

### 3.13 PUBLIC SERVICES

This section characterizes existing and proposed public services in the project area and evaluates changes that may result from project implementation. Public services include services that address community needs and are usually provided by local or regional government, although they may be provided through private contracts. Public services include fire and emergency response, police protection, airports, schools, libraries, and parks. Parks are discussed in Section 3.14. This section includes information from the *Fire System Proposal* (Brelje 2009c) and *Correction to Fire System Proposal Dated August 18, 2009* (Brelje 2009d), which are included as **Appendix J** in the Technical Appendices, Vol. 2 of this document.

#### 3.13.1 Environmental Setting

##### *Fire and Emergency Medical Services (EMS) Responders*

The project site is in unincorporated Sonoma County to the north of the City of Santa Rosa. This area is under the jurisdiction of the Sonoma County Department of Emergency Services, Fire Services Division, County Service Area #40. Fifteen volunteer fire companies comprise CSA #40 and are funded primarily through donations, with equipment and administrative support provided by the county. In addition, 17 Fire Protection Districts are funded through county taxes and operated by the Fire Division of the Department of Emergency Services. Additional fire protection in the unincorporated areas of the county is provided by the California Department of Forestry and Fire Protection.

Fire protection service for the project site would be provided by the Rincon Valley Fire Protection District. The nearest station is located 0.5 mile away in Larkfield. The station is manned by a captain, two firefighting engineers, and approximately 50 volunteers. Equipment includes a Type 1 Engine, a Type 3 Engine, a water tender/engine combination, and a SQUAD (support unit). Response time to the project site varies but is approximately 4 minutes.

The Rincon Valley Fire Protection District has three other fire stations with both full-time and volunteer firefighters from which mutual aid would be available. The district has a mutual aid agreement with the City of Santa Rosa Fire Department (SRFD). The SRFD has equipment that can reach up to a seven-story structure.

Emergency Medical Service (EMS) systems in Sonoma County is a blend of First Responder agencies, ground and air ambulance providers, EMS – Fire Dispatch Center, and acute care receiving facilities. The County's EMS system contains an Exclusive Operating Area ambulance franchise, assessment district ambulance providers, privately owned air ambulance (helicopter) service, and a law enforcement based Advanced Life Support resource helicopter. In addition, the County's EMS system has one of the state's only public-private partnership based EMS-Fire Dispatch centers, which provides Emergency Medical Dispatch instruction to callers using the 9-1-1 system.

### *Law Enforcement*

The project site receives police protection and coroner and correctional services from the Sonoma County Sheriff's Department. The Sheriff maintains 24-hour patrol from five substations and a main office. Peace officers work in patrol, administration, the helicopter unit, boating, civil bureau, and investigations. A number of other agencies provide law enforcement in Sonoma County including the existing WFC, which employs security for large events. Sutter Hospitals also employ full-time security guards for hospital facilities.

### *Schools*

The proposed project site is located in the Mark West Union School District. The district serves students from kindergarten through grade 6 in its three elementary schools: Mark West, Riebli, and San Miguel. The district also offers a middle school experience at the Mark West Charter School for grades 7 and 8 and Mark West Home Study Program for kindergarten through grade 8. Students from the Mark West Union School District attend Santa Rosa City High School.

The Santa Rosa Christian School is located at the proposed project site in the WFC. The Wells Fargo Center Education Through the Arts is a program currently at the WFC, which uses the arts as a teaching tool for all core subjects (math, science, and literature) to assist with school district curriculum for kindergarten through grade 12.

## 3.13.2 Regulatory Setting

### *3.13.2.1 National*

The National Fire Protection Association (NFPA) is a national organization that is focused on the development of standards and guidelines to reduce fire danger. Even when not written in as laws by either the state or county NFPA codes are many times used as mitigation requirements.

**5-15.5.2 Hose Connection for Fire Department Use.** In buildings of light or ordinary hazard occupancy, 2 1/2 inch hose valves for fire department use are permitted to be attached to wet pipe sprinkler system risers. The following restrictions shall apply:

- 1) Sprinklers shall be under separate floor control valves.
- 2) The minimum size of the riser shall be 4 inches unless hydraulic calculations indicate that a smaller size riser will satisfy sprinkler and hose stream demands.
- 3) Each combined sprinkler and standpipe riser shall be equipped with a riser control valve to permit isolating a riser without interrupting the supply to other risers from the same source of supply.

