
3.10 - Public Services

3.10.1 - Introduction

This section describes the existing public services and potential effects from project implementation on the site and its surrounding area. Descriptions and analysis in this section are based on information provided by the City of Vallejo General Plan, the City of Vallejo website, and responses to questionnaires sent to public service providers. Public service response letters are provided in Appendix H.

3.10.2 - Environmental Setting

Fire Protection and Emergency Medical Services

The Vallejo Fire Department (VFD) was established in 1868 and provides urban and wildland fire protection, emergency medical services, rescue services, and hazardous materials response to a population of approximately 125,000 people in the City of Vallejo and the East Vallejo Fire Protection District, for a total service area of 60 square miles. The Department has automatic aid agreements with the Cities of Benicia, American Canyon, and Crocket, under which the closest responding first-due unit from either agency is assigned to respond to a call within designated areas of Vallejo and Benicia. In addition, the Department also participates in a Countywide Mutual Aid Program along with Solano County, Napa County, and Contra Costa County, which specifies that all participating agencies will provide emergency response into joint or borderline areas, or when local resources are overwhelmed and need assistance for a particular incident.

Organization

The VFD is divided into three divisions: Suppression Division, Training Division, and Fire Prevention Division. The Suppression Division operates five fire stations throughout the City, which house four engine companies and one truck company. Fire suppression personnel are deployed on three shifts which each shift supervised by a Battalion Chief. One paramedic firefighter is assigned to each of the four engine companies to provide advance life support functions. VFP personnel currently include one Chief/Fire Marshall, one Assistant Chief/Fire Marshall, four assistant chiefs, 18 fire captains, 18 fire engineers, 37 firefighters, two fire prevention inspectors, two building inspectors, and one paramedic coordinator, and two clerical employees. An Emergency Medical Services (EMS) coordinator oversees the department's medical emergency services program. VFD has recently increased its rescue services with the purchase of new equipment and training of firefighter survival, low angle rescue, and confined space rescue. Each station is comprised of a Fire Captain, Engineer, and a Paramedic. The nearest station, Station #25, is approximately 1 mile from the project site and would be the first station to respond to calls originating at the project site. According to the VFD, this station is currently staffed based upon funding from a 2-year grant through 2014 (Meyer 2011). Station #23, located at 900 Redwood Street, is approximately 2.1 miles from the project site.

The training division provides training to fire department personnel including local, state, and federally mandated programs, emergency medical training, rescue, hazardous materials, disaster preparedness, Community Emergency Response Team, and fire ground operations. The fire prevention division provides public education, inspection services, plan checks, and post fire investigations.

Response Times

The VFD responded to 11,793 incidents in 2010 and has responded to 10,188 incidents to date in 2011. VFD has a standard level of service for fire protection, rescue, and emergency medical services. A structure fire results in an initial response of three engines and one truck with a minimum staffing of 12 firefighting personnel. Including the VFD's emergency medical services agreement with Solano County and medical ambulance, the VFD response time goal is less than 7 minutes 95 percent of the time. According to VFD, the current VFD travel time standard for Fire Department first-due emergency response is 5 minutes and 30 seconds.

ISO Rating

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the Vallejo Fire Department a 3 on a scale of 1 to 10, with 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire-suppression purposes. The ISO ratings are used to establish fire insurance premiums.

Police Protection

The City of Vallejo Police Department (VPD) would provide police protection services to the Specific Plan Area. VPD provides police protection services for the City and its headquarters are located at 111 Amador Street. Currently, the department is staffed with 93 sworn officers, 42 civilian employees, 12 part-time cadets, and approximately 20 citizen volunteers. Current staffing levels are consistent with budgeted staffing levels. However, the VPD has reduced the number of sworn personnel in recent years.

The VPD service area comprises eight beats that are divided into districts. The City has not established a response time goal for police protection calls. The Police Department prioritizes incoming calls and then responds to them in order of the level of urgency. The Department divides calls into Priority 1, 2, and 3 calls:

- Priority 1 calls are defined as life threatening situations.
- Priority 2 calls are not life threatening, but require immediate response to prevent the situation from escalating to a Priority 1.
- Priority 3 calls cover all other calls received by the police.

The VPD reported a citywide average of 5.8 minutes for Priority 1 calls, 22.8 minutes for Priority 2 calls, and 27.8 minutes for Priority 3 calls between January 2010 and mid-September 2010.

