locations, part-time staff comprise a majority of staff at both branches (RBPL 2016).

3.11.3 Regulatory Framework

The following subsections discuss the various fire, police, school, park, and library regulations and policies applicable to the proposed project at the state and local levels.

**California Fire Code**

The California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard life and property against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to firefighters and emergency responders during emergency operations. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout the State of California (CBSC 2008). The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas. Stairwells associated with parking structures are also required to include fire doors (“Opening Protectives”) (California Fire Code Sections 7703.2, 909.5.2, 1022.2). The California Fire Code has been adopted by the City of Redondo Beach in Municipal Code (RBMC) Section 3-4.101 et seq.

**Penal Code of California**

The Penal Code of California forms the basis for the application of criminal law in California. It was originally enacted in 1872 as one of the original four California Codes, and has been substantially amended and revised since then. All law enforcement agencies within the State of California are organized and operated in accordance with the applicable provisions of the California Penal Code, which, among other things, sets forth the authority, rules of conduct, and training for peace officers. All sworn municipal and county police officers, including those within the City’s Police Department, are state peace offices, under the authority of California Penal Code Section 830.1.

**Redondo Beach Municipal Code**

The Redondo Beach Municipal Code (RBMC) Section 10-5.1706 (C)(3) for all commercial, industrial and other non-residential properties requires that all parking lots shall be developed with a variety of pedestrian pathways to the extent possible. It also specifies that subterranean
common parking garages may be constructed in the rear of a property line or the side but that parking structures must not encroach on frontal setbacks (RBMC Section 10-5.1706 (C)(5)).

The RBMC requires security lighting for parking facilities and that the light source shall not be visible from the street or surrounding residential properties and be reflected away from any nearby residential properties (RBMC Section 10-5.1706(c)(10)).

The RBMC also has regulations which require driveways serving new development to be sized and located to prevent a net loss of on-street parking spaces to the maximum extent possible (Section 10-5.1704 (C)(7)).

Public Services Funding – City of Redondo Beach

Funding for the Redondo Beach Police and Fire Departments is determined through the City’s annual budget process. As required by Section 17.9 of the City Charter, the annual budget must be adopted by the City Council on or before June 30 of each year. Under the City’s current budget (Fiscal Year 2015–2016), the Police Department is authorized for 153 personnel, including 96 sworn positions, and the Fire Department is authorized for 65 personnel (City of Redondo Beach 2016). As well as personnel, other operation expenses identified in the annual budget consist of maintenance and operations, internal service fund allocations, and capital outlays.

Funding sources for the Police and Fire Departments’ operating expenses, as identified in the 2014–2015 budget, include the General and Intergovernmental Grants, and smaller funds for specific applicable costs such as the Harbor Tidelands Fund (which includes revenues associated with the portion of the project site within the Tidelands Trust), Narcotic Forfeiture & Seizure Fund, Emergency Communications Fund, and Disaster Recovery.

Measure Q

Measure Q is a local $63.0 million general obligation (G.O.) bond program, established by the Redondo Beach Unified School District, which would complete the investment in classrooms, infrastructure, and facilities by improving student access to computers and modern technology, making energy efficient improvements throughout the District, and renovating classrooms, facilities and grounds. G.O. bonds are typically repaid over 30 years. The loan repayment comes from a tax on all taxable property—residential, commercial, agricultural, and industrial. By making the facilities more energy efficient, the District can use the money saved on utility costs and return it to the classrooms. The following types of projects would be included for funding under Measure Q: improving student access to computers and modern technology, upgrading inadequate electrical, network, and data systems, making energy efficient improvements to provide relief to the District budget, constructing new up-to-date classrooms, and making health, safety, and security improvements. Measure Q would cost property owners $24.00 per $100,000 of assessed valuation per month in property taxes. Assessed valuations are the value placed on the property by the County and are typically lower than market value (RBUSD 2016).
Government Code (Senate Bill 50)

In accordance with State law the applicant would be required to pay school impact fees. Pursuant to Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees is “...deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.”

