

4.10

PUBLIC SERVICES AND RECREATION

4.10.1 INTRODUCTION

The Public Services and Recreation section of the EIR evaluates the potential new demands on public services and recreation facilities resulting from the Lincoln40 Project (proposed project). This section will address fire and police protection services, schools, parks and recreation facilities, and other public facilities such as libraries. The Public Services and Recreation section utilizes information from the *Davis General Plan*¹ and associated EIR,² the *Davis Municipal Code*,³ the Parks and Recreation Facilities Master Plan,⁴ the Davis Fire Department's *Annual Report*,⁵ the Davis Police Department's *Annual Report*,⁶ and information from local service providers.

4.10.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing fire and police protection services, schools, and parks and recreation facilities in the City of Davis.

Fire Protection

The proposed project site is currently located within the jurisdiction of the Davis Fire Department. The Davis Fire Department serves an area of 133 square miles, which includes the City of Davis, as well as areas within the Springlake, East Davis County, and No Man's Land Fire Protection Districts.

The City of Davis Fire Department responds to incidents including medical emergencies, fires, hazardous materials and conditions, technical rescues and public assistance. From 2013 through 2016, the City of Davis and UC Davis operated under an Agreement for Shared Management of the City of Davis and UC Davis Fire Departments. The two departments shared a fire chief, two deputy chiefs, and three division chiefs.⁷ However, in February 2017, UC Davis announced that the University would end the agreement for shared management of both fire departments.⁸ The conclusion of the agreement will result in administrative restructuring of both departments.

¹ City of Davis. *Davis General Plan*. Adopted May 2001. Amended through January 2007.

² City of Davis. *Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School* [pg. 5-2]. January 2000.

³ City of Davis. *Davis Municipal Code*. Current through November 23, 2014.

⁴ City of Davis. *Parks and Recreation Facilities Master Plan Update*. Adopted April 17, 2012.

⁵ City of Davis. *Fire Department Annual Report 2014-15*. 2015.

⁶ Davis Police Department. *2015 Annual Report*. 2015.

⁷ City of Davis. *Staff Report: "Agreement for Shared Management of Fire Departments"*, December 3, 2013.

⁸ Fell, Andrew. *Joint Management of UC Davis, City Fire Departments to Conclude*. Available at <https://www.ucdavis.edu/news/joint-management-uc-davis-city-fire-departments-conclude/>. February 1, 2017.

Although the agreement will be concluding, the Davis Fire Department and the UC Davis Fire Department may retain some aspects of the Agreement, such as a drop of service boundaries and joint training.⁹ In addition, the Davis Fire Department has contractual agreements with the East Davis County Fire Protection District, the Springlake Fire Protection District, and the No Man's Land Fire Protection District to provide emergency response to these areas. The City and these three districts are divided into three emergency first-response areas, which provide clearly defined territories for dispatching the nearest fire and EMS personnel and equipment to an emergency.

The Davis Fire Department currently operates three fire stations within the City of Davis. Station 31, located at 530 5th Street, approximately 0.7-mile northwest of the project site, is known as the headquarters station or the Downtown Station. Station 31 experiences the highest call volume in the City of Davis. Over 50 percent of the emergency calls occurring in the City of Davis are responded to by the staff at Station 31. The Davis Fire Department business office is also located at Station 31.

Station 32 is located at 1350 Arlington Boulevard, approximately 2.8 miles west of the project site, and is known as the West Davis station. The response area for Station 32 includes the west and north sections of Davis and the Springlake Fire Protection District, which is outside of the City limits. Station 33 is located at 425 Mace Boulevard, approximately 2.1 miles east of the proposed project site, and is known as the South Davis station. The response area for Station 33 is the east and south sections of Davis, including Interstate 80 (I-80) and the Causeway. Station 33 is also responsible for responding to the East Davis County Fire Protection District and the No Man's Land Fire Protection District, which is south of Davis.¹⁰

According to the 2014-15 Davis Fire Department Annual Report, in 2014-2015 the Davis Fire Department had a 40-person staff, including 38 uniformed personnel. Firefighters are divided into three shifts, with each shift working a 24-hour day (56-hour work week). The total number of calls in 2014-2015 was 4,787. Calls for emergency medical response made up 61 percent of the total calls, while fires accounted for 3.3 percent of the total calls. The breakdown of responses for the City of Davis is similar to that for other fire agencies in California. The State Fire Marshal reported that for 2014, of the reporting fire departments in the State, 3.1 percent of their responses were to fires and a little over 62 percent were medical emergencies.¹¹

It should be noted that the Davis Fire Department does not have a ladder truck, and the three existing stations within the City of Davis cannot accommodate a ladder truck. However, UC Davis has a ladder truck, which would respond to fires on the taller structures within the City.

