

4.13

PUBLIC SERVICES AND RECREATION

4.13.1 INTRODUCTION

The Public Services and Recreation section of the EIR evaluates the potential new demands on public services and recreation facilities resulting from the Proposed Project. This section will address fire and police protection services, schools, and parks and recreation facilities. 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 and information from local service providers.

4.13.2 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.

It should be noted that the proposed project includes a request for annexation of 229 acres from Yolo County to the City of Davis. The 212-acre portion of the project site proposed for development is known as the MRIC. The remaining 17-acre portion of the project site is known as the Mace Triangle, which has been included within the overall limits of the project site for annexation purposes only, to avoid the creation of an unincorporated County “island” property upon annexation of the 212-acre MRIC site. This EIR has assumed that the Mace Triangle, with the exception of the existing park-and-ride lot, could be developed at a later date, subject to approval of additional discretionary entitlements. Therefore, the undeveloped portion of the Mace Triangle is proposed for development, but not as a part of the MRIC. The potential for impacts associated with development of 71,056 square feet of the Mace Triangle is considered in this EIR. In addition, the proposed project is currently located outside of the City of Davis’ adopted Sphere of Influence (SOI). As a result, the City of Davis’ SOI will need to be amended to include the 229-acre project site.

Fire Protection

The proposed project site is currently located within the East Davis Fire Protection District. The East Davis Fire Protection District encompasses an area of approximately 45 square miles in southeastern Yolo County, from the City of Davis on the west to the Deep Water Ship Canal.

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.

The District consists of mostly agricultural land uses, but also commercial and industrial establishments that are mainly oriented toward agriculture. Annexation of the project site to the City of Davis would also require Yolo County LAFCo approval of the detachment of the project site from the East Davis County Fire Protection District, as the City of Davis Fire Department would provide fire protection services to the proposed project upon annexation.

The City of Davis Fire Department (DFD) responds to incidents including medical emergencies, fires, hazardous materials and conditions, technical rescues and public assistance. On October 15, 2013, City Council voted to enter into an Agreement with UC Davis for Shared Management of the City of Davis and UC Davis Fire Departments.⁵ The two departments now share a fire chief, two deputy chiefs, and three division chiefs. In addition, the DFD 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 DFD currently operates three fire stations within the City of Davis. Station 31 located at 530 5th Street, approximately two miles southeast 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 DFD business office is also located at Station 31.

In 1999, the City Council redefined the City's response time goal of five minutes to include the time it take 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.⁶ 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 response time goal consistently.

To help with response times, with the passage of the 2013-2014 fiscal budget, City Council, included \$2.3 million to move Station 31 from 5th Street to a yet-to-be determined location in North Davis. City staff was charged with analyzing the most appropriate site for the re-location of Station 31. Several sites were analyzed to determine the site that would provide the best overall coverage. It was determined that adding a fire station in the northern portion of the City will have a positive effect on the overall delivery of fire and life safety services by: 1) reducing the area of the City that falls outside the four minute travel time to less than one percent; 2) changing the call distribution for Station's 31, 32 and 33; and, 3) reducing the impact of simultaneous calls. The change in call distribution will result in Stations 32 and 33 remaining in their respective first-in areas for a larger percentage of time. However, adding an additional fire

⁵ City of Davis. *Staff Report: "Agreement for Shared Management of Fire Departments.":* December 3, 2013

⁶ Davis Fire Department. *Management Audit.* November 2012.

station will increase the annual cost of the delivery of fire and life safety services a minimum of one million dollars to a maximum of two million dollars, depending on staffing levels. According to the Davis Fire Chief, the Department is no longer pursuing relocation of Station 31; rather, the Department is seeking to move forward with demolishing Station 31 and reconstructing this station to meet current and future needs.⁷

Station 32 is located at 1350 Arlington Boulevard, approximately five 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 0.5-mile south 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.⁸

