

## 3.12 PUBLIC SERVICES

This section describes existing public service agencies that serve the site, including fire protection, emergency medical services, and law enforcement. Potential impacts to these services under the Proposed Action and alternatives are evaluated.

### 3.12.1 Affected Environment

The site is located entirely within the City of Tumwater. Fire protection and emergency medical services are provided by the City of Tumwater Fire Department. Law enforcement is provided by the City of Tumwater Police Department.

#### **Fire Protection and Emergency Medical Services**

##### Tumwater Fire Department

The City of Tumwater Fire Department provides fire protection, basic life support (BLS) emergency medical service (EMS) and advanced life support (ALS) EMS to a service area that corresponds to the City of Tumwater's jurisdictional boundaries, and by contract ALS EMS service to Thurston County Fire Protection District #15, a 1.5-square mile area. The Department has a total of two fire stations; however, only the headquarters station is currently staffed to respond to service calls. Department-wide staffing consists of 27 paid staff members (14 firefighters and 9 paramedics), supplemented by a volunteer staff of 10.

The headquarters station is located at 311 Israel Road SW, approximately 1.9 miles from the site by road (the station is located across I-5 from the site). Current minimum shift staffing at this station is one career fire officer, two career firefighters and two career paramedics. Equipment currently assigned to this station consists of: two primary fire engines, one primary ALS ambulance, one aircraft rescue and firefighting vehicle, one utility pickup with mass casualty trailer, one reserve fire engine and one reserve ALS ambulance.

The north end substation is located at 405 Linwood Avenue, approximately 1.1 miles from the site by road. Equipment currently assigned to this station consists of: two primary fire engines, one reserve fire engine and one BLS aid vehicle. This station is only currently staffed when personnel are available, which is about 50 percent of the time. A total of 15 to 20 personnel would be required to fully staff this station.

The Washington Surveying and Rating Bureau evaluates fire departments on factors including fire suppression capability, water supply, and fire prevention standards (among others) as part of the process of calculating fire insurance rates. Ratings are on a scale of 1 to 10, with 10 indicating no service. The Tumwater Fire Department currently has a rating of 5, indicating that growth-related fire protection needs must be addressed.

The Department has a response time goal of five-minutes, or less, travel time 95 percent of the time. This goal is a guideline and not an adopted standard.

The Department staffing levels do not currently meet the recommended levels outlined in the 1988 Fire Services Plan (Sapp, 2005). The Department is working toward meeting the recommended staffing goals outlined in the 1988 Fire Services Plan. The 1988 Plan accounted

for future retail development on the site. Currently, the Department staffs each shift with 5 personnel, but the 1988 Plan calls for a minimum of 8 personnel per shift. Per the 1988 Plan, the Department also will need to purchase and staff a ladder truck (minimum of 3 firefighters per shift), and staff its fire prevention bureau to serve existing and future growth adequately. According to Fire Chief Sapp, these will need to be addressed in the next few years.

### Impact Fee

The City of Tumwater has adopted a fire protection impact fee for new development. The current (2005) fee for new commercial development is \$0.1013 per square foot of gross floor area.

### Fire Flow

Existing fire flow on the site available for fire sprinklers is 1,600 gallons per minute (gpm) at 49.1 pounds per square inch (psi), per fire flow testing performed on Kingswood Drive (PACLAND, 2005).

## **Law Enforcement**

### Tumwater Police Department

The Tumwater Police Department serves the City of Tumwater from its station located at 555 Israel Road SW. The City has plans to expand City Hall to accommodate the police department (Gardner Johnson, 2005). The Department is not divided into patrol districts. Current Department-wide staffing is 25 commissioned officers, one community service officer (non-commissioned) and four front office staff. The minimum number of officers on duty at any given time is two.

The Department has a response time goal of three minutes for both Priority 1 calls (where a threat to life exists) and Priority 2 calls (where a substantial risk of major property loss or damage exists). The response time goal is a guideline and not an adopted standard.

According to the Police Chief Mike Vandiver, the Department does not currently have adequate capacity to serve existing uses (Vandiver, 2005).

The 2001 Police Master Plan has a staffing plan for a minimum of three officers on duty. The 2001 Master Plan also recommends staffing of 33.5 FTE's for 2005.

### 3.12.2 Impacts

## **Proposed Action**

### **Fire Protection and Emergency Medical Services**

The proposed building would result in an incremental increase in overall demand on fire and emergency medical services provided by the Tumwater Fire Department. This incremental increase in demand would contribute to the overall needs advanced in the Tumwater Fire Department's 1988 Fire Services Plan. As stated under Affected Environment, the 1988 Plan

assumed retail development would occur on the site, and accounted for this in its forecasted need for Department staffing and equipment.

Information on the annual number of calls for fire and emergency medical services from an existing Wal-Mart super store located in the City of Chehalis was provided by Lewis County Dispatch. The Chehalis Fire Department received an estimated 40 to 45 calls for service annually from the Chehalis Wal-Mart, in 2003 and 2004. The majority of these calls were for emergency medical service (Lewis County Dispatch, 2005). It is assumed that the proposed retail store would generate a similar number of calls for fire and emergency medical service.

