

This section describes and evaluates potential impacts associated with the provision of police protection, fire protection and emergency services, schools, parks and recreation, and other services for the proposed project. The information in this section is derived from:

- City of Davis General Plan (City of Davis, 2007, amended through 2013),
- City of Davis Police Department 2015 Annual Report (Davis Police Department, 2015),
- City of Davis Fire Department website: <http://cityofdavis.org/fire/> (Davis Fire Department, 2016),
- School Accountability Report Card (Davis Joint Unified School District, 2015-2016),
- City of Davis. Public Draft Environmental Impact Report for the Cannery Project (SCH#2012032022), February 2013,
- City of Davis, Parks and Recreation Facilities Master Plan Update (City of Davis, 2012), and
- Yolo County website (<http://www.yolocounty.org/>).

Comments were received during the public review period or scoping meeting for the Notice of Preparation regarding this topic from the following: Russ Kanz and Toni Terhaar (May 4, 2017), Russ Kanz and Toni Terhaar (April 26, 2017), and County of Yolo (April 18, 2017). Each of the comments related to this topic are addressed within this section.

3.13.1 ENVIRONMENTAL SETTING

POLICE PROTECTION

The City of Davis Police Department currently operates out of a single station at 2600 Fifth Street in Davis. There are currently 58 sworn police officers, 33 support professionals and normally one police patrol dog, plus Police Department volunteers. The Police Department provides professional law enforcement, maintenance of public order and safety, crime prevention planning, and coordination services that contribute to discouraging criminal behavior and enhancing community livability and sustainability.

Sworn officers perform law enforcement tasks as well as administration and supervision, and civilian personnel are involved in administration, support services, supervision, dispatch, parking enforcement, and community service duties. UC Davis also maintains an on-campus police department that has a mutual aid agreement with the City for major incidents, although direct officer-to-officer communication is severely limited due to non-compatible radio systems.

The demand for police services and the need for police staff will grow in direct proportion to the growth of population and businesses within the City. Table 3.13-1 provides statistics on police calls/service from 2012 through 2016. Table 3.13-2 provides crime statistics during that same period. The most frequent types of calls for police services from 2012 through 2016 are related to Drug/Alcohol and Nuisance complaints. Violent crimes accounted for 12.5% of calls in 2016 (City of Davis Police Department, 2016).

3.13 PUBLIC SERVICES AND RECREATION

TABLE 3.13-1: DAVIS POLICE DEPARTMENT CALL/SERVICE STATS (2012-2016)

	2012	2013	2014	2015	2016
Total PD Calls for Service	58,002	57,417	51,358	47,044	46,916
Total Fire Calls for Service	5,289	5,763	4,953	5,719	6,183
Traffic Collision Reports	237	258	254	275	345
Total (Non-Parking) Citations	6,000	5,505	5,352	6,282	4,439
Cases (Including Collisions)	4,668	5,052	4,983	5,137	5,213

SOURCE: DAVIS POLICE DEPARTMENT 2016 ANNUAL REPORT.

TABLE 3.13-2: DAVIS POLICE DEPARTMENT CRIME STATS (2012-2016)

CALL TYPE	CALL CATEGORY	2012	2013	2014	2015	2016
DUI	Drug/Alcohol	340	174	132	133	145
Drunk in Public	Drug/Alcohol	395	349	395	235	291
Alcohol	Drug/Alcohol	69	62	86	84	64
Drugs	Drug/Alcohol	171	191	158	135	130
Panhandling	Nuisance	69	106	83	61	92
Noise	Nuisance	357	312	350	245	288
Music	Nuisance	462	428	337	315	299
Party	Nuisance	1,022	925	763	709	704
Mental Health	Mental Health	245	173	205	188	233
Battery	Violent	79	102	91	98	99
Assault	Violent	70	79	57	70	52
Fight	Violent	246	238	275	259	171

SOURCE: DAVIS POLICE DEPARTMENT 2016 ANNUAL REPORT.

FIRE PROTECTION AND EMERGENCY SERVICES

The City of Davis Fire Department (Fire Department) provides pre-hospital emergency medical services at the EMT-1D level; minimizes loss from fires, hazardous materials incidents and natural disasters and other emergency services; and ensures that the community's emergency service resources are effectively and efficiently managed. The Fire Department coordinates citywide planning for large scale disasters and emergency incidents.