According to the 2013-14 DFD Annual Report, in 2013-2014 the DFD had a staff of 45, including 37 firefighters and captains. Firefighters are divided into three shifts, each shift working a 24 hour day (56-hour work week). The total number of calls in 2013-2014 was 4,812. Calls for emergency medical response made up 62 percent of the total calls, while fires accounted for 3.6 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 2013, of the reporting fire departments in the State, 3.5 percent of their responses were to fires and a little over 62 percent were medical emergencies.⁹ According to the DFD Fire Chief, the DFD has areas within the City currently operating outside of the 5-minute response time goal (90 percent of the time).¹⁰

In 2013-2014 the Department purchased four apparatus. The City of Davis has a 20-year replacement program for fire engines. An engine is scheduled to be a first-out engine for the first 10 years and then serve 10 years as a reserve engine, at which point the engine is replaced. It should be noted that the DFD 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 responds to tall fires within the City.

Police Protection

The Davis Police Department (DPD) is located at 2600 5th Street, approximately 1.4-miles southwest of the proposed project site. The DPD is a municipal law enforcement agency,

⁷ Personal communication between Nick Pappani, Vice President, Raney Planning & Management, Inc., and Nathan Trauernicht, Davis Fire Chief. May 4, 2015.

⁸ City of Davis. *Fire Department Stations*. Available at: <http://fire.cityofdavis.org/stations>. Accessed on March 18, 2015.

⁹ City of Davis. *Fire Department Annual Report 2013-14*. 2014

¹⁰ Personal communication with Chief Nathan J. Trauernicht, City of Davis Fire Department. March 4, 2015.

currently staffed with 61 sworn police officers, 37 civilian support professionals, one canine, and over 60 Volunteers in Police Service (VIPS).¹¹

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.

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.

It should be noted that DPD response times vary greatly depending on staffing levels and shift activity.¹²

Schools

The Davis Joint Unified School District (DJUSD) serves 8,539 kindergarten through grade 12 students in the City of Davis.¹³ The City of Davis includes 27 public and private schools. The closest schools to the proposed project site are Pioneer Elementary School located at 5215 Hamel Street approximately 0.26-mile south of the MRIC, and Frances Harper Junior High School located at 4000 Covell Boulevard, approximately 0.42-mile west of the MRIC.

¹¹ Davis Police Department 2014 Annual Report.

¹² Personal communication with Assistant Chief Darren Pytel, City of Davis Police Department. January 20, 2015.

¹³ California Department of Education. *Enrollment by Ethnicity for 2013-2014*. Available at: <http://dq.cde.ca.gov/>. Accessed on March 17, 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 440 acres of parks and greenbelts throughout the community. The 36 neighborhood and community parks and the extensive system of greenbelts include 69 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.¹⁴ In addition, the City maintains 530 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.

4.13.3 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.

¹⁴ Parks and Open Space. *Davis Parks*. Available at: <http://parks.cityofdavis.org/>. Accessed on March 17, 2015. Supplemented by information from Community Services Superintendent Christine Helweg.

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 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 Regulations

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

Davis General Plan

The applicable *Davis General Plan* policies and standards relating to public services and recreation are presented below in Table 4.13-2.

Davis Municipal Code

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

36.08.040 Parkland dedication.

D. Standards and formula for dedication of land. Where a park or recreational facility has been designated in the general plan and is to be located in whole or in part within the proposed subdivision and is reasonably related to serving the present and future needs of the residents of the subdivision, the subdivider shall dedicate suitable land for park and recreation facilities sufficient in size and topography to meet that purpose. The amount of land to be provided shall be determined pursuant to the following standards and formula:

Formula: The formula for determining the amount of acreage to be dedicated shall be as follows:

$$\frac{\text{Acres of parkland}}{\text{Dwelling unit}} = \frac{.005^*}{\text{Person}} \frac{\text{Average number of persons}}{\text{Dwelling unit}}$$

* Based on five acres of parkland per one thousand population.

