
5.12 Public Services

This section provides a discussion and analysis of public services that may be affected by the development of the proposed Project. Existing public agencies that will provide services to the Project site are identified and evaluated for potential impacts. Analysis in this section is based on individual Project conditions and cumulative conditions related to the development of the Napa Pipe project and the Meritage Commons project, which is currently under construction.

5.12.1 Existing Conditions

The Project site is located within the service areas of the following public service agencies.

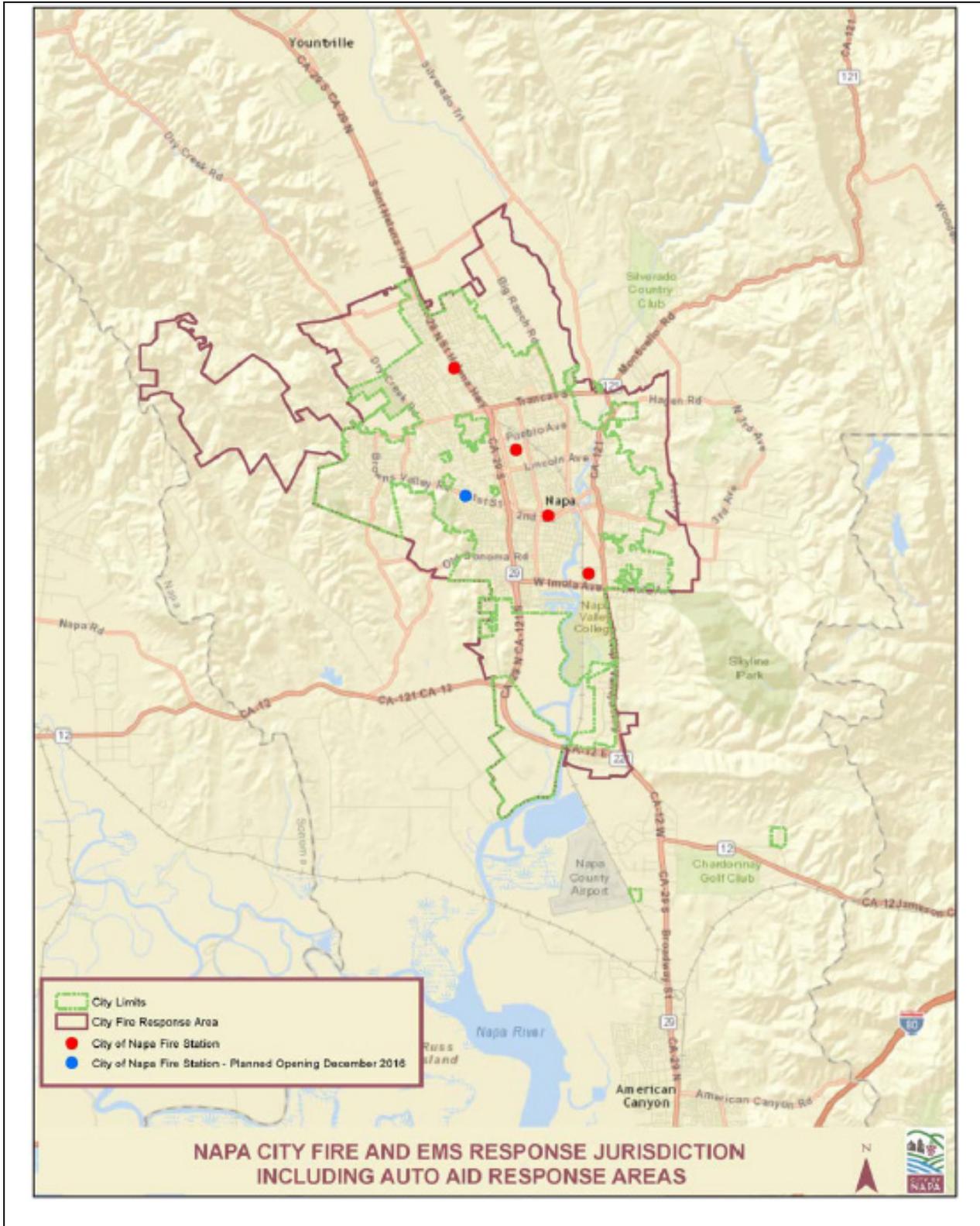
1. Police Services

The proposed Project will be served by the City of Napa Police Department, which provides police services for residents and commercial properties within the City of Napa. The Police Department is located at 1539 1st Street in Napa. Other law enforcement agencies serving the immediate area are the Napa County Sheriff's Office located at 1535 Airport Boulevard, the California Highway Patrol located at 975 Golden Gate Drive, and the American Canyon Police Department located at 911 Donaldson Way E, American Canyon.