⁹ Fell, Andrew. *Joint Management of UC Davis, City Fire Departments to Conclude*. Available at <https://www.ucdavis.edu/news/joint-management-uc-davis-city-fire-departments-conclude/>. February 1, 2017.

¹⁰ City of Davis. *Fire Department Stations*. Available at: <http://cityofdavis.org/city-hall/fire-department/about-dfd/stations>. Accessed September 2016.

¹¹ City of Davis. *Fire Department Annual Report 2014-15*. 2015.

The City does not maintain service ratios based on population and Davis Fire Department Staff. Rather, as redefined by the City in 1999, the City relies on a response time goal of responding to service within five minutes, 90 percent of the time. As defined by the City, the five-minute response time includes the time it takes to process the call in the dispatch center, the time it takes for the firefighters to stop whatever they are doing, put on the protective gear and get on the emergency apparatus, and the time it takes to travel from the station or engine location to the scene of the emergency. In at least two external studies, it has been stated that this is a very ambitious goal.¹² The Industry norm for travel time is four minutes, as compared to the City's adopted goal of three minutes and ten seconds just for travel time. The City is not able to meet their five-minute response time goal 90 percent of the time for all areas of the City.¹³

Police Protection

The Davis Police Department (DPD) is located at 2600 5th Street, approximately 0.8-mile northeast of the proposed project site. The DPD is a municipal law enforcement agency, currently staffed with 61 sworn police officers, 34 civilian support professionals, one canine, and over 60 Volunteers in Police Service (VIPS).¹⁴

The DPD is organized into the following four Divisions:

- *Administration Division:* The Administration Division provides overall management, planning, coordination and evaluation of department functions.
- *Patrol Division:* The Patrol Division provides first-line emergency response to crimes in progress, accidents, and tactical situations.
- *Investigations Division:* The Investigations Division handles major criminal investigations of all types involving adult and juvenile offenders, as well as missing persons of all ages.
- *Records & Communications Division:* The Records & Communications Division is the hub of the department, which receives all Emergency 911 and nonemergency calls for service and ensures that appropriate resources are dispatched in a timely manner.

In 2015, the DPD received 47,044 calls for service.¹⁵ The DPD assigns a priority number to every call for service. Calls are classified with the dispatch time requirements in the following manner:

- *Priority 1:* designates in-progress crimes or life-threatening situations, which require immediate response.
- *Priority 2:* designates calls that demand immediate attention, but are not crimes in progress or life-threatening, 10-minute response time.
- *Priority 3:* designates those calls that do not require immediate response and could be dealt with as soon as is practical.

¹² Davis Fire Department. *Management Audit*. November 2012.

¹³ Trauernicht, Nathan, Davis Fire Chief. Personal communication with Nick Pappani, Vice President, Raney Planning & Management, Inc. February 3, 2017.

¹⁴ Davis Police Department. *2015 Annual Report*. 2015.

¹⁵ *Ibid.*

It should be noted that DPD response times vary greatly depending on staffing levels and shift activity.¹⁶

Schools

The Davis Joint Unified School District (DJUSD) serves 8,562 kindergarten through grade 12 students in the City of Davis.¹⁷ The City of Davis includes 27 public and private schools. The project site would be served by the Marguerite Montgomery Elementary School, located at 1441 Danbury Street, Harper Junior High School, located at 4000 East Covell Boulevard, and Davis Senior High School at 315 West 14th Street.¹⁸ Enrollment information for each school serving the project site is presented in Table 4.10-1 below.

School Name	Number of Students Enrolled
Montgomery Elementary	429
Harper Junior High School	764
Davis Senior High School	1,837

Source: Davis Joint Unified School District. Student Population Projections by Residence School Year 2014/2015 Report. February 13, 2015.

Parks and Recreation

The Davis Parks and Community Services Department is responsible for a variety of recreational facilities and programs. Additionally, City schools, UC Davis, and private organizations provide recreational facilities and services within the City.