3.11.4 Impacts and Mitigation Measures

Thresholds of Significance & Methodology

The project would result in significant impacts to public services if it would result in substantial adverse physical impacts associated with the provision of, 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:

- Police protection
- Fire protection
- Schools
- Other public facilities

The City’s Fire and Police Departments, School District and Public Library System have been contacted to obtain information regarding their existing and projected service capacities and ability to adequately serve the proposed project. For a discussion of impacts related to parks and recreational facilities, please refer to Section 3.12, Recreation.

Impacts and Mitigation

Impact PUB-1: The proposed project would not result in adverse physical impacts within the provision of or the need for, new or physically altered police protection facilities.

The modifications and improvements at the 29.85-acre project site would result in the generation of new residents to the project area, and would likely result in increased visitors to the project area as well. The introduction of an increase in permanent and temporary population at the project site would generate the need for police service. Due to the increase in commercial square footage, it is anticipated there would be an increase in the number of individuals frequenting the project site. This increase in activity level at the site may deter some crime, as greater numbers of people can typically deter criminal activity. Additionally, the proposed project incorporates strategies for Crime Prevention Through Environmental Design (CPTED) aimed at deterring criminal behavior by designing the physical environment in ways that reduce identifiable crime risks would be implemented, and thus, a proportional increase in the number of incidences is not anticipated. The proposed project would include the installation of the Code Blue security and emergency communication system, that would provide emergency signaling, mass notification systems, and help points (e.g., emergency blue light phones and call boxes) which offer a level of security without the cost and expense of patrolling officers (CodeBlue.com 2016). Further, the proposed
project would introduce residential units on the project site, which would require increased security on site. The project would increase security staff in proportion to the amount of new residential and commercial square footage. The proposed project would include new and updated security lighting on site, at vehicle entrances, pedestrian walkways, courtyards, driveways, and parking facilities, pursuant to the requirements of RBMC Section 10-5.1706(c)(10). Primary outdoor lighting would consist of mounted, downward shielded luminaries, and ground level accent lighting would also be installed to increase visibility, safety and wayfinding. Residents would access the parking garage via key fob, and would be separate from the commercial parking levels. Moreover, security cameras would be installed at all the new buildings to supplement the existing security system on-site.

Implementation of the proposed project would result in an increase of 1,008 residents in the City of Redondo Beach. Police protection services are provided by the RBPD, and the nearest station, as well as the City’s primary station, is located on 401 Diamond Street, approximately 2.5 miles southwest of the project site. According to the RBPD, the South Bay Galleria is a unique reporting district in that related service calls differ from the five patrol areas of the City wherein the assigned area officer is responsible for an area of the City to include residents, businesses and commuters.

According to the RBPD, the proposed project is best served through conventional policing methods, such as vehicle patrol and by non-conventional methods as well. Examples of non-conventional methods may include foot patrol, bicycle patrol and through the use of technology. The project would require six police officers, two sergeants and two civilian community services officers. This staffing level would allow for the most impactful coverage of law enforcement services during the busiest times. The area bordered by 182nd, Artesia Boulevard, Hawthorne Boulevard, and Inglewood Avenue would become the city’s sixth assignment area. Three Redondo Beach Police Officers would be assigned throughout each day from 8:00 AM until 11:00 PM and after 11:00 PM the area would be patrolled by the area five assignment. Six officers and two sergeants would be assigned throughout the week work a 3/12.5 shift, three officers and a sergeant on one end of the week and the other three officers plus a sergeant on the opposite end of the week. A community services officer would be assigned to the police existing, reconfigured, or relocated substation at the South Bay Galleria to provide for in-custody detentions and be responsible for assisting any members of the community who may walk into the building for police services. The existing, reconfigured or relocated police substation decreases the amount of time when officers assigned to the South Bay Galleria are away processing custodial arrests at the main police station. The substation would be staffed by civilian community services officers as well as can be supplemented by the department’s volunteer employees. Upon project implementation, the existing, reconfigured or relocated police substation would be clearly marked where community members can interact with police and obtain police services. The physical impacts associated with these improvements have been assessed as part of the proposed project.

Additionally, the proposed project would be conditioned to develop, fund and implement a Fire, Life-Safety and Security Plan, which would include a fair-share contribution for additional staffing. The Plan would include implementation of police technology such as fixed Automated...
License Plate Reader cameras and covert video surveillance equipment act as both a force multiplier and deterrent.

