

EXHIBIT B

Revised Public Services Element *Fire Protection and Emergency Medical Services Section*

I. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

This section addresses urban fire issues. Wildland fires are addressed in the Public Safety Element.

A. Background Information

Fire Services

Fire services are primarily provided in Calistoga by the City of Calistoga Fire Department, which maintains a station at 1113 Washington Street. The 6,400-square foot single-story structure, originally constructed in 1969, was seismically-retrofitted and modernized in 2006.



The fire station at 1113 Washington Street

The Fire Department is currently equipped with the following modern apparatus:

- Two Type 1 engines with a pump capacity in excess of 1000 gallons per minute (gpm)
- One Type 2 water tender that can also be used as a Type 2 engine
- One Type 3 engine for use in wildland fires
- One patrol truck
- Two support vehicles.

The Fire Department has one full-time fire chief and three full-time firefighters. The Department also has up to 15 part-time firefighters; however, not all are available at any given time. Response time from the station during the day is approximately one minute. During the evening, the response time is usually within three minutes.

The City has 202 fire hydrants, which deliver between 500 and 1,000 gpm. Water storage capacity is adequate for fire protection purposes. The City recently completed construction of a 1.5-million gallon water tank, which has greatly increased the residual pressures throughout the city.

The Fire Department receives approximately three calls per day. Of all calls received by the Fire Department, approximately 6 percent are for fire service, 76 percent for emergency medical service, and 18 percent for other reasons, including hazardous condition calls such as downed power lines, service calls for accidental lock-outs and false alarms. A significant amount of the medical service calls are due to the large number of elderly people living in Calistoga. Tourists account for approximately 10 percent of the calls.

The City assesses a fee on new development to fund capital improvements and equipment needed to offset public safety impacts.

The Calistoga Police Department routes local 911 calls for fire service to the California Department of Forestry and Fire Protection (Cal Fire) dispatch center. Outside of the city limits, 911 calls for all emergency services are routed by the Napa County Sheriff's Department. Cell phone calls for 911 service are answered by the California Highway Patrol (CHP) Golden Gate office, which routes all non-traffic-related calls to the appropriate jurisdiction. For Calistoga and the Planning Area, this would be either the Calistoga Police Department or the Napa County Sheriff.

Fire Code

The City has adopted the following regulations in addition to those mandated by the State in order to further promote fire safety:

- New and existing buildings shall have approved illuminated or reflective address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- All buildings and winery caves shall have approved radio coverage for emergency responders within the building or winery cave based upon the existing coverage levels of public safety communication systems of the jurisdiction, at the exterior of the building.
- If deemed necessary by the Fire Code Official, additions to existing residential and non-residential buildings that increase the square footage by 50% of the existing gross floor area and/or results in the building exceeding 3,600 square feet shall be installed with an automatic fire sprinkler system throughout.
- If deemed necessary by the Fire Code Official, repairs to existing buildings that have sustained damage of more than 50% of the floor area or more than 50% of the value of the building shall meet the requirements for a new building.
- A change in use or occupancy of an existing building that results in a more hazardous use or occupancy shall meet the automatic fire sprinkler requirements for a new building.

Fire Protection in the Unincorporated Planning Area

In accordance with California law (Government Code Section 65300), cities are also required to look beyond their borders when considering issues which in a city's judgment bear relation to its planning.

The Napa County Fire Department (NCFD) is the fire authority for the unincorporated portions of the Planning Area (see Figure INTRO-2 for the boundaries). NCFD contracts with Cal Fire for fire protection services, which staffs the fire stations. Cal Fire operates a fire station 3.6 miles south of Calistoga's city limits on Highway 29. As a State-funded fire authority, Cal Fire also has the responsibility for wildfire protection in the designated State Responsibility Areas.

Fire protection within the unincorporated Planning Area is rated 6 for properties located within 1,000 feet from a fire hydrant and rated 9 for properties located further than 1,000 feet from a hydrant. The ISO ratings cannot be reduced in the unincorporated Planning Area since it is not possible at this time to provide an uninterrupted water supply of at least 250 gpm to all properties located further than 1,000 feet from a hydrant.

Fire Safety Issues

The Insurance Service Office (ISO) provides a Public Protection Classification for fire protection, with Class 1 representing the best public protection and Class 10 representing no recognized protection. In California, approximately 62 percent of communities maintain an ISO rating of 5 or better. Fire protection within the Calistoga city limits has an ISO rating of 5 for properties located within 1,000 feet of a fire hydrant and 9 for properties located further than 1,000 feet from a fire hydrant. However, the City's Fire Department has the ability to provide uninterrupted water supply in excess of 250 gpm to all properties located further than 1,000 feet from a hydrant. The ISO has given the city credit for the Fire Department's ability to provide uninterrupted water supply at 250 gpm for those few circumstances within the city limits where a hydrant is located further than 1,000 feet from a property, as provided in Section 611(F) of the ISO's Fire Suppression Rates Schedule. For these reasons, the ISO ratings for the city limits are considered to be adequate.