The Fire Department is staffed by 35 shift personnel (nine captains and 26 firefighters), three division chiefs, one fire inspector, and one administrative staff. The department consists of three fire stations located in Central, West, and South Davis. The shift personnel (firefighters) are divided into three shifts, each shift working a 24-hour day (56-hour work week). Fire Department equipment consists of three engines, one rescue, one squad, two grass/wildland units, one water tender and two reserve engines and two antique fire apparatus.

The Fire Department has contractual agreements with the East Davis County Fire Protection District, the Spring Lake Fire Protection District and No Man's Land Fire Protection District for emergency response to these areas. The city and these three districts are divided into three

emergency first-response areas. These areas provide a clearly defined territory for dispatching the nearest fire and EMS personnel and equipment to an emergency. The Fire Department has an automatic aid agreement with the University of California at Davis and the cities of Woodland, West Sacramento and Dixon and a mutual aid agreement with all other fire protection agencies in Yolo County and in the State of California.

The demand for fire services and the need for fire staff will grow in direct proportion to the growth of population and businesses in the City. Table 3.13-3 provides statistics on fire calls/service in 2014. The most frequent types of calls for fire services in 2014 were related to Medical (61.0%). Fires represented 3.3% of all calls.

TABLE 3.13-3: DAVIS FIRE DEPARTMENT CALL/SERVICE STATS (2014)

CALL TYPE	NUMBER OF INCIDENTS
Medical Call	2,921
<i>Illness/Injury</i>	2,797
<i>Vehicle Accidents with Injuries</i>	124
Service Call	492
<i>Assist Invalid</i>	271
<i>Cover Assignment, Standby, Move-up</i>	24
<i>Assist Police or Other Governmental Agency</i>	90
<i>Smoke or Odor Removal</i>	17
<i>Other (Water or Steam Leak, Unauthorized Burning)</i>	90
Good Intent	614
<i>Dispatched and Cancelled En-Route</i>	340
<i>No Incident Found on Arrival at Address or Wrong Location</i>	216
<i>Smoke Scare, Odor of Smoke</i>	29
<i>Other (Hazmat Release Investigation, No Release, Authorized Control Burn)</i>	29
False Alarm	234
<i>Smoke Detector, Activation Due to Malfunction or Unintentional</i>	71
<i>Alarm System Sounded, Activation Due to Malfunction or Unintentional</i>	73
<i>Other (CO Detector Activation Due to Malfunction, Sprinkler Activation - No Fire)</i>	90
Hazardous Materials or Condition	174
<i>Vehicle Accident (Non-Injury)</i>	73
<i>Gasoline, Oil, or Other Flammable Liquid Spill</i>	43
<i>Other (Electrical, Arcing Equipment, Power Line Down, Chemical Spill)</i>	58
Fires	159
<i>Structure</i>	31
<i>Vehicle</i>	29
<i>Grass, Wildland</i>	56
<i>Other (Cooking, Chimney Trash, Etc.)</i>	43
Overpressure	9
<i>Excessive Heat, Scorch Burns with no Ignition</i>	6
<i>Overpressure Rupture from Steam, Other</i>	3
Rescue	12
<i>Extrication of Victim from Stalled Elevator, Vehicle, or Building/Structure</i>	12
Other	6
Total Calls for Service	4,787*

NOTE: * TYPE NOT RECORDED = 166

SOURCE: DAVIS FIRE DEPARTMENT ANNUAL REPORT 2014-15.

SCHOOLS

Davis Joint Unified School District

The Davis Joint Unified School District (DJUSD) is the major provider of K-12 educational services for the City of Davis. The DJUSD covers an area of 126 square miles and employs approximately 1,000 people. The district maintains eight (8) standard elementary schools, one (1) “magnet” elementary school (César Chávez), three (3) junior high schools, one (1) comprehensive high school, one “magnet” high school, one School for Independent Study, and one continuation school. The District's total enrollment during the 2015/2016 school year was 8,551 students according to the School Accountability Report Cards for each school. Table 3.13-4 provides the enrollment for each school within the DJUSD.