The following parkland dedication table (Table 4.13-1), based on the above formula, is to be followed:

Table 4.13-1 Parkland Dedication Table		
Dwelling Type of Land Use	Average No. Persons per Dwelling Unit	Acres per Dwelling Unit
All dwelling units	3.1	.0131
<i>Source: City of Davis. Davis Municipal Code. Current through November 23, 2014.</i>		

E. Formula for fees in lieu of land dedication.

- 1) *General Formula.* If there is no park or recreational facility designated in the general plan to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the subdivider shall, in the City’s discretion, either dedicate land in the amount provided in Section 36.08.040(d) or pay a fee in lieu of dedication equal to the value of the land prescribed for dedication in Section 36.08.040(d) and in an amount determined in accordance with the provisions of Section 36.08.040(g).

- 2) *Fees in Lieu of Land - Fifty Parcels or Less.* Except as provided in Section 36.08.040(f), if the proposed subdivision contains fifty parcels or less and has not park or recreational facility, the subdivider shall pay a fee equal to the land value of the portion of the park or recreational facilities required to serve the needs of the residents of the proposed subdivision as prescribed in Section 36.08.040(d) and in an amount determined in accordance with the provisions of Section 36.08.040(g).

- 3) *Use of Money.* The money collected shall be used, in accordance with the schedule developed pursuant to Section 36.08.040(k), for the purpose of developing new or rehabilitating existing Neighborhood or Community Park or recreational facilities reasonably related to serving the subdivision, including the purchase of necessary land and/or improvement of such land for park or recreational purposes. The money shall be committed within five years after payment thereof or the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the money is not committed, it shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots in the subdivision.

F. Criteria for requiring both dedication and fee. If the proposed subdivision contains more than fifty parcels, or, in the case of a condominium project, stock cooperative or community apartment, if the proposed subdivision contains more than fifty dwelling units, although the actual number of parcels may be less than fifty, the subdivider shall both dedicate land and pay a fee in lieu of dedication in accordance with the following:

- 1) When only a portion of the land to be subdivided is proposed in the general plan as the site for a local park or recreational facility, such portion shall be dedicated for local park purposes and a fee computed pursuant to the provisions of Section 36.08.040(g) shall be paid for any additional land that would have been required to be dedicated pursuant to Section 36.08.040(g).

- 2) When a major part of the local park or recreational site has already been acquired by the City and only a small portion of land is needed from the subdivision to complete the site, such portion shall be dedicated, and a fee, computed according to Section 36.08.040(g) shall be paid in an amount equal to the value of the land which would otherwise have been required to be dedicated according to Section 36.08.040(d). The fee shall be used for the improvement of the existing park or recreational facility or for the improvement of other neighborhood or community parks and recreational facilities reasonably related to serving the subdivision.

G. Amount of fee in lieu of parkland dedication. When a fee is required to be paid in lieu of parkland dedication, the amount of the fee shall be based upon 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).

For purposes of determining fair market value pursuant to this subsection, the department and any appraiser shall consider, among other things:

- 1) Conditions of approval of the tentative map;
- 2) The general plan and zoning requirements for the area;
- 3) The location and site characteristics of the property; and
- 4) Off-site and on-site improvements facilitating use of the property.

H. Determination of land or fee. Whether the City accepts land dedication, or elects to require the payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following:

- 1) Policies, standards and principles for park and recreation facilities in the general plan;
- 2) Topography, geology, access and location of land in the subdivision available for dedication;
- 3) Size and shape of the subdivision and land available for dedication;
- 4) Feasibility of dedication;
- 5) Compatibility of dedication with the general plan;
- 6) Availability of previously acquired park property.

The determination by the City as to whether land shall be dedicated, or whether a fee shall be charged, or a combination, shall be final and conclusive.