The fire station's location is not optimal, since route options to and from the station are limited. Increased traffic congestion on Washington Street and Lincoln Avenue in the future may further impede emergency response. Furthermore, a few parcels along Myrtdale Road in the far northern part of the City are more than 1.5 miles from the station; the ISO recommends a distance of 1.5 miles or less. Despite these issues, there are significant benefits to its present downtown location, including ample parking for personnel and good community visibility, which increases awareness of fire prevention.

It has been suggested that Calistoga needs an additional road across the Napa River to improve fire protection access. The construction of a new "southern crossing" of the Napa River from Washington Street to Foothill Boulevard would provide another route for emergency vehicles, but is not essential for maintenance of adequate fire protection unless considerable development were to occur on the south side of the city.

Wildfires are a significant hazard in some parts of the City and much of the Planning Area. While parts of the City located on the valley floor are considered at low risk from wildfires, heavily vegetated hillside areas such as those found at the edges of the city and Planning Area are considered at greater risk. The Public Safety Element describes and maps wildfire hazard in greater detail, and contains goals, objectives, policies and actions to protect life and property from these risks.

The downtown has a large number of old buildings built in close proximity to each other. Both the age of these buildings and their proximity to each other present a fire hazard. However, the City has adopted a more-restrictive fire sprinkler ordinance than required by state law, as described above, to address this issue over time. The Fire Department also inspects multi-family residential projects, and commercial and industrial business on an annual basis. The latter is also inspected upon change of occupancy.

Emergency Medical Services

Medical emergency treatment, including basic and advanced life support, and transport is provided by American Medical Response. The Calistoga Fire Department also provides basic life support.

Mutual Aid

Cal Fire, NCFD and the Calistoga Fire Department maintain a mutual aid agreement for emergencies, including wildfires, structure fires and traffic incidents. The Fire Department also has formal and informal mutual aid agreements with a number of local fire protection agencies, including the Cities of St. Helena and Napa, the American Canyon Fire Protection District, and the Knights Valley and Mountain Fire Departments. These agreements are expected to continue.

B. Key Findings

1. Fire protection and emergency medical service provision within the city limits is adequate.
2. The City has adopted regulations that exceed the State's in order to maximize fire safety.
3. While the present location of the fire station is not optimal because of somewhat limited accessibility and increasing levels of traffic downtown, the present location is beneficial because it raises the profile of the Fire Department and increases awareness of fire prevention in Calistoga. Therefore, there is no need to plan for a new fire station at this time.
4. Current water storage capacities are adequate for fire protection reserves and fire flows.
5. An additional north-south circulation route in Calistoga would provide benefit from a public safety perspective, but is not essential to maintenance of adequate fire protection in the City unless development in the south part of Calistoga were to significantly increase.
6. The downtown is densely developed and has many older commercial buildings. The provision of fire sprinklers would enhance their safety.
7. The Fire Department inspects multi-family residential projects, and commercial and industrial business on an annual basis. The latter are also inspected upon change of occupancy.
8. Wildfire is a significant hazard in some portions of the City and Planning Area. These hazards are discussed further, and goals, objectives, policies and actions to address them can be found in the Public Safety Element.

C. Goal, Objectives, Policies and Actions

Goal SER-1 Minimize loss of life and property from fires and medical emergencies.
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Objective SER-1.1 Plan for the ongoing maintenance and development of fire protection services.

Policies

- P1. The City shall maintain a water system that provides adequate water pressure for fire protection.

- P2. The City shall work with Napa County to maintain contracts for fire protection outside of the city limits within the Planning Area.

Actions

- A1. The Fire and Public Works Departments shall work together to address the effects of planned water system improvements on fire flows.
- A2. Maintain mutual aid agreements with appropriate agencies.

Objective SER-1.2 Promote coordination between land use planning and fire protection.

Policies

- P1. The City shall review notifications from the County of development projects within the unincorporated part of the Planning Area that could require fire protection services from the City.
- P2. New development projects shall pay a fair and equitable amount to offset the costs for expanded fire services they require.

Actions

- A1. Ensure through the development process that roadways are adequate in terms of width, radius and grade to facilitate access by City fire-fighting apparatus, while considering maintenance of Calistoga's small-town character.
- A2. Advise the County of fire protection requirements for development projects within the unincorporated part of the Planning Area.
- A3. Monitor traffic conditions and development in Calistoga to determine if the location of the fire station needs to be changed.

Objective SER-1.3 Maintain and enforce fire protection codes.

Policies

- P1. Ensure that City fire safety codes provide an adequate level of fire protection.
- P2. Promote fire safety in commercial and industrial buildings.

Actions

- A1. Update City fire safety codes as necessary.
- A2. Maintain a regular program of fire inspections for commercial and industrial buildings and require building owners to address identified deficiencies.
- A3. Ensure through building permit review that required fire sprinklers are installed.