TABLE 3.13-4: DAVIS JOINT UNIFIED SCHOOL DISTRICT: SCHOOL INVENTORY AND 2015/2016 ENROLLMENT

SCHOOL	ENROLLMENT
Elementary Schools	4,286
Birch Lane (K-6)	610
Cesar Chavez (K-6)	622
Fairfield (K-3)	48
Fred T. Korematsu (K-6)	520
Marguerite Montgomery (K-6)	443
North Davis (K-6)	555
Patwin (K-6)	404
Pioneer (K-6)	555
Robert Willet (K-6)	529
Junior High Schools (7-9)	1,830
Ralph Waldo Emerson	477
Oliver Wendell Holmes	731
Frances Ellen Watkins Harper	622
High Schools (10-12)	1,733
Davis Senior High (10-12)	1,683
Martin Luther King Jr. (10-12) (continuation school)	50
Other	702
Da Vinci Charter Academy (10-12)	583
Independent Study (K-12)	119
Total	8,551

SOURCE: DAVIS JOINT UNIFIED SCHOOL DISTRICT, SCHOOL ACCOUNTABILITY REPORT CARDS FROM 2015-2016 SCHOOL YEAR.

The District's policy for desired school size is:

- Elementary, 600 enrollment and 12 net acres site (with Class Size Reduction).
- Junior high, 800 enrollment and 22 net acres site (with Class Size Reduction).
- High school, 2,000 enrollment and 50 net acres site (with Class Size Reduction).

As shown in Table 3.13-4, two of the schools within the DJUSD currently exceed the desired school sizes: Birch Lane Elementary and Cesar Chavez Elementary.

LIBRARY SERVICES

Library services in the City of Davis are provided by Yolo County at two locations: the Mary L. Stephens Library, and the South Davis Montgomery Library. The Mary L. Stephens library is a Yolo County Branch Library located at 315 E. 14th St. Davis, CA 95616. The South Davis Montgomery library is a Satellite Branch located at the Marguerite Montgomery Elementary School. Yolo County also operates an additional book drop at Patwin Elementary School in Davis. The City does not have an adopted services or facilities standard for libraries.

PARKS AND RECREATION SYSTEM

The park and recreation system in Davis provides residents with 481.4 acres of parks and special use facilities, 696.4 acres of greenbelts and open space, an additional 2,791 acres of open space under easement, and numerous community buildings. The following provides a discussion of these facilities and is based on the City of Davis Parks and Recreation Facilities Master Plan Update (2012).

Park Inventory

Parks can be divided into four types of parks and recreational areas. These include: Community Parks; Neighborhood Parks; Mini Parks and Special Use Parks. Table 3.13-5 provides an inventory of park facilities within the city. There is a total of 89.5 acres of Community Parks, 96.3 acres of Neighborhood Parks, 6.4 acres of Mini Parks, and 289.8 acres of Special Use Parks.

TABLE 3.13-5: PARK FACILITIES INVENTORY

<i>TYPE OF PARK/RECREATION AREA</i>	<i>EXISTING ACREAGE</i>	<i>PLANNED ADDITIONS</i>	<i>TOTAL ACREAGE</i>
Community Parks			
Arroyo Park	15.8	0	15.8
Central Park	4.8	0	4.8
Community Park	30.4	0	30.4
Mace Ranch Park	23	0	23
Walnut Park	15.5	0	15.5
<i>Subtotal Community Parks</i>	<i>89.5</i>	<i>0</i>	<i>89.5</i>
Neighborhood Parks			
Chestnut Park	6.1	0	6.1
Covell Park	5.2	0	5.2
John Barovetto Park	6.9	0	6.9
La Playa Park	4.8	0	4.8
Northstar Park	13.5	0	13.5
Oak Grove Park	2.5	0	2.5
Oxford Circle Park	3.9	0	3.9
Pioneer Park	6.1	0	6.1
Putah Creek Park	2.3	0	2.3
Redwood Park	3.3	0	3.3
Robert Arneson Park	5	0	5
Sandy Motley Park	5.2	0	5.2
Slide Hill Park	12	0	12
Sycamore Park	5.8	0	5.8
West Manor Park	2.9	0	2.9
Westwood Park	6.2	0	6.2

3.13 PUBLIC SERVICES AND RECREATION

<i>TYPE OF PARK/RECREATION AREA</i>	<i>EXISTING ACREAGE</i>	<i>PLANNED ADDITIONS</i>	<i>TOTAL ACREAGE</i>
Willowcreek Park	4.6	0	4.6
<i>Subtotal Neighborhood Parks</i>	<i>96.3</i>	<i>0</i>	<i>96.3</i>
Mini Parks			
Cedar Park (K Street)	0.6	0	0.6
College Park	0.9	0	0.9
Hacienda Park	1	0	1
N Street Mini Park	0.2	0	0.2
Northstar Pocket Park	0.5	0	1
Village Park	0.8	0	0.8
Whaleback Park	1.4	0	1.5
Woodbridge Mini Park	0.4	0	0.4
<i>Subtotal Mini Parks</i>	<i>5.8</i>	<i>0</i>	<i>6.4</i>
Special Use Park			
Civic Center Ball Fields	4	0	4
Davis Municipal Golf Course	261	0	261
Little League Park	5.5	0	5.5
Playfields Park	16.5	0	16.5
Toad Hollow Dog Park	2.8	0	2.8
Sports Complex	0	100	0
<i>Subtotal Special Use Parks</i>	<i>289.8</i>	<i>100</i>	<i>289.8</i>

SOURCE: CITY OF DAVIS, PARKS AND RECREATION FACILITIES MASTER PLAN UPDATE 2012.