Impacts related to the provision of police protection services at the project site would be considered less than significant.

Also, as described under existing conditions above, the South Bay Galleria has an existing Services Reimbursement Agreement with the City of Redondo Beach and the South Bay Center Spe. LLC, which allows the South Bay Galleria to maintain a separate security deployment, as part of the existing South Bay Galleria Security Department. As discussed above, under the proposed project, the project would be conditioned to develop, fund and implement a Fire, Life-Safety and Security Plan, which would include fair-share contribution for additional staffing.

Further, as discussed above, the CPTED strategies incorporated into the design of the proposed project would provide other security measures on-site to increase safety, and would be aimed at deterring criminal behavior by designing the physical environment in ways that reduce identifiable crime risks and provide an atmosphere of safety. This includes nighttime security lighting, security cameras, and providing lighted landscaping to allow for clear sight lines by security personnel and security devices to monitor the site as feasible. Other considerations in designing the project included architectural design features, such as placement of windows, stairways, pathways, and building entrances to enhance visibility throughout the site and avoid the presence of blind spots. The site plan and building plans would be subject to review by the Police Department prior to approval.

Law enforcement at the project site would be provided by the South Bay Galleria Security Department and the RBPD. Nevertheless, due to the increase of incidents anticipated to occur at the site, the City would impose a Condition of Approval requiring the creation, funding and implementation of a Fire, Life-Safety and Security Plan.

**Mitigation Measures**

No mitigation measures are required. While impacts are considered less than significant, the City is proposing Condition of Approval PS-1.

**Condition of Approval PS-1:** The applicant shall fund and implement a Fire, Life-Safety and Security Plan, which may include fair-share staffing. The Draft Plan shall be reviewed and approved by the RBPD Chief and RBFD Chief prior to the issuance of Building Permits, and a Final Plan shall be approved, funded, and implemented prior to the issuance of Certificate of Occupancy. The Final Plan may be phased as required.

**Residual Impacts**

Impacts would be less than significant.
Impact PUB-2: The proposed project would not result in adverse physical impacts within the provision of or need for, new or physically altered fire protection services.

The proposed project would result in a net increase of approximately 979,464 new square feet of building floor area on the site. This is an approximate 100 percent net increase over the amount of existing development. However, the majority of the existing structures at the project site were constructed between the years 1950 to 1983, and do not meet the current fire code requirements. All new construction, which includes two new department stores, open air retail area, three new retail stores, two residential buildings, hotel and renovations on the existing Macy’s and Kohl’s, would be designed and constructed to meet all applicable current state and local codes and ordinances related to fire protection, including the inclusion of fire suppression systems (e.g., fire resistant building materials and installation of fire alarms and detection systems and automatic fire sprinklers). During construction, precautions and requirements associated with the California Fire Code’s Fire Safety During Construction and Demolition (Chapter 33) would be followed. The requirements associated with Chapter 33 are intended to maintain safe and orderly worksites. This includes fire precautions, including specified areas and handling associated with smoking, waste disposal, welding operations, flammable and combustible liquids, leakage and spills management. Requirements include pre-fire plans, training of personnel, fire protection devices, and maintaining access for firefighting.

Construction and design of the development within modern materials and technology, in compliance with current standards would increase fire safety at the project site, in comparison to the existing older buildings that would be removed. Additionally, the site plan and building plans would be subject to review by the Fire Department prior to approval, and all buildings plans would be subject to fire inspections after they are built and in operation to ensure that required fire protection safety features, including building sprinklers and emergency access, are implemented. The proposed project would be required to update and resize its water mains and ensure that the locations of fire hydrants conform to current requirements. However, as discussed above, the increase in square footage, as well as in permanent and temporary population increase would potentially require additional firefighting personnel or equipment to respond to fire or health emergencies at the project site than is currently being provided.

The proposed project is anticipated to generate approximately 1,008 new residents and a net increase of 925 employees to the project site, as described in Section 3.10, Population and Housing, of this Draft EIR. Considering the incident rate of one incident per 5.45 people, the proposed project would generate an estimated 355 annual incidents. An additional 355 incidents would represent an increase of 5.4 percent in the number of incidents in Redondo Beach.