The City of Davis maintains over 485 acres of parks and greenbelts throughout the community. The 34 neighborhood and community parks and the extensive system of greenbelts include 65 different play areas, 12 large reservable picnic areas and many smaller ones, 33 tennis courts, and many other amenities such as horse shoe pits, disc golf, basketball courts, exercise courses, etc.¹⁹ The nearest park-like area to the project area is the Putah Creek Parkway, which connects south Davis, Central Davis, and Olive Drive through a railway undercrossing and a separate undercrossing below I-80. The Putah Creek Parkway features benches, interpretive signage, and public art amenities. Other parks in proximity to the project site include Central Park, at 5th and B Street, Toad Hollow Dog Park, at 1919 2nd Street, and Playfields Sports Park, at 2500 Research Drive. The aforementioned parks (combined) provide picnic tables, lighted softball fields, play

¹⁶ Pytel, Darren, Assistant Chief, City of Davis Police Department. Personal communication with Raney Planning & Management. January 20, 2015.

¹⁷ California Department of Education. *Enrollment by Ethnicity for 2013-2014*. Available at: <http://dq.cde.ca.gov/>. Accessed September 2016.

¹⁸ Davis Joint Unified School District. *Schoolsite Locator*. Available at: http://www.djUSD.net/cms/page_view?d=x&piid=&vpid=1368084221498. Accessed March 2017.

¹⁹ Parks and Community Services. *Parks and Open Space*. Available at: <http://cityofdavis.org/city-hall/parks-and-community-services/parks-and-open-space>. Accessed September 2016.

equipment, restrooms, fenced dog areas, open field space, and athletic fields. In addition, the City maintains 570 acres of open space.

Examples of recreational programs operated by the Parks and Community Services Department include swimming, gymnastics, arts and crafts, and dance classes. In addition, various groups use City recreational facilities, including high school sports teams, adult softball and basketball, the gymnastics team, little league, and the youth and adult soccer leagues. The UC Davis athletic program is home to a wide variety of intramural and intercollegiate sports, many of which provide spectator opportunities for the public.

The City of Davis Parks and Recreation Facilities Master Plan Update, approved by City Council April 17, 2012, provides guiding principles for future planning and development of the City's Parks and Recreation Facilities and describes specific recommendations and project prioritization standards.²⁰

Libraries

Library services in the City of Davis are provided by the Yolo County Library. Yolo County Library has two locations in the City: the Mary L. Stephens Davis Branch, located at 315 East 14th Street, and the South Davis Montgomery Library, located at 1441 Danbury Street. The Mary L. Stephens Davis Branch is the City's main public library. Notable features at the Mary L. Stephens Davis Branch include a Job Center, meeting rooms, public computers, and a large variety of collections materials in several languages. The South Davis Montgomery Library is located within the Marguerite Montgomery Elementary school and features a small collection of materials, which can be supplemented through orders and holds from other branches of the Yolo County Library.

4.10.3 REGULATORY CONTEXT

The following discussion contains a summary review of regulatory controls pertaining to public services and recreation, including State and local laws and ordinances.

State Regulations

The following are applicable State regulations related to the proposed project.

Uniform Fire Code

The Uniform Fire Code with the State of California Amendments contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the California Fire Code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The Fire Code contains specialized technical regulations related to fire and life safety.

²⁰ City of Davis. *Parks and Recreation Facilities Master Plan Update*. 2012.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, include regulations for building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California Code of Regulations

The California Code of Regulations, Title 5 Education Code, governs public education within the State.

Proposition 1A/Senate Bill 50

Proposition 1A/Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) is a school construction measure primarily for modernization and rehabilitation of older school facilities and construction of new school facilities. Proposition 1A/SB 50 implemented significant fee reforms by amending the laws governing developer fees and school mitigation.

- Establishes the base (statutory) amount (indexed for inflation) of allowable developer fees at \$1.93 per square foot for residential construction and \$0.31 per square foot for commercial construction.
- Prohibits school districts, cities, and counties from imposing school impact mitigation fees or other requirements in excess of or in addition to those provided in the statute.