According to VPD, the current approximate response time for Priority 1 calls is 6 minutes (Nichelini, pers. comm.). While VPD's response time to the project site would depend on the priority of the call and other incoming calls for service, the location of the project site would provide VPD quick access from State Route 37 and Interstate 80. VPD has identified the three most common incident types reported as theft, burglary, and traffic-related issues. VPD does not have any mutual aid agreements with other agencies that would serve the Specific Plan Area.

The Solano County Sheriff's Office would also continue to provide police protection services to the Fairgrounds for special events on an as-needed basis under contract with the Fairgrounds.

Schools

The project site is located within the Vallejo City Unified School District (District). The District comprises 26 schools: 16 elementary schools, four middle schools (serving grades 6-8), three high schools, a continuation school, a community day school, and a unique school, which provides support to families who choose an independent study/home study option. In addition, the District has an extensive child development and preschool program and an adult school, which serves approximately 4,000 adults.

School-based programs and support services provide a wide range of special education services including a Deaf and Hard of Hearing program, which attracts students from surrounding communities and a noted program for adults with developmental disabilities. Programs and services also include Gifted and Talented programs, support for English Language Learners, and interventions for low-performing students.

High School programs include site-based Advance Placement, Regional Occupational Programs (ROP), and Work Study. Beginning in 2009, the course of study expectations for all students are aligned with the UC/CSU admission requirements so that all students have a range of post-graduation options.

Parks

Greater Vallejo Recreation District

The project site is located within the Greater Vallejo Recreation District (GVRD). The GVRD is a Special Service District funded by property taxes from Solano County and formed in 1944 to provide recreational activities and leisure services to the citizens of Vallejo. GVRD currently operates 20 neighborhood parks, four community parks, and four special purpose parks located throughout the City and in neighboring unincorporated areas. GVRD also operates sports fields for baseball, softball, and soccer and manages over 1,000 acres of public land. The GVRD operates independently, but in partnership with the City of Vallejo.

The GVRD has numerous facilities within a 1.5-mile radius of the project site, including the North Vallejo Community Center, Dan Foley Community Center, North Vallejo Community Park (baseball and basketball facility and playground), Wardlaw Dog/Skate Park (enclosed dog run areas and skateboard and BMX facilities), Hanns Park (open space trails), Dan Foley Park (facilities described above), Setterquest Park (little league facility), Crest Ranch Park (basketball, soccer, and softball facilities), Borges Ranch Park (playground), and Richardson Park (softball facility and playground) (Pressley, pers. comm.).

The closest park to the project site is the Dan Foley Park, located approximately 0.25 mile from the project site. This 60-acre community park includes the Foley Cultural Center, lighted baseball field, several large picnic areas, open turf play areas, children's play equipment, soccer fields, a basketball court, a fishing dock, a nature trail around Lake Chabot, off-street parking, and restrooms.

Solano County

The Solano County Department of Resource Management's Parks and Recreation Division acts as the steward of Solano County's natural and cultural resources by creating safe environments while managing County facilities for visitors to enjoy diverse recreational experiences. The closest County-managed facility to the project site is Lynch Canyon Open Space, located approximately 3.85 miles from the project site. Lynch Canyon features rolling hills, grasslands, and groves of buckeyes and evergreen oaks.

Libraries

The Solano County Library is a County agency that was established by the Board of Supervisors in 1914. The Library operates eight branches in Fairfield, Vallejo, Rio Vista, and Suisun City. In addition to the eight community libraries, the Solano County Library system operates one law library, and participates in the Solano, Napa & Partners Consortium that serves as a cooperative venture to provide automated library services to patrons residing in Solano and Napa counties and to promote resource sharing for the libraries of Benicia, Dixon, Solano County, Solano Community College, Napa City-County, Napa Valley College, and St. Helena. The closest library to the project site is the Springstowne Library, located approximately 4.4 miles from the project site. Opened in 1956, the Springstowne Library serves as a public library and is open Monday through Saturday, 52 hours a week. Among the services the Springstowne Library provides are 14 computers with internet access and Microsoft Office programs; two catalog, database, and reservation-only computers; a printer; wireless network capabilities; a photocopier; and a variety of community events and activities. Other library branches accessible from the project site include the John F. Kennedy library in Vallejo and Fairfield Cordelia Library in Fairfield.

3.10.3 - Regulatory Framework

State

California Building Standards Code

Title 24 of the California Code of Regulations, also known as the California Building Standards Code, is a compilation of three types of building standards from three different origins:

- Building standards that have been adopted by state agencies without change from building standards contained in national model codes.
- Building standards that have been adopted and adapted from the national model code standards to meet California conditions
- Building standards, authorized by the California legislature, that constitute extensive additions not covered by the model codes that have been adopted to address particular California concerns

The California Fire Code is a component of the California Building Standards Code and contains fire safety-related building standards.