2. Fire/Paramedic Services

The proposed Project is within the service and response area of the Napa City Fire Department. The Fire Department serves the community from four fire stations covering 18 square miles within the Napa City limits. A fifth fire station in the Browns Valley area will be fully operational by the end of 2017. Each station provides an Advanced Life Support (Paramedic) Engine company staffed with a minimum of three personnel. In addition, Fire Station One provides an Aerial Ladder Truck Company and a Heavy Rescue Unit for special operations and technical rescues. Department staffing consists of 62 public safety personnel, 8 civilian employees and 10 reserves. The Project site is served by Station Four located at 251 Gasser Drive, approximately 2.5 miles from the Project.

The Fire Department works closely with CAL FIRE and the Napa County Fire Department and maintains mutual and automatic aid agreements with those agencies, as well as with the cities of American Canyon and Vallejo. The Fire Department also participates in a Statewide Mutual Aid system as part of the California State Emergency Management Authority (EMA) by housing and staffing a state fire engine that can respond to large emergency incidents throughout the state. Exhibit 5.12-1, Napa City Fire and EMS Response Jurisdiction depicts the service area jurisdiction.



Source: Napa Fire Department 2015-2020 Strategic Plan

Exhibit 5.12-1 Napa City Fire and EMS Response Jurisdiction

3. Schools

The proposed Project is located within the Napa Valley Unified School District (NVUSD). Overall, attendance within NVUSD was down 257 students between May 2016 and April 2017. The schools nearest the proposed Project and the most recent enrollment information are included in the following table.

Table 5.12-1 School Enrollment

School	2016 Enrollment	2017 Enrollment	Difference
Phillips Elementary School	541	523	-18
Silverado Middle School	845	818	-27
Napa High School	1744	1746	+ 2

Source: Napa Valley Unified School District – https://nvusd-abi.nvusd.k12.ca.us/abi/school_search.asp

As shown, enrollment has declined in the elementary and middle schools that would serve the Project site.

4. Parks

The City of Napa provides residents with access to more than 48 parks that cover 800 acres of park land. The City’s park system consists of a variety of amenities such as parks, open space, playgrounds, sport fields, a golf course, the Napa River, and miles of natural and paved trails for walking, biking, and hiking. The City of Napa General Plan includes a policy (PR-1.1) to provide 12 acres of active and passive parkland per 1,000 residents. This includes citywide, community, neighborhood, and other special park sites and recreational amenities and open space.

5. Libraries

Citizens of Napa are served by the Napa County Library, located at 580 Coombs Street on the south side of the Downtown area. The Library features a full modern collection, reference desk, and a popular community meeting room. The Library is open from 10:00 a.m. to 9:00 p.m. Monday through Thursday, 10:00 a.m. to 6:00 p.m. on Friday and Saturday, and closed on Sunday.

5.12.2 Thresholds of Significance

The City’s General Plan provides goals, objectives and policies related to the provision of public services. However, the City has not adopted thresholds to identify significant impacts to such services. For purposes of analysis the applicable thresholds listed in the CEQA Guidelines will be used. According to Appendix G of the CEQA Guidelines, the proposed Project would have a potentially significant impact if it will:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered government 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 public services:

- fire protection,
- police protection,
- schools,
- parks,
- other public facilities.

The City's General Plan/Envision Napa 2020 Policy Document provides the following related to the provision of public safety and emergency services.

- **Policy CS-1.3** - The City shall ensure through the development review process that adequate public facilities and services are available to serve new development.
- **Policy CS-2.1** - The City shall provide services and personnel necessary to maintain community order and public safety.
- **Policy CS-2.2** - The City shall endeavor to maintain a police and fire force sufficiently staffed and deployed to strive to provide a five-minute maximum response time to any call involving an immediate danger or loss of life or serious injury (response time means from the time the call is received in dispatch to the time the first emergency unit is on the scene).
- **Policy CS-5.1** - The City shall maintain adequate personnel and equipment necessary to provide fire suppression services for the City of Napa.
- **Policy CS-5.8** - The City shall continue to maintain mutual and/or automatic aid agreements with CAL FIRE, the County of Napa, and other local agencies.