Proposition 1A/SB 50 also prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “[...] legislative or adjudicative act [...] involving [...] the planning, use, or development of real property” (Government Code 65996(b)). Additionally, a local agency cannot require participation in a Mello-Roos for school facilities; however, the statutory fee is reduced by the amount of any voluntary participation in a Mello-Roos. Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be “full and complete mitigation.” The law identifies certain circumstances under which the statutory fee can be exceeded, including preparation and adoption of a “needs analysis,” eligibility for State funding, and satisfaction of two of four requirements (post-January 1, 2000) identified in the law including: year-round enrollment, general obligation bond measure on the ballot over the last four years that received 50 percent plus one of the votes cast, 20 percent of the classes in portable classrooms, or specified outstanding debt. Assuming a district qualifies for exceeding the statutory fee, the law establishes ultimate fee caps of 50 percent of costs where the State makes a 50 percent match, or 100 percent of costs where the State match is unavailable. District certification of payment of the applicable fee is required before the City or County can issue the building permit.

Quimby Act

California Government Code Section 66477, Subdivision Map Act, referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees solely

for park and recreation purposes as part of subdivision approval. The required dedication and/or fees are based upon the residential density, parkland cost, and other factors. Land dedication and fees collected pursuant to the Quimby Act may be used for acquisition, improvement, and expansion of park, playground, and recreational facilities or the development of public school grounds.

Section 36.08.040 of the City of Davis Municipal Code prescribes that as a condition of approval of a tentative map, “the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes at the time and according to the standards and formula contained in this article.” The proposed project does not involve subdivision, rather merger of parcels, therefore the provisions here are not applicable.

Local Regulations

The following are applicable local regulations related to the proposed project.

City of Davis General Plan

The applicable Davis General Plan policies and standards relating to public services and recreation are presented below.

Goal POLFIRE 1 Provide high quality police and fire protection services to all areas of the City.

Policy POLFIRE 1.2 Develop and maintain the capacity to reach all areas of the City with emergency police and fire service within a five-minute emergency response time, 90% of the time. Response time included alarm processing, turnout time, and travel time.

Goal POLFIRE 2 Provide for an emotionally and physically safe environment where the people of Davis are able to live without fear of violence or other forms of abuse.

Policy

Policy POLFIRE 2.1 Reduce crime through community policing, public education, crime prevention, neighborhood watch, and outreach programs.

Goal POLFIRE 3 Increase fire safety through provision of adequate fire protection infrastructure, public education, and outreach programs.

Policy POLFIRE 3.1 Provide adequate infrastructure to fight fires in Davis.

Policy POLFIRE 3.2 Ensure that all new development includes adequate provision for fire safety.

- Goal POS 1.1 Provide ample, diverse, safe, affordable, and accessible parks, open spaces and recreation facilities and programs to meet the current and future needs of Davis’ various age and interest groups and to promote a sense of community, pride, family and cross-age interaction.
- Policy POS 1.2 Provide informal areas for people of all ages to interact with natural landscapes, and preserve open space between urban and agricultural uses to provide a physical and visual edge to the City.
- Policy POS 1.4 Make all parks, greenbelts, open space areas and recreation facilities attractive, safe and easy to maintain.
- Policy POS 1.5 Attempt to provide all city residents with convenient access to parks and recreation programs and facilities.
- Goal POS 3 Identify and develop linkages, corridors and other connectors to provide an aesthetically pleasing and functional network of parks, open space areas, greenbelts and bike paths throughout the City.
- Policy POS 6.2 Require dedication of land and/or payment of an in-lieu fee for park and recreational purposes as a condition of approval for subdivisions, as allowed by the Quimby Act (Government Code 66477).
- Goal Y&E 8 Plan for the costs of new school facilities when planning for specific new residential development.
- Policy Y&E 8.1 It shall be the policy of the city to require to the extent legally permissible the full mitigation of school impacts resulting from new residential development within the boundaries of the city.

Additionally, the City of Davis’ General Plan specifies DJUSD’s desired school sizes as:

- Elementary, 600 enrollment and 10 net acres site;
- Junior High, 1,200 enrollment and 22 net acres site; and
- High School, no existing policy, although a 40-net acre site meets the State Department of Education standard for 2,000 students.

Davis Municipal Code

The applicable sections of Davis Municipal Code relating to public services are presented below.

Article 8.14 Minimum Security Building Standards

The City of Davis' Municipal Code includes minimum security standards for residential and nonresidential structures. The standards are meant to promote public welfare, and safety through proper design, construction, and maintenance of structures. Sections 8.14.050 and 8.14.060 apply specifically to residential and multi-family residential developments, respectively.