The RBFD has an existing need for new equipment and potential facilities based on previous years of deferment. However, as this is a need that currently exists, the addition of the proposed project would not independently create this need. There are no specific plans at this point for new RBFD facilities. In the event that new RBFD facilities are needed in the future, such facilities will undergo their own environmental review pursuant to CEQA when details about the project are known. While there are no specific plans at this juncture for a new RBFD facility, in the event a new fire station is required, it would be located within the city limits of Redondo Beach and
would likely be on an infill lot (between 0.5 and 1 acres), since most of the city is highly developed and urbanized. The development at such a scale (a two-story high fire station on less than 1.0 acre of land) is unlikely to result in a significant and unavoidable environmental impact. Although it is likely that RBFD will need to purchase additional equipment, such as advanced life support medical equipment to provide adequate response capability to the facility in the future, such equipment would not result in physical environmental impacts.

Furthermore, as described above, the proposed project would be designed and constructed to meet all applicable current state and local codes and ordinances related to fire protection. Additionally, the site and building plans would be subject to review by the RBFD prior to approval, and all buildings would be subject to fire inspection after they are built and during operation to ensure that required fire protection safety features are incorporated. Impacts are considered less than significant. Nevertheless, due to the increase of incidents anticipated to occur at the site, the City has proposed Condition of Approval requiring the creation, funding and implementation of a Fire, Life-Safety and Security Plan.

**Mitigation Measures**

No mitigation measures are required. While impacts are considered less than significant, the City is proposing Condition of Approval PS-1.

**Condition of Approval PS-1:** The applicant shall fund and implement a Fire, Life-Safety and Security Plan, which may include fair-share staffing for an additional paramedic unit. The Draft Plan shall be reviewed and approved by the RBPD Chief and RBFD Chief prior to the issuance of Building Permits, and a Final Plan shall be approved, funded, and implemented prior to the issuance of Certificate of Occupancy. The Final Plan may be phased as required.

**Residual Impacts**

Impacts would be less than significant.

**Impact PUB-3: The proposed project would not result in adverse physical impacts with the provision of or the need for, new or physically altered school facilities.**

The proposed project would generate an additional 1,008 new residents, some of which would contribute to the student population for the Redondo Beach Unified School District (RBUSD). This section uses the student generation rates from the RBUSD Enrollment Impact Analysis prepared for the proposed project in November 2016. As discussed above, the proposed project is located within the service area boundaries for Washington Elementary School, Adams Middle School, and Redondo Beach Union High School. **Table 3.11-4** shows the student generation factors for multi-family attached units within the RBUSD. As shown in Table 3.11-4, the project is anticipated to generate approximately 148 K through 12 students.

Based on their existing capacity (see Table 3.11-3), RBUSD is experiencing a shortage of capacity at the elementary school level by approximately 97 seats (RBUSD 2016). The proposed project would introduce approximately 83 new elementary-aged students to the school district, which would result in an increased demand for school capacity at the elementary school that
would serve the project site, Washington Elementary School. Additionally, the proposed project would introduce approximately 32 middle school students to the school district, which may result in an increased demand for school capacity at the Adams Middle School, however, as noted in Table 3.11-3 there is sufficient capacity to accommodate these students. The proposed project would also generate approximately 33 high school aged students. However, as noted Table 3.11-3, RBUSD has 321 remaining seats at the high school level. Therefore, the RBUSD would have available capacity to accommodate school children for high school students generated from the proposed project. As noted above the project would pay statutory fees which are “... deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.”

To address this shortfall in capacity at Washington Elementary School, the RBUSD school district would likely install portable classrooms. Installation of these portable classrooms is not anticipated to result in significant adverse physical environmental effects due to the limited area that is typically required to install a portable (modular) classroom and the urban location, and any such action would be subject to CEQA review. Therefore impacts are considered less than significant without mitigation. Furthermore, as noted in Draft EIR Section 3.13, the project’s trip generation rates include trips associated with transportation to and from school facilities.