Greenbelts and Open Space Inventory

Greenbelts and open spaces are essential elements of the City's Parks System. Greenbelts are linear parcels inside of development areas that are undeveloped and landscaped, and which are used for recreation and non-motorized transportation. Open space is a general category that includes all undeveloped land that is set aside for passive recreation, habitat preservation, buffering of the City from surrounding uses, and/or agriculture. Table 3.13-6 provides an inventory of the greenbelts and open space within the City. There is a total of 167 acres of greenbelts, and 530.9 acres of open space. There is an additional 2,791 acres of open space under easement that is not included in this table.

TABLE 3.13-6: CITY OF DAVIS GREENBELTS AND OPEN SPACE

<i>TYPE OF PARK/RECREATION AREA</i>	<i>EXISTING ACREAGE</i>
Greenbelts	167
Open Space	530.9
Total Greenbelts & Open Space	697.9

SOURCE: CITY OF DAVIS, PARKS AND RECREATION FACILITIES MASTER PLAN UPDATE 2012.

Community Buildings Inventory

Community Buildings provide citizens with indoor meeting areas for a variety of purposes. Table 3.13-7 provides an inventory of community buildings within the city. There is a total of 13 facilities that range in size from 996 square feet to 25,929 square feet.

TABLE 3.13-7: CITY OF DAVIS COMMUNITY BUILDINGS

<i>FACILITY NAME</i>	<i>ADDRESS</i>	<i>SIZE (SF)</i>	<i>FEATURES</i>
Brady Building	23 Russell Blvd.	1,300	Small meeting/training room, offices and storage for swimming groups
Chestnut Park Roundhouse	1020 Chestnut Ln.	1,712	Multi-purpose room, kitchenette, restrooms
Civic Center	23 Russell Blvd.	17,348	Public offices with a 4,217 Community Chambers/auditorium
Civic Center Gymnasium	23 Russell Blvd.	13,346	Large gym, small gym room, restrooms, storage
Community Pool Building	203 E. 14th St.	996	Meeting space and snack bar counter
Hattie Weber Museum	445 C St.	1,270	Meeting space, exhibit space, restrooms, sink
Redwood Park Community Building	1001 Anderson Rd.	2,100	Portable multi-purpose room
Senior Center	646 A St.	10,280	Multi-purpose room, community use room, game room, kitchen, greenhouse, ceramics area, storage
Veteran's Memorial Center	203 E. 14th St.	25,929	Studios, multi-purpose room, Club Room, Game Room, kitchen, theatre
Explorit	3141 5th St.	2,000	Science Center operated by non-profit
Pence Gallery	212 D St.	4,880	Art gallery and educational outreach operated by non-profit
Third & B	303 Third St.	4,750	US Bicycling Hall of Fame
Hunt Boyer Mansion	604 Second St.	3,500	Offices (leased)

SOURCE: CITY OF DAVIS, PARKS AND RECREATION FACILITIES MASTER PLAN UPDATE 2012.

Other Facilities

There are numerous other facilities located in or around the City of Davis, including UC Davis and privately-owned facilities. These facilities limit access to members of the university or private organizations, and many are available for rental.

3.13.2 REGULATORY SETTING

STATE

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.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code. This includes 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 all aspects of 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 authorizing the expenditure of State bonds totaling \$9.2 billion through 2002, primarily for modernization and rehabilitation of older school facilities and construction of new school facilities. \$2.5 billion is for higher education facilities and \$6.7 billion is for K-12 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. 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.

LOCAL

City of Davis General Plan

The City of Davis General Plan contains the following goals, policies, and standards that are relevant to public services:

SERVICE CAPACITY AND RESPONSE TIME

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

Policy POLFIRE 1.1. Recruit and maintain a staff of high-quality police officers and firefighters.

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.

POLICE

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

FIRE PROTECTION

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.