36.08.040 Parkland Dedication.

Section E of the City's Municipal Code, Chapter 36.08.040 provides for the dedication of land or payment of fees for the establishment of parkland or open space within the City. Development activity within the City may be required to dedicate land, pay an in-lieu fee, or both, in regards to parkland. Where fees are appropriate, Chapter 36.08.040 provides an in-lieu fee equation, which relies on the estimated fair market value of the land being subdivided and the estimated fair market value of the land which would otherwise be required to be dedicated according to Section 36.08.040(d). In addition, Section E (3) of Chapter 36.08.040, includes restrictions on how the City may use the money paid in in-lieu of land dedication.

4.10.4 IMPACTS AND MITIGATION MEASURES

The section below describes the standards of significance and methodology utilized to analyze and determine the proposed project's potential project-specific impacts related to public services and recreation. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

An impact to public services and recreation facilities would be considered potentially significant if the proposed project would:

- Result in substantial adverse physical impacts associated with the provisions of new or physically altered government facilities, and/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 any of the following public services:
 - i. Fire Protection
 - ii. Police Protection
 - iii. Schools
 - iv. Parks
 - v. Other public facilities;
- Result in the increased use of existing neighborhood and regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated;
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Method of Analysis

The Public Services and Recreation section assesses the ability of existing service providers to meet the public service demands that would result from the proposed project. In addition, the City's existing park standards and their applicability to the proposed project are evaluated. In order to identify the existing setting and potential for the project to result in substantial adverse impacts associated with the provision of new or altered government facilities, the Davis Fire and Police Departments were contacted, and relevant public services planning documents were reviewed.

Project Impacts and Mitigation Measures

The following discussion of impacts is based on implementation of the proposed project in comparison with the standards of significance identified above.

4.10-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, and/or the need for new or physically altered fire protection 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 facilities. Based on the analysis below, the impact is *less than significant*.

The proposed project would include the demolition of residences currently existing on the project site, and subsequent construction and operation of a residential structure. The proposed residential structure would have a maximum resident population of 708 residents in 130 residential units. The project site is currently developed with 24 residential units; thus, the proposed project would result in an increase in the number of residents at the project site. By increasing the number of residents at the project site, the proposed project would increase the demand for fire protection within the City. However, the existing structures on the project site were built prior to the adoption of the California Fire Code; as such, the existing structures could pose a greater fire hazard risk than modern structures built in compliance with the California Fire Code. Therefore, while the number of residences at the project site would increase with implementation of the proposed project, the existing residential structures at the project site are currently served by the Davis Fire Department and may pose a more significant risk in regards to fire hazards than the proposed residential structure, which would be designed in compliance with the current California Fire Code.

It should be noted that the City of Davis has not adopted a fire department staffing standard or service ratio. Therefore, the increase in residents at the project site would not result in any impacts related to resident to fire department staff ratios.

The proposed 5.92-acre project site is southeast of the Downtown Davis area, within the response area of the Davis Fire Department. The closest station to the project site is Station 31, located at 530 5th Street, approximately 0.7-mile northwest of the project site. When traffic is not heavy in the Downtown Davis area, and particularly, the Richards Boulevard underpass, the Davis Fire Department is able to respond to calls in the Olive Drive area,

including the project site, within the Department's response time goal, which is expressly stated as achieving a 5-minute emergency response time 90 percent of the time. However, when traffic is heavy in the Downtown Davis area, the Davis Fire Department is sometimes unable to respond to calls in the Olive Drive area within five-minutes.²¹

According to the Davis Fire Department, a new or physically altered fire station is not the solution for improving response times to the Olive Drive area; rather the solution is one of changing the method by which responding emergency vehicles can control traffic signals, as explained below.

To aide in response times, the Davis Fire Department currently relies on line-of-sight traffic signal preemption. Line-of-sight traffic signal preemption allows the Davis Fire Department to override the normal operation of traffic lights, which gives the responding unit the ability to halt cross-traffic, while allowing traffic to flow and clear in the direction of travel for the responding emergency vehicle. A major limitation of the line-of-sight system currently used, is the requirement that the responding emergency vehicle be within sight of the traffic signal needing control. Thus, if a traffic signal causing congestion cannot be directly seen by the responding emergency vehicle, the vehicle cannot control operations at that intersection, and traffic congestion will persist, slowing the emergency vehicle's response time. The Davis Fire Department's current use of line-of-sight traffic signal preemption technology limits the Department's ability to consistently respond to emergencies in the project area within five minutes. The Davis Fire Department has indicated that use of a Geographic Positioning System (GPS) based signal preemption system would help to alleviate current response time issues for the project area by allowing greater control of traffic signals during emergency responses.²²