The Tumwater Fire Chief indicated the following regarding fire and emergency medical service provision to the proposed project and associated impacts: 1) because fire and emergency service levels are based on response time and staffing needs, rather than level of service tied to the number of service calls, it is not possible to estimate the specific incremental impact due solely to the proposed project; the combination of background City growth, along with the proposed development, and the cumulative impact upon existing service provision and response times would ultimately determine the potential need for additional personnel and/or capital equipment; and, 2) the addition of an estimated 40 to 45 annual fire and emergency medical service calls, in isolation, would not be viewed as a significant increase to existing service provision (Sapp, 2005). According to the Fire Chief, the Department is presently understaffed citywide based on targeted service levels, as identified in the Tumwater 1988 Fire Services Plan; it cannot be concluded that the proposed retail store would warrant the additional hiring of fire department personnel (see **Section 3.7, Economic Impacts** and **Appendix H** for additional information).

Additional demand on fire and emergency aid services would also include annual fire code inspections. Currently, the Tumwater Fire Department is deficient in staff to adequately address this area of operation (Sapp, 2005).

The proposed retail store would primarily be served by the headquarters station. The Department does not have its coverage area separated into station service areas; as stated under Affected Environment, the Department's second station, located in the northern portion of the City, is currently not staffed to respond to calls for service. With future development at the site and continued growth occurring in the City, and if needs identified in the 1988 Plan are not addressed (such as personnel to staff the north station), adequate response times to the northern part of Tumwater may be difficult to maintain (Sapp, 2005).

### Impact Fee

The applicant would pay the current City of Tumwater fire impact fee for new commercial development. The fee would contribute to capital improvement projects for fire facilities identified in the City's Capital Improvement Plan. As stated under Affected Environment, the current (2005) fee is \$0.1013 per square foot of gross floor area of commercial development.

### Fire Flow

The proposed building would be equipped with fire protection sprinklers. The existing fire flow on the site for fire sprinklers (1,600 gpm at 49.1 psi) would exceed the fire sprinkler requirement for the proposed building of 1,600 gpm at 47 psi.

The flow rate for the remote fire hydrant on the site required by the City of Tumwater is 4,000 gpm at 20 psi. The available public supplies combined with the proposed onsite main sizing and arrangement (see **Section 3.13. Utilities**), would result in a fire hydrant flow rate of 5,825 gpm at 20 psi. This would exceed the requirement and provide adequate flow for fire protection services.

## **Law Enforcement**

The proposed retail store would result in an incremental increase in overall demand on police services by the City of Tumwater Police Department. This increase would be expected to include approximately 359 calls for police service annually, based on an average of the annual calls in 2003 and 2004 received by the City of Chehalis Police Department from the existing Wal-Mart super store located in that city (Lewis County Dispatch, 2005). Calls to the Chehalis store include calls that could be attributable to overnight recreational vehicle (RV) camping in the parking lot, since this is allowed in private parking lots in the City of Chehalis. The City of Tumwater also allows overnight RV parking in private parking lots.

The additional approximately 359 calls for police service would represent an approximately 1.6 percent increase in calls for service in the City of Tumwater. If the increase in calls is used as the basis for a similar increase in the need for commissioned personnel within the Tumwater Police Department, the 1.6 percent increase would represent an additional 0.4 full time equivalent (FTE) staff. It is estimated that this increase in staffing would cost the City approximately \$30,000 annually (see **Section 3.7, Economic Impacts** and **Appendix H** for additional information).

The proposed retail building would include specific measures to reduce the need for police services. The building would include closed-circuit camera systems (surveillance cameras) inside the store operating 24 hours per day. An “in store” holding area would also be provided in the proposed building for police use. Additional security measures would include closed-circuit camera systems outside the store. Enhanced lighting outside the store could be provided, if deemed necessary. Prior to construction of a new store, Wal-Mart Loss Prevention conducts a risk analysis (crime survey) of the area to evaluate the needs at that location and implements a plan accordingly. After the plan is in place, Wal-Mart continues to monitor and evaluate the safety and security issues at that location. If necessary, additional security personnel and procedures may also be implemented.

## **Alternative 1**

Alternative 1 would generally result in a similar demand for fire protection, emergency medical, and law enforcement services as described for the Proposed Action. Alternative 1 could result in fewer emergency calls, as compared to the Proposed Action, due to the realignment of Kingswood Drive to the south site boundary and consolidation of the parking into one contiguous parking lot. This layout would eliminate the need for shoppers to cross Kingswood Drive and would reduce the potential for pedestrian/vehicle accidents. Existing service deficiencies in the city (staffing and equipment), or as defined by the Tumwater Fire Department, would continue unless addressed in the future, similar to the Proposed Action.

Fire flow would be as described for the Proposed Action, and would be adequate to serve the proposed building.

## **No Action Alternative**

The No Action Alternative would not result in an increase in demand on fire protection, emergency medical, and law enforcement services. Existing service deficiencies within the City would continue. Future development of the site could result in additional demand for services.

### 3.12.3 Mitigation Measures

- The proposed building would be equipped with fire protection sprinklers.
- The applicant would pay the City of Tumwater fire protection impact fee for commercial development, which is currently set at of \$0.1013 per gross square foot of floor area.
- Security at the proposed retail store would include a closed-circuit camera (surveillance) system inside the store operating 24 hours per day.
- An “in store” holding area would be provided in the proposed building for police use.
- A trained risk control team would be responsible for identifying and correcting safety issues.
- Additional security measures would include closed-circuit camera systems outside the store. Enhanced lighting outside the store could be provided, if deemed necessary by a risk analysis (crime survey) of the area.
- Tax revenues generated by the project (i.e., sales tax and business and operation tax) would offset the project’s impacts on police and fire protection services. It is estimated that the project would result in an annual net surplus to the City of Tumwater (tax revenues would exceed public service costs; see **Section 3.7, Economic Impacts** and **Appendix H** for further information).

### 3.12.4 Significant Unavoidable Adverse Impacts

None expected with implementation of the proposed mitigation measures.