Policy POLFIRE 3.3. Make fire protection services visible and accessible to Davis residents.

YOUTH AND EDUCATION

Goal Y&E 1. Ensure that high quality formal and informal learning opportunities exist for youth and adults.

Policy Y&E 1.1. Develop and participate in collaborative consortiums that will bring educational and recreational program providers together.

Policy Y&E 1.2. Provide a supportive environment for diverse forms and styles of learning.

Goal Y&E 2. Address social and recreational needs of youth, with an emphasis on youth experiencing at-risk situations, in energetic, innovative, and caring ways.

Policy Y&E 2.1. Provide a comprehensive range of services to serve youth with an emphasis on youth experiencing at-risk situations.

Policy Y&E 2.2. Involve youth and family members together in recreational and social programs offered by the City.

Goal Y&E 4. Recognize and celebrate youth and their accomplishments.

Policy Y&E 4.1. Recognize and celebrate the accomplishments of youth developed in a wide array of educational settings.

Goal Y&E 5. Promote, encourage, and support environmental education with a special focus on youth involvement.

Policy Y&E 5.1. Support educational programs that address the role of people in shaping the natural environment and their relationship to the environment.

Goal Y&E 7. Work with the Davis Joint Unified School district and private school operators to provide for public schools and educational facilities that serve as neighborhood focal points and maintain a quality learning and recreational environment.

Policy Y&E 7.1. It shall be the policy of the City to integrate public schools physically and functionally as focal points of their surrounding neighborhoods.

Goal Y&E 8. Plan for the costs of new school facilities when planning for specific new residential developments.

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.

Goal Y&E 9. Construct new public schools to meet the needs of residential growth.

Policy Y&E 9.1. It shall be the policy of the City to take all legally permissible steps to ensure the full mitigation of impacts of new development on school facilities

PARKS, RECREATION, AND OPEN SPACE

Goal POS 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 1.1. Use systematic and comprehensive planning to guide the development, operation, and allocation of resources for all City parks, facilities, and recreation programs.

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 1.3. Involve individuals and citizen groups reflecting a cross section of Davis citizens (including youth and adults) in the planning, design and maintenance of parks, recreation facilities and recreation programs.

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.

Policy POS 1.7. Use all available mechanisms for preservation of open space.

Policy POS 1.8. Support regional and statewide effort that encourage open space preservation.

Goal POS 2. Develop an Urban Agricultural Transition Area around Davis, as shown on the Land Use Map in the Land Use and Growth Management Chapter and according to the concepts illustrated in Figure 32.

Policy POS 2.1. Develop the Urban Agricultural Transition Area to have segments which vary in overall size and configuration, level of development, and type of intended activity.

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 3.1. Require creation of neighborhood greenbelts by project developers in all residential projects, in accordance with Policy LU A.5.

Policy POS 3.2. Develop a system of greenbelts and accessways in new non-residential development areas.

Policy POS 3.3. Implement specific projects to augment the existing greenbelt/open space system.

Goal POS 4. Distribute parks, open spaces, and recreation programs and facilities throughout the City.

3.13 PUBLIC SERVICES AND RECREATION

Policy POS 4.1. Preserve existing parks, greenbelts, and open space areas.

Policy POS 4.2. Construct new parks and recreation facilities.

Goal POS 5. Respect natural habitat areas and agricultural land in planning and maintaining the City's park system.

Policy POS 5.1. Protect and retain wildlife habitat, agricultural land, and open space when planning and maintaining City park lands.

Goal POS 6. Encourage local organizations, the Davis Joint Unified School District, UC Davis, and the private sector to provide, develop, and maintain needed parks, open space, recreation facilities, programs, activities, and special events to the greatest extent possible.

Policy POS 6.1. Give local organizations, the School District, UC Davis, and the private sector opportunities and support for devising and implementing creative solutions for meeting recreation program and facility needs.

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 POS 7. Reflect a balance between preservation, education, recreation, and public health and safety in park and open space planning.

Policy POS 7.1. Proceed with park and open space planning in a balanced fashion, pursuing all the varying and sometimes competing uses of Open Space as opportunities are identified. These competing uses include resource conservation (farm land and groundwater recharge), wildlife and habitat needs, buffering of the agricultural and urban interface, alternative transportation corridors, and active and passive recreation uses.