The use of a GPS-based signal preemption system would improve response times to the proposed project site, and allow the Davis Fire Department to consistently achieve the five-minute response time goal for calls generated at the proposed project site. Such a system change could improve response times to the project site and throughout the City without the need for new or physically altered fire stations. Rather than the line-of-sight preemption system, a GPS-based system uses satellite technology to preempt signals; thus prohibiting the need for direct line-of-sight access to the signal. This could allow fire department vehicles to preempt signals, as desired, when leaving the station, thereby improving response times significantly. Rather than being a responsibility of the project, however, the implementation of a GPS-based signal preemption system is a city-wide consideration for the City of Davis and the Davis Fire Department. Furthermore, such technological changes would not be anticipated to require physical construction or substantial alteration of existing infrastructure. As such, the potential adoption of a GPS-based system would not result in physical impacts to the environment, and, instead, would be primarily a city-wide budgetary consideration.

²¹ Trauernicht, Nathan, Davis Fire Chief. Personal communication with Nick Pappani, Vice President, Raney Planning & Management, Inc. February 3, 2017.

²² *Ibid.*

In the court case *City of Hayward v. Board of Trustees of the California State University*, the First District Court of Appeal affirmed that the focus of CEQA analysis should be limited to physical environmental impacts related to a project.²³ Therefore, because the proposed project would not result in the need for new or physically altered fire protection facilities related to achieving the City's response time goals, the project would not be anticipated to require the physical alteration or expansion of existing fire facilities. It is noted that Unitrans already uses such a GPS-based system, so the most efficient and effective approach could be for the City of Davis to coordinate with Unitrans and establish a system that can be used by both Unitrans and Davis Fire Department vehicles.²⁴

With respect to project design, as a means of reducing fire hazards in new developments, the California Fire Code requires installation of smoke alarms, carbon monoxide alarms, and fire sprinklers in all new residential structures. The inclusion of such features would help to minimize risk of fire on-site and public safety hazards.²⁵ Fire Code consistency review would be performed as part of the construction and development review process for the proposed project. The development review and approval process would also include the payment of any necessary fees to the Davis Fire Department.²⁶

Additionally, the proposed structure is intended for use as student housing. Student populations are relatively young, and are considered a generally healthy segment of the population. Because the future residents at the project site would most likely be from a generally healthy segment of the population, the Davis Fire Department would anticipate receiving a relatively low call volume from project residents. The low call volume anticipated for the proposed project could be handled by existing facilities and staff, and would not be likely to require new or physically altered fire protection facilities.²⁷

Because operation of the proposed project would be anticipated to generate a low call volume, and the proposed structure would include features such as fire sprinklers and smoke alarms, the proposed project would not require the construction of new or physically altered fire protection facilities. Furthermore, while the Davis Fire Department can respond to emergencies at the project site within a five-minute response time during periods of relatively low traffic congestion, the switch to a GPS-based signal preemption system, which would allow for consistent five-minute response, would need to be considered on a citywide basis.²⁸ If a change to GPS-based signal preemption was made, such a change would not involve new or physically altered fire protection facilities. Therefore, the proposed project would not result in a need for new, or improvements to existing fire

²³ First District Court of Appeal. *City of Hayward v. Board of Trustees of the California State University*. November 30, 2015.

²⁴ *Ibid.*

²⁵ California Department of Forestry and Fire Protection, Office of the State Fire Marshal. *Residential Fire Sprinkler and California Codes*. Accessible at <http://osfm.fire.ca.gov/codedevelopment/residentialsprinklerandcacodes>. Accessed February 2017.

²⁶ City of Davis. *Fee Schedule*. Accessible at <http://cityofdavis.org/city-hall/finance/fee-schedules>. Accessed February 2017.

²⁷ Trauernicht, Nathan, Davis Fire Chief. Personal communication with Nick Pappani, Vice President, Raney Planning & Management, Inc. February 3, 2017.

²⁸ *Ibid.*

protection facilities, the construction of which could cause significant environmental impacts; as a result, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

4.10-2 Result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, and/or the need for new or physically altered police protection 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 facilities. Based on the analysis below, the impact is *less than significant*.

The proposed project would include construction of a residential structure with an operational capacity of up to 708 residents. Although residential development currently exists on the project site, the proposed project would result in a substantial increase in residents living on the project site. The increase in on-site residents would be expected to increase the demand for police protection services.