4.13.4 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; or
- Conflict, or create an inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects related to public services and recreation.

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. The discussions and mitigation measures presented below apply to both the MRIC and the Mace Triangle portions of the proposed project unless otherwise stated.

4.13-1 Result in substantial adverse physical impacts associated with the provisions 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 229-acre project site is within the East Davis County Fire Protection District. Fire protection services within the East Davis County Fire Protection District are provided by the Davis Fire Department. Therefore, while a change in service provider would not result upon annexation of the proposed project site to the City of Davis, the project site would need to be formally detached from the East Davis County Fire Protection District.

As described above, the DFD currently operates three fire stations within the City of Davis. The closest station to the project site would be Station 33, located at 425 Mace Boulevard, approximately 0.50-mile south of the project site. Station 33 currently provides fire protection and emergency medical services to the site and its vicinity. In addition, Station 33 provides backup response to Station 31 in the downtown core of the City, given the fact that Station 31 is overburdened with calls and cannot meet the General Plan response time goal of reaching all areas of the City within a five-minute emergency response time, 90 percent of the time. Response time includes alarm processing, turnout time, and travel time. Upon annexation of the project site to the City of Davis, Station 33 would continue to provide fire protection and emergency medical response services to the MRIC and Mace Triangle.

The 212-acre MRIC is anticipated to include up to approximately 2,654,000 square feet of innovation center uses, and is expected to generate approximately 5,882 employees. The MRIC would consist of approximately 160,000 square feet of hotel uses, including 150 rooms, 1,510,000 square feet of office space, 884,000 square feet of manufacturing space, and 100,000 square feet of secondary uses would be allowed that are ancillary to the primary uses. The additional buildings and anticipated introduction of approximately 5,882 employees to the area would be expected to increase the demand for fire and emergency medical services.

Development of the 17-acre Mace Triangle is not proposed as part of the MRIC; however, based upon the proposed General Plan designation for the Mace Triangle future development potential could result in approximately up to 45,901 square feet of research/office/R&D, and 25,155 square feet of ancillary retail. According to the Population and Housing section of this EIR, future development of the Mace Triangle could accommodate up to 158 additional employees.

The Davis Fire Chief has indicated that Station 33 would adequately serve the MRIC and Mace Triangle, with existing resources and personnel.¹⁵

Compliance with Existing Law

The City of Davis has adopted citywide development impact fees, which include Public Safety Impact Fees. Therefore, in compliance 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. In addition, pursuant to the California Fire Code, on-site commercial buildings will include fire sprinklers which will help minimize risk of fire on-site and public safety hazards.

Conclusion

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

Mitigation Measure(s)

None required.

4.13-2 Result in substantial adverse physical impacts associated with the provisions 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 212-acre MRIC site is anticipated to include up to approximately 2,654,000 square feet of innovation center uses, and generate approximately 5,882 employees. The MRIC would consist of approximately 160,000 square feet of hotel uses, including 150 rooms, 1,510,000 square feet of office space, 884,000 square feet of manufacturing space, and 100,000 square feet of secondary uses would be allowed that are ancillary to the primary uses. The additional buildings and anticipated introduction of approximately 5,882 employees to the area would be expected to increase the demand for police protection services.

The proposal for the Mace Triangle could result in approximately up to 45,901 square feet of research/office/R&D, and 25,155 square feet of ancillary retail. According to the Population and Housing section of this EIR, future development of the Mace Triangle could accommodate up to 158 additional employees.

¹⁵ Personal communication with Chief Nathan J. Trauernicht, City of Davis Fire Department. February 5, 2015.

According to Assistant Chief Darren Pytel, the DPD has not adopted new staffing standards after downsizing the department. In addition, Assistant Chief Pytel determined additional or expanded facilities would not be needed to serve the proposed project upon implementation, and the DPD would be able to continue to provide adequate police protection services to the existing developed areas of the City of Davis.¹⁶

Compliance with Existing Law

The City of Davis has adopted citywide development impact fees, which include Public Safety Impact Fees. Therefore, in compliance 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.