3.13.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Consistent with Appendix G of the CEQA Guidelines, the proposed project will have a significant impact on public services if it 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:

- Fire Protection
- Police Protection
- Schools

- Parks
- Other public facilities

IMPACTS AND MITIGATION MEASURES

Impact 3.13-1: Project implementation may result in effects on fire staffing (Less than Significant)

The current service ratio for the City of Davis Fire Department is 0.38 firefighters (uniformed personnel) per 1,000 people (26 firefighters/68,111 people). According to the City of Davis General Plan EIR, the City does not have an adopted standard for firefighter staffing. Depending on city size, typical staffing levels for fire service range from one to three firefighters per 1,00 population. Therefore, there is currently a deficit of firefighters within the Fire Department.

The proposed project would be a residential development, resulting in the addition of up to 560 residential units (up to 484 age-restricted units and up to 76 non-age restricted units) in total. This would allow for a maximum population of approximately 1,467 residents, based on the number of units planned for development.¹ It is noted that, because 86% of the proposed units would be age-restricted, the actual population growth resulting from the project would likely be significantly lower. For example, the average persons per household in California for homes with a household head that is 55 years or older is 1.87. The maximum population associated with the project, 1,467 persons, utilizes the persons per household rate for the City of Davis of 2.62 persons.

The proposed project would require 1.5 additional firefighters, according to the typical staffing level of one firefighter per 1,00 population. There would continue to be a deficit of firefighters regardless of the proposed project. This deficit is not a direct or indirect impact of the proposed project. Rather, fire protection service is evaluated and addressed annually on a city-wide level by the Davis City Council and Fire Chief. The City Council adopts an annual budget allocating resources to fire protection services, which effectively establishes the service ratio for that particular year. The annual budget is based on community needs and available resources as determined by the City Council and the Fire Chief. Therefore, the proposed project would have a *less than significant* impact to fire staffing.

¹ Calculated using 2.62 persons per household for the City of Davis, California (Department of Finance, 2016).

Impact 3.13-2: Project implementation may result in effects on fire response times or require the construction of new or expanded fire stations (Less than Significant)

The Fire Department currently operates three fire stations, located in the downtown (core) area, south Davis, and west Davis. The closest fire station to the project site is currently Station 32 located at 1350 Arlington Boulevard, approximately 0.67 miles from the southern boundary of the project site. In addition, Stations 31 and 33 provide backup response to Station 32.

According to the U.S. Fire Administration/National Fire Data Center, the nation-wide average response time is approximately five minutes 50 percent of the time, and approximately 11 minutes 90 percent of the time. These national averages include urban and rural areas combined.

The City of Davis General Plan Policy POLFIRE 1.2 requires the City to “develop and maintain the capacity to reach all areas of the City with...fire service within a five-minute emergency response time, 90% of the time.” According to the Davis General Plan EIR, the project site is located within the Fire Department’s 5-minute response zone for Station 32.

The General Plan EIR concluded that the fire protection infrastructure was inadequate to maintain fire service standards in some areas of the City. The City Council found that fire response times would remain deficient until such time as a fourth fire station is constructed to serve the northern portion of the City of Davis. The proposed project site is located in the northern portion of the City of Davis and, thus, could require the construction of a fourth fire station or expansion of existing fire stations. Future construction of a fourth fire station or expansion of existing fire stations in order to serve the northern portion of the City would be subject to future environmental review. The proposed project would likely be served by Station 32 as the project site is located within the Fire Department’s 5-minute response zone for Station 32. The Davis City Council adopted Findings of Fact and a Statement of Overriding Considerations that found that the specific economic, legal, social, technological, and other considerations supported approval of the General Plan despite the significant and unavoidable impact.

Additionally, as described in Impact 3.13-1, the City of Davis has adopted citywide development impact fees, which include Public Safety Impact Fees. Therefore, in accordance with existing law, prior to issuance of any building permits for any phase of development, the project applicant shall pay the City’s Public Safety Impact Fees. Therefore, the proposed project would have a **less than significant** impact to fire protection services. Additionally, this impact would be reduced further when, or if, the City builds a fourth fire station to serve the northern portion of the City in accordance with the General Plan.

Impact 3.13-3: Project implementation may result in effects on police staffing or require the construction of new or expanded police stations (Less than Significant)

The current service ratio for the City of Davis Police Department is 0.90 officers per 1,000 people (61 sworn officers/67,666 people). The service standard for the Police Department is 1.2 officers per 1,000 people, which means that there is currently a deficit of 20 sworn officers within the Police Department.