Police protection for the project site is currently provided by the Davis Police Department, which maintains a staff of 61 sworn police officers and 34 civilian personnel. The Davis Police Department has been located at 2600 5th Street since 2001. The Davis Police Department and the UC Davis campus police have a mutual aid agreement to respond to major incidents within the City and on campus. The Davis Police Department is located approximately two miles from the project site, and the current headquarters is considered sufficient to serve the current and projected police service demands for the City, including development of the proposed project.

The proposed project would be designed in accordance with the City's Security Ordinance, which is contained in the City's Municipal Code as Article 8.14. Article 8.14 includes various minimum requirements for security measures to be included in new multi-family residential structures. Features required for multi-family dwellings include self-locking devices on exterior doors, proper unit identification, properly secured windows, and minimum security standards for doors. Furthermore, Article 8.14 includes regulations to ensure that proper lighting is provided in stairwells, walkways, public areas, and parking lots. The inclusion of such design features would increase the proposed structure's security, which would help to minimize security risks related to the proposed project, and reduce the project's demand on police services.

In addition, the City of Davis maintains Development Impact Fees for various types of development within the City, including multi-family residential projects such as the proposed project. Development fees are based on the anticipated demand caused by the proposed project, and are periodically reviewed by the City. The proposed project would be required to pay applicable City development fees.

Because the proposed structure would be designed in compliance with Article 8.14, Minimum Security Building Standards, and the proposed project would include payment of the applicable development fees, the proposed project would not result in a need for new, or improvements to existing police protection facilities, the construction of which could cause significant environmental impacts; as a result, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

4.10-3 Result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, and/or the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable performance objectives for school facilities. Based on the analysis below, the impact is *less than significant*.

The proposed project would include demolition of the existing residential structures and subsequent construction and operation of a 130-unit apartment complex. The proposed project would be oriented toward university students; however, rental units would not be restricted specifically to students. Given the orientation toward university students, the project is expected to have relatively few families with K-12 students. Notwithstanding this, this analysis uses the DJUSD’s standard student generation rates to provide a conservative estimate of the hypothetical number of K-12 students that could be added to the DJUSD system as a result of the project. Table 4.10-2 below presents the student generation rates for DJUSD.

Table 4.10-2 DJUSD Student Yield Factors			
Housing Type	Elementary Students	Junior High Students	High School Students
Low Density	0.418	0.150	0.130
Medium Density	0.208	0.102	0.034
High Density	0.295	0.094	0.075
Note: Bold Text denotes student yield factors used for proposed project.			
<i>Source: Davis Joint Unified School District. Student Population Projections by Residence School Year 2014/2015 Report. February 13, 2015.</i>			

The proposed project includes a request for redesignation of the site to Residential Medium High Density. As shown in Table 4.10-2, the DJUSD does not currently have student yield rates for Residential Medium High Density developments. Therefore, to provide a conservative analysis, the highest student yield factors from medium density and high density are applied to the proposed project.

Currently, 14 of the existing medium density apartment units and six of the existing single-family dwelling units are occupied by residents. Therefore, the net new students added to

DJUSD would be the new students anticipated to be generated by the proposed project minus the students estimated to be generated by the existing, on-site occupied residences (see Table 4.10-3).

The anticipated number of students generated by the proposed project, the existing residential developments on the project site, and the net new students are presented below in Table 4.10-3.

Table 4.10-3 Student Generation Estimates							
Housing Type	Number of Units	Elementary Students		Junior High Students		High School Students	
		Rate	New Students	Rate	New Students	Rate	New Students
Proposed Project	130	0.295	38.4	0.102	13.3	0.075	9.8
<i>Existing Single-Family</i>	6	<i>0.418</i>	<i>2.5</i>	<i>0.150</i>	<i>0.9</i>	<i>0.130</i>	<i>0.8</i>
<i>Existing Apartments</i>	14	<i>0.208</i>	<i>2.9</i>	<i>0.102</i>	<i>1.4</i>	<i>0.034</i>	<i>0.5</i>
Net New Students		-	33	-	11	-	8.5

Source: Davis Joint Unified School District. Student Population Projections by Residence School Year 2014/2015 Report. February 13, 2015.

As shown in Table 4.10-3 above, the proposed project would be anticipated to generate 33 new Elementary students, 11 new Junior High School students and approximately nine new High School students for a total of 53 new K-12 students.