### *3.13.2.2 State*

#### *California Emergency Services Act*

This act permits all emergency services functions of the state to be coordinated as far as possible with the comparable functions of its political subdivisions, of the federal government including

its various departments and agencies, of other states, and of private agencies, to the end that the most effective use may be made of all manpower, resources, and facilities for dealing with any emergency that may occur. (California Code of Regulations, Title 2, Chapter 7)

### *California Fire Code*

Sonoma County has adopted the California Fire Code (California Code of Regulations, Title 24, 2007 Edition) as its primary fire safety document. In several cases the code was modified to be specific to Sonoma County and those changes are discussed below in the Local Regulatory Settings Section.

#### *3.13.2.3 Local*

### *Sonoma County Civil Defense and Disaster Code*

The purpose of this article is to comply with the provisions of the California Emergency Services Act (commencing with Section 8550 of the Government Code); to provide for the preparation and carrying out of plans for the protection of persons and property within the Sonoma County/operational area in the event of an emergency; to provide for the mitigation of the effects of natural, man-made, or war-caused emergencies which result in conditions of disaster or extreme peril to life, property, or the resources of the county; and to create an organization based on the standardized emergency management system (SEMS) (Government Code Section 8607) and the National Incident Management System (NIMS) and Homeland Security Presidential Directive-5 (HSPD-5) to coordinate the efforts of the various emergency services agencies, both public and private, within the County of Sonoma dealing with emergencies. (Chapter 10, Civil Defense and Disaster, Sonoma County Code)

### *Sonoma County Fire Safety Ordinance*

Sonoma County has adopted the California Fire Code and amended it in certain places to be specific to Sonoma County. The following amendments to the California Fire Code are potentially relevant to the project (Chapter 13, Fire Safety Ordinance, Sonoma County Code):

- **105.6.14.1 Fire alarm systems, fixed rate of rise<sup>1</sup> and manual<sup>2</sup>.** An operational permit is required to install any fire alarm system.
- **105.6.14.3 Fire alarm systems, smoke detectors and manual<sup>2</sup>.** An operational permit is required to install any fire alarm system.
- **105.6.15.1 Fire water underground piping.** A separate utility permit from the building official is required prior to installing any private fire water underground piping and associated appliances.

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<sup>1</sup> Rate of rise is a type of detector that will be set off when the rate of temperature increase from a fire exceeds a predetermined level, normally set at 15 degrees Fahrenheit per minute

<sup>2</sup> Manuel is a type of alarm that is set off when an individual manually activates the alarm

- **105.6.15.2 Fixed extinguishing systems, other than automatic fire-extinguishing systems.** An operational permit is required to install a fixed fire extinguishing systems other than automatic fire-extinguishing systems.
- **105.7.8.1 Medical gas system.** An operational permit is required to install a medical gas system.
- **D101.1 Scope.** Fire apparatus access roads shall be in accordance with this appendix as amended and all other applicable requirements of the International Fire Code. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with 104.9 Alternative Materials and methods.
- **D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34050 kg) or as approved by the Fire Code Official.
- **D103.3 Turning radius.** The minimum turning radius shall be determined by the fire code official or as approved by local standards.
- **D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with California Vehicle Code.
- **D104.1 Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9,144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.
- **D104.2 Buildings exceeding 62,000 square feet in area.** Buildings or facilities having a gross building area of more than 62,000 square feet (5,760 m<sup>2</sup>) shall be provided with two separate and approved fire apparatus access roads.

### 3.13.3 Impact Analysis

#### 3.13.3.1 Approach and Methodology

This analysis evaluates the potential for the proposed project to have adverse physical impacts on public service facilities. Adverse impacts would include the need for additional or expanded facilities to accommodate increases in demand for services and service personnel, or to enable service providers to maintain level of service standards. The potential for increased demand for public services that could result from project implementation was assessed by comparing performance objectives identified for each service to determine whether there would be unmet need. An unmet need for services could indicate that new facilities or additional staff would be needed, which could result in a need for expanded facilities.

### 3.13.3.2 *Thresholds of Significance*

According to Appendix G of the *CEQA Guidelines*, the proposed project could have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

- Fire protection;
- Police protection;
- Schools; or
- Parks.

### 3.13.3.3 *Impacts Not Analyzed Further*

The nearest park to the project site is Coffey Park, approximately 1.5 miles to the south. It is unlikely that the project would substantially increase the use of existing neighborhood and regional parks or other recreational facilities and require the need for new facilities. This impact is not discussed further.

### *Impacts and Mitigation*

**Impact PS-1: Need for Additional Fire Protection Services**      Implementation of the proposed project may result in the need for additional fire protection services.

**Significance:**      Potentially significant

#### **Discussion:**

Primary fire protection issues include specialized firefighting needs with respect to the helistop, increased call volume, and new challenges to firefighters associated with new building characteristics, especially multistory buildings. Increases in the demand for fire protection to maintain acceptable service levels could result in the need for new or expanded fire stations of which could cause significant environmental impacts.