**Table 3.11-4
Student Generation Factors for Multi-Family Attached Units**

<table>
<thead>
<tr>
<th>School Level</th>
<th>Student Generation Factors</th>
<th>Multi-Family Attached Units</th>
<th>Number of Students Anticipated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>0.1284</td>
<td>650</td>
<td>83</td>
</tr>
<tr>
<td>Middle School</td>
<td>0.0489</td>
<td>650</td>
<td>32</td>
</tr>
<tr>
<td>High School</td>
<td>0.0501</td>
<td>650</td>
<td>33</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>148</td>
</tr>
</tbody>
</table>


**Table 3.11-5
Student Generation Factors for Commercial Square Footage**

<table>
<thead>
<tr>
<th>School Level</th>
<th>Student Generation Factors Commercial Retail</th>
<th>1,000 sq. ft.</th>
<th>Total</th>
<th>Student Generation Factors Hotel/Motel</th>
<th>1,000 sq. ft.</th>
<th>Total</th>
<th>Number of Students Anticipated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>0.0013</td>
<td>224.5</td>
<td>0.29</td>
<td>0.0006</td>
<td>105</td>
<td>0.06</td>
<td>0.35</td>
</tr>
<tr>
<td>Middle School</td>
<td>0.0006</td>
<td>224.5</td>
<td>0.13</td>
<td>0.0003</td>
<td>105</td>
<td>0.03</td>
<td>0.16</td>
</tr>
<tr>
<td>High School</td>
<td>0.0007</td>
<td>224.5</td>
<td>0.16</td>
<td>0.0004</td>
<td>105</td>
<td>0.04</td>
<td>0.20</td>
</tr>
</tbody>
</table>

Source: Commercial/Industrial Development School Fee Justification Study February 2016.
**Mitigation Measures**

No mitigation measures are required.

**Residual Impacts**

Impacts would be less than significant without mitigation.

**Impact PUB-4: The proposed project would not result in adverse physical impacts with the provision of, or the need for, new or physically altered library facilities.**

The proposed project would introduce 1,008 new residents to the project area, which would be expected to increase library service utilization rates. According to the RBPL, fewer than 60 percent of all Redondo Beach residents are registered for a library card (RBPL 2016). Thus, it can be conservatively anticipated that library services would increase by approximately 605 additional registrations (60 percent of the projected project residents), as a result of the proposed project.

The City of Redondo Beach had an approximate population of 66,749 persons in 2014 (CDOF 2016). The proposed project would be serviced by the Redondo Beach Public Libraries (RBPL) system. The RBPL’s collection consists of over 190,000 items, including a broad selection of print, audiovisual, and digital resources. The nearest branch, the North Branch Library, provides residents with service from 11:00 a.m. to 8:00 p.m. Monday through Thursday, 9:00 a.m. to 5:00 p.m. on Saturday, and closed on Fridays and Sundays (RBPL 2016). As discussed in Section 3.10, *Population and Housing*, the population growth generated by the proposed project would be included as the expected growth in the City, the RBPL anticipates that the increase in residents as a result of the proposed project could be adequately serviced by the existing library services. Further, the RBPL has no plans for new libraries or expansion of current libraries with the City (Schoonover 2016). Therefore, because the RBPL projects adequate service capacity for the residents generated by the proposed project, the implementation of the proposed project would not require the construction or expansion of existing library services; thus, the project would result in a less than significant impact on RBPL’s library services.

**Mitigation Measures**

No mitigation required.

**Residual Impacts**

Impacts would be less than significant.