Under the provisions of SB 50, a project’s impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees established pursuant to Government Code Section 65995. Through payment of any applicable impact fees by the project applicant, project impacts to school services would be *less than significant*.

Mitigation Measure(s)
None required.

4.10-4 Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, and/or the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts in order to maintain performance objectives for park facilities. Based on the analysis below, the impact is *less than significant*.

The City’s General Plan includes a general park dedication standard of five acres of parkland per 1,000 residents. This standard is subdivided into four categories, corresponding to different types of parks. Table 4.10-4 below, presents the General Plan’s subdivision by park type.

Table 4.10-4 General Plan Park Acreage Standards	
Park Type	Standard (Acres/1,000 Persons)
Community Parks	1.8
Neighborhood Parks	1.8
Mini Parks	0.2
Other Parks	1.2
Total	5.0

Source: City of Davis. Davis General Plan. Adopted May 2001. Amended through January 2007.

The proposed project does not involve a subdivision entitlement application, and, thus, does not require dedication of any on-site land for parks.

The proposed project is intended to serve as off-campus student housing for students at UC Davis. Tuition and fees paid by students attending UC Davis, and residing at the proposed residential structure, fund student-oriented services including campus recreation programs, and maintenance of campus parks, gardens, and open spaces. Students residing at the project site would be able to use on-campus parks and open space facilities, which could reduce demand for similar City-operated facilities. Additionally, the proposed project would include multiple recreational amenities including a games room, weight room, cardio area, pool area and exercise room. Student use of the on-site recreational facilities would further reduce demand for similar City-operated facilities. As such, the proposed project would not substantially contribute to the need to alter existing parks or construct new parks within the City, the construction of which could cause significant environmental impacts in order to maintain performance objectives for park facilities. Therefore, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None Required.

4.10-5 Result in substantial adverse physical impacts associated with the provision of new or physically altered other public facilities, and/or the need for new or physically altered other public 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. Based on the analysis below, the project would have a *less-than-significant* impact.

The City of Davis maintains public facilities such as City Hall and community buildings. The City of Davis has adopted citywide development impact fees, which include Roadways and General Facilities Impact Fees. The proposed project would be subject to such fees, which are based on factors related to the size or intensity of development. Thus, the proposed project would be required to pay fees proportional to potential impacts related to the demand for other public facilities induced by the proposed project's future residents.

As discussed previously, in addition to development fees, tuition and fees paid by students attending UC Davis, and residing at the proposed residential structure, fund a myriad of

student-oriented services such as advising, counseling, healthcare, recreation, on-campus outdoor space, and on-campus library services. The future student residents of the project would use the services provided by UC Davis, which would reduce the demand on other City owned public facilities resulting from operation of the proposed project. Additionally, the proposed project would include various amenity features, which could be used by future residents to further reduce the demand on other City owned public facilities.

Therefore, the proposed project would not result in a need for new, or improvements to existing, other public facilities, construction of which could cause significant environmental impacts; therefore, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in combination with future development. Refer to Chapter 5, Statutorily Required Sections, of this EIR for more detail.

4.10-6 Development of the proposed project, in combination with future buildout in the City of Davis, would increase demand for additional public services, and recreational facilities. Based on the analysis below, the project's incremental contribution to this cumulative impact is *less than cumulatively considerable*.

The existing residential structures on the project site are currently provided police protection services by the DPD, fire protection services by the Davis Fire Department, and educational services by the DJUSD. Additionally, current residents would be anticipated to use the existing City parks systems and recreational facilities. The proposed project would involve the demolition of the existing residences, and subsequent construction of a new residential structure including 130 units and an anticipated population of 708 residents. The proposed increase in residents, combined with the cumulative growth of the City, would contribute to increases in demand on all of the aforementioned public services and facilities. However, the proposed project would comply with all applicable City goals and policies, including payment of development impacts fees to support adequate provisions for fire and police facilities, staffing, and equipment, developer fees per SB 50 for schools, and payment of development impact fees for parks and recreational lands. Similar to the proposed project, other future development projects would be required by the City to pay their fair-share fees toward the provision of adequate public services and facilities, including towards the necessary upgrades and expansions of facilities and equipment.

Therefore, the proposed project's increase in demand for public services and facilities would not be cumulatively considerable, and the proposed project's incremental contribution to this cumulative impact would be *less than cumulatively considerable*.

Mitigation Measure(s)

None required.