The proposed project would primarily be a residential development, resulting in the addition of up to 560 residential units in total. As noted above, this would allow for a maximum population of approximately 1,467 residents. The proposed project would require an additional 1.8 sworn officers according to the service standard of 1.2 officers per 1,000 people. There would continue to be a deficit of 20 sworn officers regardless of the proposed project. This deficit is not a direct or indirect impact of the proposed project. Rather, police service is evaluated and addressed annually on a city-wide level by the Davis City Council and Police Chief. The City Council adopts an annual budget allocating resources to police services, which effectively establishes the service ratio for that particular year. The annual budget is based on community needs and available resources as determined by the City Council and the Police Chief.

In 2001, the Police Department moved to a new 35,000 square foot facility located at 2600 5th Street. The proposed project is located approximately 0.25 miles west of the new station. Additionally, UC Davis has an on-campus police department that maintains a mutual aid agreement with the City for major incidents. Further, the General Plan EIR concluded that impacts related to increased demand for law enforcement services were determined to be less than significant. The existing Police Department would be sufficient to serve the proposed project. Therefore, the proposed project would not require the construction of new or expanded police stations.

The City collects impact fees from new development based upon projected impacts from the development. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with anticipated future facilities demands, assessed on a fair share basis for new development. Payment of the applicable impact fees by the project applicant and other revenues generated by the project would ensure that project impacts to police services are *less than significant*.

Impact 3.13-4: Project implementation may result in effects on schools (Less than Significant)

The proposed project would be a residential development, resulting in the addition of up to 560 residential units (up to 484 age-restricted units and up to 76 non-age restricted units) in total. Of the 560 units, 466 would be multi-family units, and 94 would be single-family units. The increase in population of 1,467 people would result in the introduction of additional students to the DJUSD.

3.13 PUBLIC SERVICES AND RECREATION

Table 3.13-8 presents the estimated increase in student enrollment as a result of the proposed project.

TABLE 3.13-8: STUDENT GENERATION ESTIMATES FOR PROPOSED PROJECT

LAND USE TYPE	# OF UNITS	GENERATION RATE	TOTAL
Single-family residential	94	0.69	64.86
Multi-family residential	466	0.44	205.04
<i>GRAND TOTAL</i>			<i>269.90</i>

SOURCE: CITY OF DAVIS DRAFT PROGRAM EIR FOR THE CITY OF DAVIS GENERAL PLAN UPDATE AND PROJECT EIR FOR ESTABLISHMENT OF A NEW JUNIOR HIGH SCHOOL. TABLE 5C-6.

The proposed project is expected to generate 269 to 270 additional students for the DJUSD. It is noted that, because 86% of the proposed units would be age-restricted, the actual student generation resulting from the project would likely be significantly lower. Further, 30 of the units would be dedicated for assisted living. Therefore, the above analysis is considered very conservative. Assuming only the 77 single-family detached, non-age-restricted units generate students, the project would be expected to generate approximately 53 to 54 additional students for the DJUSD. It is noted that the K-6 grade students generated from the project would likely attend Patwin Elementary, which is currently below capacity.

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 by the applicant or of special assessments by property owners within the project and payment of any applicable impact fees by the project applicant would ensure that project impacts to school services are *less than significant*.

Impact 3.13-5: Project implementation may result in effects on parks (Less than Significant)

The City's Parks and Recreation Facilities Master Plan Update (2012) establishes goals for distances to Neighborhood Parks and Community Parks. Table 3.13-9 notes the service area reach for Neighborhood Parks and Community Parks.

TABLE 3.13-9: ACCESS AREA REACH FOR NEARBY RECREATION AMENITIES

PARK TYPE	TARGET ACCESS AREA REACH
Neighborhood Parks	3/8 mile
Community Parks	1.5 mile

SOURCE: CITY OF DAVIS PARKS AND RECREATION FACILITIES MASTER PLAN UPDATE 2012.

The nearest Neighborhood Park to the proposed project site, Sycamore Park, is located approximately 0.47 miles to the southeast. Therefore, the project would not meet the Neighborhood Park access area reach goal of 3/8 miles (or 0.375 miles). The nearest Community Park to the proposed project site, Arroyo Park, is located approximately 0.42 miles to the south. Therefore, the project would meet the Community Park access area reach goal of 1.5 miles. It is noted that the access area reach goals established by the Parks and Recreation Facilities Master

Plan Update are not standards, but targets to be evaluated as a part of the planning entitlement review. Therefore, impacts related to the access area reach goals would be *less than significant*.