3.11.5 **Cumulative Impacts**

**Fire Protection**

The geographical context for assessing the cumulative environmental impacts associated with fire protection is the Redondo Beach Fire Department service area. For this analysis, a cumulative impact would occur if the growth within each service area required physical expansion of servicing facilities such as construction of a new fire or police station that would result in adverse physical impacts. As analyzed above, the proposed project would not result in adverse physical impacts.
impacts within the provision for, or need for, new or physically altered fire protection services. However, the proposed project may contribute to a cumulative need for a new fire station, due to existing need for new facilities and equipment as a result of previous years of deferment. While there are no specific plans at this juncture, in the event a new fire station is required, it would be located within the city limits of Redondo Beach and would likely be on an infill lot since most of the city is highly developed and urbanized. Development of fire stations typically only disturb between 0.5 and 1.0 acre of land. The development as the scale (a two-story high fire station on less than 1.0 acre of land) is unlikely to result in a significant and unavoidable environmental impact. Given the nature of such a project (fire station) and its size, the environment documents pursuant to CEQA for a fire station construction or expansion would typically require a categorical exemption or negative declaration. Additionally, the City’s planning process has already accounted for potential growth that may require an expansion of fire services throughout the City. Fire protection services are maintained and expanded through property taxes and collection of fees that grow incrementally as development occurs within a service area. Providing for new equipment, facilities and staffing is assessed as part of the City’s annual fiscal budget process. The RBFD has a Mutual Aid Agreement with other fire departments in the region, including the cities of Hermosa Beach, Manhattan Beach, Torrance, and other South Bay cities. SCAG growth projections used as the basis of the cumulative impacts analysis in this EIR take into consideration future growth anticipated in local general plans, such as that of the City of Redondo Beach. Therefore, based on such acknowledgment of, and planning for, future growth within Redondo Beach, and the fire protection needs, significant cumulative impacts related to adverse physical impacts from new or physically altered fire protection services would not occur. Cumulative impacts would be less than significant.

Police Protection

The geographical context for assessing cumulative environmental impacts associated with police protection is the Redondo Beach Police Department service area. Cumulative impacts would occur if growth within the service area requires the construction of a new or the expansion of an existing police station that would result in significant adverse physical impacts. The proposed project would result in additional staffing and workstations within the existing or relocated substation; however, the substation currently exists at the developed project site and its improvement would not create any additional physical impact not already considered as part of the project in the Draft EIR analysis. Services are maintained and expanded through property taxes and collection of fees that grow incrementally as development occurs within a service area. As analyzed above, the proposed project would not result in adverse physical impacts within the provision for, or need for, new or physically altered police protection facilities. Cumulative impacts would be less than significant.

Schools

The geographical context for assessing cumulative environmental impacts associated with expansion of facilities needed to provide school services is the RBUSD. Cumulative impacts would occur if growth within the district would result in significant adverse physical impacts with the provisions for, or the need for, new or physically altered school facilities. The proposed project consists of the development of 650 new residential units which would generate additional
student in the service area that would increase the demand for school facilities. Pursuant to the Leroy F. Green School Facilities Act (AB 2926 and SB 50), the project applicant for the proposed project and any new development within the district’s boundaries would be required to pay developer fees to RBUSD, prior to the issuance of building permits, at the current rate charged to residential development projects. This fee would help support provision of school services for the community as a whole. According to these requirements, payment of developer fees constitutes full mitigation for any project-related impacts to school facilities.

As discussed in Section 3.0.4. SCAG is projecting a 0.38% annual population growth rate. The Redondo Beach Unified School District 2016 Residential School Fee Justification study assumed a net increase of 2,393 residential units by the year 2035, and therefore assumed there would be an increase of 332 elementary school students, an increase of 261 middle school students (151 above capacity, referenced by RBUSD as “unhoused students”), and an increase of 511 high school students (190 above capacity, referenced by RBUSD as “unhoused students”) by the year 2035 (RBUSD February 2016 “Residential Development School Fee Justification Study,” p. ES-1).¹ These cumulative generation rates are highly conservative. As discussed in the City’s current Housing Element, Table H-46, there is an approximately 2,422 residential unit capacity on underutilized sites² in the City of Redondo Beach. This value of 2,422 residential units includes the Legado Project at 171 units (which was approved by City Council in 2016 at 115 units), and the South Bay Galleria site at 1,172 units (the proposed South Bay Galleria project analyzed in this EIR includes a maximum of 650 residential units). Given that the proposed project and cumulative projects are being proposed at densities up to 45% less than what was considered by the RBUSD study, fewer classrooms may be needed under cumulative conditions.

Based on their current capacity (see Table 3.11-3) and capacity under cumulative conditions, RBUSD would experience a shortage of capacity at the elementary school level (RBUSD 2016). While Adams Middle School and Redondo Beach Union High School are not currently at capacity, they would be over capacity under future cumulative conditions. As noted above, the proposed project and cumulative projects would pay statutory fees which are “deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.”