Local

City of Vallejo

General Plan

The City of Vallejo General Plan establishes the following applicable goals and policies related to public services that are applicable to the proposed project:

- **Other Services Goal:** To provide an efficient and financially sound system of urban services to protect the health, safety, and general welfare of Vallejo area residents.
- **Policy 2:** New development should bear the costs to extend or upgrade public services and/or provide or upgrade public facilities to serve the new development proportionately to the demand generated by the new development. It is recognized that in some instances the City may also participate in the cost to extend public services and/or public facilities to areas in which such services/facilities do not currently exist when the City makes a specific finding that such an extension will benefit the community.
- **Policy 10:** Fire Services:
 - Special consideration should be taken prior to permitting hazardous occupancies in older buildings.
 - The City should encourage homeowners' improvement associates to participate in the fire prevention program offered by the Fire Department.
- **Policy 11:** Police Services:
 - The city should encourage home improvement associations to participate in the Home Alert Program offered by the Police Department.
 - Encourage cul-de-sac street design that has demonstrated a lower rate of crime.

- Landscape areas should provide adequate visual access to all entrances.
- Provide street numbers on alleys to allow rapid identification. Encourage the use of lighted house numbers.
- Defensible design techniques should be encouraged in all new developments.

3.10.4 - Methodology

Michael Brandman Associates (MBA) consulted with public service providers regarding their ability to serve the proposed project. Letters were sent to the Fire Department and Police Department. The responses from these agencies are provided in Appendix H.

Additionally, MBA reviewed information contained in the City of Vallejo General Plan.

3.10.5 - Thresholds of Significance

According to the CEQA Guidelines' Appendix G Environmental Checklist, to determine whether environmental effects to public services are significant, the following questions are analyzed and evaluated.

Would the project 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 public services:

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

3.10.6 - Project Impacts and Mitigation Measures

Fire Protection

Impact PS-1:	The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.
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Impact Analysis

This impact analyzes the proposed project's potential impacts on fire protection services within the City of Vallejo.

Entertainment Area

As a commercial development with up to 50 live/work multi-family dwelling units authorized within the EMU and EC areas as a subordinate use to the commercial uses, the proposed project would not significantly increase the residential population of Vallejo. Residential development beyond 50 units would require additional environmental review. The Vallejo Fire Department provides fire protection and emergency medical services for the project site.

The VFD provided a written response dated November 18, 2011 (Appendix H) indicating that the proposed project's characteristics would generate approximately 400 additional calls for service and stated that the VFD currently does not have adequate resources to accommodate this number of calls for service. The VFD estimated that the call types would be similar to Six Flags Discovery Kingdom. In 2010, Six Flags Discovery Kingdom had the following 43 total calls for service in the following categories:

- Fire (any type) – 2 calls
- Rescue/Emergency medical – 40 calls
- Hazardous condition – 1 call

The VFD expressed concerns that the proposed project would generate more than one call a day in a response district with no currently staffed fire station. This potential impact could be reduced to a less than significant level by the staffing of Station #25 within the response district and providing specialized rescue training. Station #25 re-opened in June 2012 and would reduce any potential impacts to a less than significant level. As stated above, Station #23 is also located approximately 2.1 miles from the project site. Further, a Fiscal Impact Analysis prepared for the proposed project by the Goodwin Consulting Group concluded that the project would provide adequate revenue to the City to fund expected fire protection services (Goodwin Consulting Group, 2011).

Fairgrounds

As discussed above, potential impacts for the proposed project would be reduced to a less than significant level with the staffing of Station #25. According to the VFD, this is scheduled to occur early next year. Moreover, a Fiscal Impact Analysis prepared for the proposed project by the Goodwin Consulting Group concluded that the project would provide adequate revenue to the City to fund expected fire protection services (Goodwin Consulting Group 2011).

Level of Significance Prior to Mitigation

Less than significant impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Police Protection

Impact PS-2:	The project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.
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Impact Analysis

This impact analyzes the proposed project's potential impacts on police protection services within the City of Vallejo.

Entertainment Area

The Vallejo Police Department was consulted about the proposed project impacts on police protection. The Police Department did not provide a written response to a questionnaire sent by MBA on October 10, 2011, but it did identify several concerns in an email, which are summarized and addressed below.

According to VPD, very few calls for service are currently received from the project site because there is typically little activity taking place. When activities such as the Solano County Fair occur, the Fairgrounds contracts for additional security and police services with the Solano County Sheriff's Office.