For Emergency Medical Services, the City has adopted the following policies:

- **Policy CS-7.1** - The City shall maintain personnel and equipment necessary to provide medical emergency response services for the City of Napa.
- **Policy CS-7.2** - The City shall maintain personnel to seek to provide a maximum response time of five minutes to any call involving an immediate danger of loss of life as a result of a medical emergency.

5.12.3 Project Impacts Prior to Mitigation

The Project is located on a vacant parcel within an existing commercial/industrial park. The Project will be an addition to the existing corporate park and will be served by the same providers as the current tenants.

1. Police Service

The City of Napa Police Department provides law enforcement services to the Project site and the surrounding area. As noted, the City's General Plan policies identify a standard response time of five minutes for emergency calls.²³

The following detailed information about the Police Department was found on the Napa Police Department website: <http://www.napapolice.com>. The Police Operations department

²³ Napa General Plan/Envision Napa 2020 Policy Document, Policy CS-2.2.

consists of over 40 officers who patrol the streets 24 hours a day, seven days a week. Patrol officers' duties include:

- Respond to emergency, in-progress crimes
- Conduct on scene investigations, including fingerprinting, photography, interviewing and interrogation
- Write crime reports documenting incidents
- Arrest and book criminal offenders
- Stop traffic violators and warn or cite the driver
- Patrol an assigned area, checking residential and business areas for illegal activity
- Facilitate problem solving efforts with members of the community

The Special Operations department is comprised of a Sergeant, six detectives and a forensic specialist. The Youth Services Unit in this department provides school resource officers at the middle school and high school level. Other resource units include Special Enforcement, Diversion unit and the Homeless Outreach unit.

Police Services staff has indicated that the total number of calls for service in the Project area was 396 calls over an 18-month period ending in August 2017. This translates to approximately 216 calls per year. According to the Police services staff, 130 of the total calls resulted in dispatch with 32 reports filed, for an average of fewer than 2 reports filed per month. The proposed Project is anticipated to generate tax revenue that will offset any minor increase in calls for police services. By comparison, the Meritage Resort, where calls for police services were generated, includes ballrooms, conference rooms, restaurants, and outdoor events. The proposed Project is more limited in the types of activities that could require police and emergency services. It is anticipated that the proposed Project will be adequately served using existing police protection resources and will not generate significant new police demands or require the construction of or physically alter existing facilities. Impacts to police services will be less than significant and no mitigation is required.

2. Fire/Paramedic Services

As noted, a new fire station is currently under construction and scheduled for operation in late Fall of 2017²⁴. A new fire engine and associated equipment for the new station have been received. The Fire Department will hire, train and prepare for response additional personnel to staff the new station. As stated in the Napa Fire Department 2016 Annual Report, the Department's identified response results for 2016 are shown below.

- | | |
|--------------------------------------------------------------------------|-------|
| • Processing (goal is 1 minute, 90% of the time) | 82.3% |
| • Turnout Time (goal is 2 minutes, 90% of the time) | 94.5% |
| • Travel Time (goal is 4 minutes, 90% of the time) | 69.2% |
| • 1 st Apparatus on Scene (goal is 7 minutes 90% of the time) | 86.0% |

The Project site is approximately 2.5 miles from Station Four located on Gasser Drive. Based on the proximity of the fire station, it is feasible that the response time goal can be met in the event of a fire or medical emergency at the Project site.

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Updated construction methods and materials, such as ignition-resistant construction, interior automatic fire sprinklers, infrastructure upgrades and current Building Code requirements for fire protection, in addition to adherence to current Fire Codes, will reduce potential fire occurrences and the need for fire-fighting services. The additional fire station and personnel will also reduce the potential that the Project will result in a need for new or updated facilities. However, the City's Municipal Code (Chapter 15.78) identifies the requirement for fire and paramedic fees which must be paid for new development. Mitigation has been included herein to provide for payment of such fees. Therefore, with payment of the required fees, the impact will be less than significant.

3. Schools

The City's Municipal Code Section 15.80.010 identifies the requirement for the payment of school fees when a building permit is issued for new dwelling units. The Project does not propose any residential development and will not generate additional students within the Napa Valley Unified School District. Therefore, there will be no impacts to schools and no mitigation is required.