The General Plan establishes a park dedication standard of five acres of parkland per 1,000 residents. This standard can be broken into four categories of Standard Recreation parks including: 1.8 acres of Community Park, 1.8 acres of Neighborhood Park, 0.2 acres of Mini Park, and 1.2 acres of Other Park. There are no established standards for Special Use Parks or Greenbelts and Open Space. Table 3.13-10 presents park standards.

TABLE 3.13-10: PARK STANDARD AND PARK ACREAGE (2008)

PARK TYPE	STANDARD (ACRES/1,000 PERSONS)
<i>STANDARD RECREATION</i>	
Community Parks	1.8
Neighborhood Parks	1.8
Mini Parks	0.2
Other Parks*	1.2*
Total	5.0

* THIS CATEGORY INCLUDES THE EXISTING CENTRAL PARK AND OTHER FUTURE ACTIVE PARKS AND RECREATION AREAS, INCLUDING THE POSSIBILITY OF ATHLETIC FIELDS, REGIONAL PARK OR OTHER FACILITIES.

SOURCE: CITY OF DAVIS GENERAL PLAN 2007.

The proposed project would include the construction of up to 560 residential units. This would allow for a maximum population of approximately 1,467 residents, based on the number of units planned for development. It is noted that, because 86% of the proposed units would be age-restricted, the actual population growth resulting from the project would likely be significantly lower. For example, the average persons per household in California for homes with a household head that is 55 years or older is 1.87. The maximum population associated with the project, 1,467 persons, utilizes the persons per household rate for the City of Davis of 2.62 persons.

The Davis General Plan calls for a total of 5 acres of park per 1,000 residents. The 5 acres of park per 1,000 residents is broken down into 1.8 acres of community parks, 1.8 acres of neighborhood parks, 0.2 acres of mini parks, and 1.2 acres of other parks per 1,000 residents (see Table 14 of the City of Davis General Plan). The proposed project would thus require approximately 7.3 acres of total park space for these additional residents. The proposed project would provide a 0.68-acre dog park, a 0.42-acre tot lot, and 13.5 acres of open space / landscaping around the perimeter of and throughout the project site. The project also includes a perimeter 1.4-mile bicycle/pedestrian path that connects into the proposed internal greenway system and the existing City bicycle and trail system. While proposed project would include open space and extensive multi-use trail, it would not meet the aforementioned parkland requirement. As set forth in Section 36.08.040(i) of the Code, planned developments shall be eligible to receive a credit, as determined by the city council, against the amount of land required to be dedicated, or the amount of the fee imposed, pursuant to this section, for the value of private open space within the development which is

usable for active recreational uses. Therefore, the project may be eligible to receive a credit for the proposed recreational facilities.

The City collects impact fees for parks from new development based upon projected impacts from the development. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with anticipated future facilities demands, assessed on a fair share basis for new development. Additionally, Section 36.08.040 of the City's Municipal Code outlines the formula for fee payment in lieu of parkland dedication. The project applicant would be required to pay the in-lieu parkland fee, dedicate land for parkland uses, or provide a combination of dedication and in-lieu fees, as determined by the City. This would be required as a condition of approval of the project's tentative map. Payment of the project's in lieu park fee and development impact fees would ensure that the City requirements are satisfied, resulting in a *less than significant* impact.

Impact 3.13-6: Project implementation may result in effects on other public facilities (Less than Significant)

Yolo County, as a regional government, provides countywide services, including public health, elections, and criminal prosecutions.

The proposed project would increase demand for other public facilities within the City of Davis, such as libraries and community buildings. However, given that the additional population increase associated with the project is a small percentage of the population of the City as a whole, significant impacts due to increased demand on library and community facilities are not expected. The proposed project does include a 4.3-acre mixed use area, which is planned on the eastern edge of the site. Current plans for the facility include a health club, restaurant, meeting rooms, an outdoor swimming pool all for use by residents and the public. The outdoor pool at the health club is not proposed to be used for swim meets or other high attendance activities. The project would be interconnected via a grid of north-south and east-west neighborhood walking and biking paths. Specifically, the project includes a perimeter 1.4-mile bicycle/pedestrian path that connects into the proposed internal greenway system and the existing City bicycle and trail system. Exercise stations and detailed way finding signage with distance markers would be constructed along the path.

For impacts to other public facilities, the City and Yolo County collect impact fees from new development based upon projected impacts from the development. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with the service or facility. Payment of the applicable impact fees by the project applicant and other revenues generated by the project would ensure that project impacts to other public facilities are *less than significant*.