The Police Department noted that response times would increase as its call volume increases. Accordingly, the Police Department provided recommendations for security measures and operational practices, intended to deter criminal activity and ultimately reduce demands on the agency. A Fiscal Impact Analysis prepared for the proposed project by the Goodwin Consulting Group concluded that the project would provide adequate revenue to the City to fund expected police protection services (Goodwin Consulting Group, 2011). A recommendation for a security plan has been incorporated as Mitigation Measure PS-2a. Based upon the results of the Fiscal Impact Analysis and the implementation of this mitigation measure, impacts would be reduced to a level of less than significant.

Fairgrounds

As discussed above, the Fairgrounds site currently generates very few calls for service because there is typically little activity occurring outside of the annual Solano County Fair. According to VPD, when events such as the Solano County Fair occur, the Fairgrounds contracts for additional security and police services with the Solano County Sheriff's Office. As stated above, the Fiscal Impact Analysis prepared for the proposed project by the Goodwin Consulting Group concluded that the project would provide adequate revenue to the City to fund expected police protection services (Goodwin Consulting Group, 2011). A recommendation for a security plan has been incorporated as Mitigation Measure PS-2b. Based upon the results of the Fiscal Impact Analysis and the implementation of this mitigation measure, impacts would be reduced to a level of less than significant.

Level of Significance Prior to Mitigation

Potentially significant impact.

Mitigation Measures

Entertainment Area

MM PS-2a Prior to issuance of the certificate of occupancy for each building, the project applicant shall prepare a security plan after consultation with the Vallejo Police Department.

Fairgrounds

MM PS-2b Prior to completion of construction of Phase 1 fair facilities, the project applicant shall prepare a security plan in consultation with the Vallejo Police Department and/or the Solano County Sheriff's Office.

Level of Significance After Mitigation

Less than significant impact.

Schools

Impact PS-3:	The project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.
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Impact Analysis

This impact analyzes the proposed project's potential impacts on schools within the project area.

Entertainment Area

The Vallejo City Unified School District (VCUSD) was consulted about the project's potential impacts on schools, specifically concerning the potential for the construction of up to 50 multi-family dwelling units, within the proposed EMU and EC use areas. Residential development beyond 50 units would require additional environmental review. However, attempts to contact the VCUSD were unsuccessful. Project impacts to schools from the proposed project involve the generation of new student demand for education services and related facilities within the VCUSD. Implementing Mitigation Measure PS-3 would reduce project impacts to schools to less than significant levels.

Fairgrounds

No residences are proposed within the Fairgrounds area. As such, no impacts to schools would occur.

Level of Significance Prior to Mitigation

Potentially significant impact.

Mitigation Measures*Entertainment Area*

MM PS-3 Prior to building permit issuance, the applicant shall pay the applicable City development impact fee consistent with the Vallejo City Unified School District planning requirements and defray the cost of increased demand for schools attributable to project implementation.

Level of Significance After Mitigation

Less than significant impact.

Parks

Impact PS-4:	The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.
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Impact Analysis

This impact analyzes the proposed project's potential impacts on parks within the project area.

Entertainment Area

The GVRD was consulted about the project's potential impacts on parks, specifically concerning the potential for the construction of up to 50 multi-family dwelling units, within the proposed EMU and EC use areas. The GVRD provided a written response dated December 23, 2011 (Appendix H) indicating that the recreational facilities located within a 1.5-mile radius of the project site and identified above could easily accommodate potential project residents. Impacts would be less than significant.

Fairgrounds

No residences are proposed within the Fairgrounds area. As such, no impacts to parks would occur.

Level of Significance Prior to Mitigation

Less than significant impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Other Public Facilities

Impact PS-5:	The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.
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Impact Analysis

This impact analyzes the proposed project's potential impacts on other public facilities, including library services, within the project area.

Entertainment Area

The Solano County Library was consulted about the project's potential impacts on library services, specifically concerning the potential for the construction of up to 50 multi-family dwelling units, within the proposed EMU and EC use areas. While the Springstowne Library is near capacity, the John F. Kennedy and Fairfield Cordelia library branches, both located within the project vicinity, have sufficient capacity to serve the proposed project (Katz, pers. comm.). Additionally, prior to building permit issuance, the proposed dwellings would be subject to the payment of public facility impact fees a portion of which is dedicated to library services. Accordingly, impacts would be less than significant.

Fairgrounds

No residences are proposed within the Fairgrounds area. As such, no impacts to other public facilities, including library services, would occur.

Level of Significance Prior to Mitigation

Less than significant impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

3.10.7 - Residual Significant Impacts

None identified.