4. Parks

The City's established policy of providing 12 acres of active and passive parkland per 1,000 residents would require approximately 940 acres of parkland based on the 2012 population estimates of 78,340. Current City statistics show a total of 802 acres of park land. Kennedy Park, is the City's largest park and is located along the Napa River just north and west of the Project site. The park includes the City golf course which is directly north of the Project site. The City's Municipal Code Chapter 15.68 requires the payment of fees for parkland only for new residential development.

The proposed Project will not contribute to the current park deficit because the Project does not include residential development or the type of use that would result in a substantial increase in the use of or need for park land. Employees of the hotel, winery and office building could potentially be new residents in the City who have relocated to the area due to their jobs. However, that population will be dispersed throughout the area wherever housing is secured, and park use will similarly be dispersed at the many parks located throughout the City. Hotel guests will have on site amenities (pools, picnic areas) at both the Trinitas site and the Meritage Resort located in the industrial park. Therefore, no impacts to City parks will occur and no mitigation is required due to Project implementation.

5. Libraries

Citizens of Napa are served by the Napa County Library, located at 580 Coombs Street on the south side of the Downtown area. The Library features a full modern collection, reference desk, and a popular community meeting room. The Library is open from 10:00 a.m. to 9:00 p.m. Monday through Thursday, 10:00 a.m. to 6:00 p.m. on Friday and Saturday, and closed on Sunday. Other libraries in the vicinity are the American Canyon Library, the Calistoga Library and the Yountville Library.

The proposed Project will not place a demand on existing library services as no residential development is included. However, new employees could potentially relocate to the City from other areas, thereby increasing the use of existing libraries. As stated in Section 5.11 – Population and Housing - of this DEIR, in reality, only a portion of Napa’s workers reside in the City. Many workers commute from other areas for a variety of reasons, including the relative cost of housing among different communities. It is anticipated that the Project could result in the potential for as many as 347 new employment opportunities. However, those jobs could be filled by existing residents and no addition to the population base will occur. With the availability of four libraries in the vicinity, and taking into account that not all new jobs will be filled by employees moving into the area, the Project will result in minimal impacts in the use of library facilities. Therefore, no mitigation is required and there is no impact. No other public facilities will be impacted by Project implementation.

5.12.4 Mitigation Measures

1. Standard Mitigation Measures

The City’s Policy Resolution No. 27 provides standard mitigation measures for impacts to public services. The following mitigation measures are contained therein.

MM PS-1	Developer shall pay the required fire and paramedic fees for new development in accordance with Napa Municipal Code Chapter 15.78. The fee for each unit of development within a development project shall be paid in full prior to the issuance of the building permit required for that unit of development. Such fees shall be payable at the rate in effect at the time of payment for the unit involved. The findings set forth in the ordinance and Resolution 94-106 are incorporated herein. The City further finds that calculation of the fee pursuant to the formula set forth therein demonstrates that there is a reasonable relationship between the fees imposed and the cost of improvements attributable to this Project.
MM PS-2	Developer shall comply with all applicable requirements of the Uniform Fire Code, the Fire Department and the Public Works Department (PWD) Standard Specifications and the Fire Department “Standard Requirements for Commercial/Residential Projects,” including, without limitation, the requirements for access, new construction, smoke detectors, fire extinguishers, and fire hydrants. Existing fire hydrants may be used to meet hydrant location requirements only if they meet or are changed to meet current hydrant specifications.
MM PS-3	All newly constructed buildings must have automatic sprinkler systems conforming to NFPA and City Standard Specifications, for which installation permit must be obtained from Fire Prevention. In multi-building complexes, or in buildings with three or more stories, special monitoring conditions will be required. Existing habitable buildings, which are retained, shall be retrofitted.

MM PS-4 The Developer of any project which proposes commercial occupancies shall secure approval from Fire Prevention and Building Departments prior to signing lease agreements and allowing occupancy of prospective occupants that pose possible fire and life safety hazards, or are classified by the Uniform Building Code as an H (hazardous) occupancy.

2. Special Mitigation Measures

None required.

5.12.5 Level of Significance after Mitigation

CEQA Guidelines, Appendix G, identify a potentially significant impact if the Project results in substantial adverse physical impacts associated with the provision of new or altered government facilities or the need for new facilities to maintain acceptable service ratios, response times, or performance objectives in the following public service areas. Implementation of the proposed Project would not result in significant adverse impacts to the provision of adequate public services as detailed below.