The existing WFC facilities include fire hydrants and a looped water system. However, the existing WFC buildings are not fitted with sprinklers.

For the SMCSR, PMC and MOB (with a total floor area of approximately 306,000 square feet) with Type 1 construction, the Uniform Fire Code requires 3,750 gallons per minute (gpm) of fire flow capacity with a 20 pounds per square inch (psi) residual pressure in the water main. With an automatic sprinkler system, the fire marshal may reduce the fire flow requirement by up to 75 percent. Typically, a 50 percent reduction is assumed, which would mean that a fire flow capacity of approximately 1,875 gpm would need to be available (**see Appendix J**).

The project proposes that each of the three main structures be improved fire resistant structures with a minimum construction type of I-B. The CUP which is much smaller than the other

building is proposed to be built to at least II-B standards. On every floor at each stairwell enclosure and rooftop access point hose connections consistent with 1999 NFPA-13 § 5-15.5.2 shall be installed. To supply water to the project site a connection to the California American Water Company (Cal Am) system that currently serves the WFC site is proposed. Cal Am has confirmed that they can provide, with their current infrastructure at Mark West Springs Road, 2,500 gpm for up to two hours. The system being proposed is a looped system that provides significant redundancy and therefore reliability to the emergency water supply. The fire flow capacity provided by Cal Am is well above the 1,875 gpm estimate required to provide adequate fire protection services.

Mitigation PS-1 would reduce any impacts associated with providing specialized fire fighting services to a less than significant level. The proposed project would not have any impacts on the response times and as a result the current level of response times would be maintained. The close proximity of a fire station (0.5 miles) would not create the need for a new or altered fire station.

**Mitigation PS-1: Determine Need for and Provide for Additional Firefighting Services** The project shall be reviewed and approved by Sonoma County and state firefighting agencies to determine the appropriate equipment, personnel needs, and training required to fight specialized fires. Mitigation shall include but not be limited to<sup>3</sup>:

1. Fitting any new structures with sprinklers;
2. Training for specialized (helistop) firefighting underwritten by the hospital.

**Significance After Mitigation:** Less than significant

**Impact PS-2: Need for Additional Police Protection Services** Implementation of the proposed project could result in the need for additional police protection services.

**Significance:** Less than significant

**Discussion:**

The proposed project site receives police protection from the Sonoma County Sheriff's Department. The WFC employs security for large events which will remain the same because no increase in the number or size of events is proposed. Sutter Hospitals also employ full-time security guards for hospital facilities and this practice will continue with the proposed project. While the proposed project represent a new site for the Sheriff's Department to patrol the presence of security guards on site will result in less than significant impacts on Sheriff demand and response times. There will be no need to increase the number of Sheriff officers as a result of the project and therefore no new or altered facilities would be required.

**Mitigation:** No mitigation required

<sup>3</sup> Jack Rosevear, Rincon Valley Fire Department 2009

**Impact PS-3: Need for Additional Schools** Implementation of the proposed project could result in the need for additional schools.

**Significance:** No impact

**Discussion:**

The proposed project would not result in any impacts to public schools. The proposed project would replace an existing medical facility and would not induce population growth. The private school currently at the WFC would continue operations. The project would be required to pay school fees at the rate of \$0.30 per square foot of new construction. The approximately 306,000 square feet could generate almost \$92,000 in school fees. With no population growth there would be no impacts or the current level of service provided by the local school system. With no new students there would be no need for altered or new schools.

**Mitigation:** No mitigation required.

**Impact PS-4: Cumulative Impacts from additional Public Service Demands** The continued operation of the proposed project could result in a significant increase in the demand for public services and the need for new facilities to serve that need.

**Significance:** Less than significant

**Discussion:**

Land uses and development consistent with the Sonoma County General Plan 2020 would result in a significant cumulative demand for fire protection and police services. The proposed project could incrementally increase the need for emergency services and contribute to the significant cumulative impact of Countywide development. However, the proposed project is not expected to result in cumulatively considerable impacts. The existing WFC facilities already employ security for their larger events and no increase in the number or size of events is proposed. Sutter Hospitals also employ full time security guards for their hospitals, and thus demand for additional police services is not expected to be substantial. Any impacts to fire services are being mitigated by installing sprinklers and following the Sonoma County Fire Safety Ordinance. Financial assistance will be provided to the fire department to offset any incurred fees and costs in response to the need for more training.

The proposed project would have no impact on educational services as it will not create additional demand for those services.

**Mitigation:** No mitigation required