¹ Page 10 of the RBUSD study also includes growth assumptions which differ from the discussion on page ES-1 of the RBUSD Study. More specifically, the current 2016 RBUSD report also states in part “[Based upon a study from July 1, 2014] in school year 2017/2018 enrollment from existing residential units is expected to increase to 4,630 students at the elementary school level, 2,345 students at the middle school level, and 3,103 at the high school level, thus reducing the number of surplus seats to zero (0) at the elementary school level, zero (0) at the middle school level, and zero (0) at the high school level.” (RBUSD, Residential Development School Fee Justification Study, p. 10.) These rates differ from the other more current rates from the 2016 RBUSD study and SCAG’s growth rates. For example, an enrollment of 3,103 High School students in the year 2017/2018 results a net increase of 336 students over 2 years (2015/2016 enrollment was 2,767), or a 12.14% increase, which exceeds the projected 0.38% annual population growth rate from SCAG.

² Because a site is underutilized does not necessarily mean that its development is reasonably foreseeable. The likelihood a site will be redeveloped depends upon a number of factors, including but not limited to the intent of individual property owners, businesses, and citizens, birth rates and death rates, and existing infrastructure constraints. SCAG’s population growth rates take these other factors into account.
To address this shortfall in capacity at Washington Elementary School, Adams Middle School, and Redondo Beach Union High School under cumulative conditions, the RBUSD school district would likely install portable classrooms in the short term. Installation of these portable classrooms is not anticipated to result in significant adverse physical environmental effects due to the limited area that is typically required to install a portable (modular) classroom and the urban location, and any such action would be subject to CEQA review.

In the long term, RBUSD’s 2016 study states that it “Would construct 14 new elementary school classrooms, six (6) new middle school classrooms, and eight (8) new high school classrooms.” Construction and operation of these school facilities would likely use construction equipment and motor vehicles which could utilize fossil fuels, natural gas, and electricity. However, RBUSD has not provided any specific development proposals. No construction information has been provided, no construction techniques or plans have been proposed, and no information on construction schedules have been provided (e.g. development of classrooms could be spread out over the next 18 years+). Any such projects would be subject to environmental review and mitigation under CEQA, which would consider resource areas such as Air Quality, Aesthetics, Biological Resources, Cultural Resources, Geology Soils and Seismicity, Greenhouse Gasses, Hydrology and Water Quality, Land Use, Noise, Public Services, Recreation, Transportation, Public Services, and Utilities. Furthermore, as noted above, given that the proposed project and cumulative projects are being proposed at densities up to 45% less than what was considered by the RBUSD study, fewer classrooms may ultimately be needed under cumulative conditions. Given the lack of information, these impacts are considered too speculative to analyze.

Libraries

The geographical context for assessing cumulative impacts associated with library services is the Redondo Beach Public Library System. Cumulative impacts could occur if growth within the system requires the construction of new or the expansion of an existing library that would result in adverse physical impacts. As development occurs and as new facilities are required, environmental review would commence consistent with CEQA to analyze and mitigate any potential environmental impacts.

3.11.6 Significant Unavoidable Impacts

No significant and unavoidable impacts to public services were identified.

3.11.7 References


City of Redondo Beach; South Bay Center SPE, LLC, Services Reimbursement Agreement, March 16, 2016.

3. Environmental Analysis

3.11 Public Services


Krafick, Tom, Redondo Beach Police Department Captain, Operations Bureau, email communication on March 1, 2016.

Metzger, Robert, Redondo Beach Fire Department Fire Chief/Harbor Master, email communication, February 25, 2016b.

Redondo Beach Fire Department (RBFD), Robert Metzger Fire Chief/Harbor Master, email communication, April 2017.


RBUSD, Commercial/Industrial Development School Fee Justification Study, prepared on February 25, 2016. Available for review as a reference document for this project at the City of Redondo Beach’s Planning Department.

RBUSD, Enrollment Impact Analysis, prepared by Cooperative Strategies on November 30, 2016.


Schoonover, Erin, Redondo Beach Public Library, Senior Librarian, email communication, February 22, 2016.