1. Police Services

The City of Napa Police Department currently serves the Napa Valley Commons corporate park and the proposed Project will be within the corporate park boundaries. The Police Operations department consists of over 40 officers who patrol the streets 24 hours a day, seven hours a day. Residential and business areas are patrolled regularly for illegal activity. Because the Project is located in an existing, nearly built-out industrial park, where routine patrolling and police services are currently conducted, the Project site will be integrated into those functions. Additional staff will not be required to serve the proposed Project and expanded facilities will not be required to adequately provide police protection. Impacts to the availability of police services will be less than significant with Project implementation.

2. Fire/Paramedic Services

Updated and expanded facilities will be provided as a result of construction of an additional fire station. The Project site is in close proximity to an existing fire station that will respond to fire or medical emergencies. As analyzed herein, fire and paramedic services are meeting or close to the specified response time parameters established by the Fire Department. The close proximity of Fire Station Four will ensure that response time to the Project site is adequate to meet the needs for fire or paramedic services.

The Project will contribute fees as specified in the City's Municipal Code (Chapter 15.78) to ensure adequate services are provided to residents and guests of the City. Mitigation Measure MM PS-1 is included to ensure payment of the required fees. With payment of required fees, there will be no impact to fire/paramedic services due to implementation of the proposed Project.

3. Schools

While the proposed Project will not directly add students to the school population because no residential development is proposed as part of the Project, new employees could potentially relocate to Napa to be closer to jobs. However, new employees will also be drawn from existing residents in the City. As shown herein, the nearest schools to the Project site show generally declining enrollment. In addition, housing locations for new residents will be dispersed throughout the area and students will be similarly dispersed throughout the Napa Valley Unified School District. The minimal number of potential new students in any particular school will result in less than significant impacts with Project implementation.

4. Parks

The proposed Project will not create the necessity for new or physically altered facilities or require the addition of parklands to serve the Project. No residential development is planned which could increase the demand for such facilities. Amenities have been included in the Project design to allow for outdoor activities on the Project site and within the larger corporate park for guests of the hotel. Future employees will be drawn both from existing residents and potential new residents relocating to be close to jobs. Because the Project does not include new housing, and relocating employees will reside in various areas of the City, there will be no impacts to any particular park. Therefore, no impacts related to the use of or need for additional park facilities to serve the proposed Project will occur and no mitigation is required.

5. Libraries

The proposed Project does not include residential development which would produce significant additional population using the City's library system. New employees at the Project site will come from existing local workers as well as workers relocating to be closer to jobs. However, as noted herein, only a portion of Napa's workers reside in the City for a variety of reasons, including availability of affordable housing. With four existing libraries in the general vicinity, including the Napa City Library, adequate facilities are available to serve the existing population as well as the anticipated minimal increase in population due to the Project. Therefore, no impacts would occur to existing libraries and no mitigation is required.

6. Other Public Facilities

Since the proposed Project will only minimally increase the permanent population base, and transient visitors to the area are not likely to impact existing facilities such as hospitals or government offices, there will be no impacts requiring new or additional facilities to serve the Project visitors and employees. No mitigation is required.

Mitigation Measure MM PS-1 will ensure that funds are available to provide adequate fire and medical personnel to serve the existing and proposed developments in the area. Additional mitigation is included as required by the City's Policy 27 standard mitigation measures. The mitigation measures require compliance with Fire Codes and Standard Specifications as well as appropriate approvals from City Fire and Building departments related to fire and safety

hazards. No additional mitigation is required and the Project, as proposed, will result in less than significant impacts in the area of public services.

5.12.6 Cumulative Impacts

The proposed Project has been designed to include features and technologies to assist the police and fire departments to protect guests and employees of not only the Project, but the adjacent developments. Adherence to building and fire codes will result in new construction that provides safer structures. Additional personnel will be added to staff and equip the new fire station. The Meritage Commons and Napa Pipe projects, which have been considered cumulatively for impacts throughout this DEIR, have been required to provide fees for new or expanded services required by those projects. The proposed Project's individual contribution to school population or use of existing libraries or other public facilities, when combined with other area projects, would not be considerable. Therefore, with the Mitigation Measures proposed herein, the Project would not result in a cumulative impact related to public services.

5.12.7 Unavoidable Adverse Impacts

Mitigation has been included to reduce potential impacts to a level of insignificance for project operational and cumulative conditions. Therefore, no significant unavoidable impacts will result from Project implementation.