Conclusion

Due to the aforementioned reasons, 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; therefore, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

4.13-3 Result in substantial adverse physical impacts associated with the provisions 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 service ratios, response times, or other performance objectives for school facilities. Based on the analysis below, the impact is less than significant.

As previously discussed, the proposed 212-acre MRIC is anticipated to include up to approximately 2,654,000 square feet of innovation center uses. Such uses would not directly generate additional students requiring accommodation in the surrounding school system. In addition, development of the 17-acre Mace Triangle is not proposed as part of the MRIC; however, based upon the proposed General Plan designation for the Mace Triangle future development potential could result in approximately up to 71,056 square feet of innovation center uses.

However, children of people who work in Davis may be eligible to attend Davis schools through an interdistrict school transfer. The DJUSD recognizes that parents/guardians of students who reside in one district may, for a variety of reasons, choose to enroll their child in a school in another district. DJUSD approves interdistrict transfer requests based upon space availability in the requested grade level at the requested school. If a

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

parent/guardian of a student is employed in Davis a minimum of 10 hours per week, they are eligible for the transfer based upon parent/guardian employment. Currently DJUSD has approximately 600 'continuing' interdistrict transfer students from various cities. The majority of the approximate 600 continuing interdistrict transfer students have a parent employed in Davis.¹⁷ Therefore, the proposed project would not generate additional students within the DJUSD unless the District approves interdistrict transfer students.

Compliance with Existing Law

The MRIC site and the Mace Triangle site are currently located within the DJUSD, which collects school impact fees for future improvements for the DJUSD. The DJUSD collects \$0.47 per square foot for commercial and industrial uses, which would include the proposed project's uses. Pursuant to State law (SB 50), payment of school impact fees is deemed to be full and satisfactory mitigation for development projects.

Conclusion

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

Mitigation Measure(s)

None required.

4.13-4 Result in substantial adverse physical impacts associated with the provisions 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 acceptable service ratios, response times, or other performance objectives for park facilities. Based on the analysis below, and with implementation of mitigation, the impact is *less than significant*.

The potential impacts associated with the provision of new or altered park facilities are discussed for the MRIC and the Mace Triangle separately below.

MRIC

According to the Planned Development Guidelines prepared for the proposed MRIC, which are proposed for adoption by the City of Davis as part of the project approvals, issues addressed are land use, site design, sustainability, architectural character, landscaping, circulation and parking.

¹⁷ Personal Communication with Erin Grey-Meritt, Student Services Division, Davis Joint Unified School District. May 5, 2015.

The commons, comprising of approximately 13.6 acres, are the primary landscape spaces of the MRIC. The commons would create spaces for recreation, community gatherings, and social and business meetings. The North Commons would feature open meadows to enhance the visual connection to the agricultural fields to the north. The East Commons would be juxtaposed to the Mace Channel. The 5.1-acre recreational park known as “the Oval” includes an amphitheater, which could provide a location for cultural events. The courtyard plazas, comprising approximately 2.9 acres, would create localized places for employees to gather. Where possible, courtyards would be designed to connect with and be open to the commons, establishing walking links throughout the site, thereby minimizing the pedestrian interface with vehicular roadways.

Perimeter green space, including a minimum 150-foot agricultural buffer along the north and east sides of the MRIC site, would comprise approximately 43 acres of the MRIC site. Per Municipal Code Section 40A.01.050, the minimum 150-foot agricultural buffer/agricultural transition area shall be comprised of two components: a 50-foot-wide agricultural transition area located contiguous to a 100-foot-wide agricultural buffer located contiguous to the agricultural area. The following uses are permitted in the 50-foot agricultural transition area: bike paths, community gardens, organic agriculture, native plants, tree and hedge rows, benches, lights, trash enclosures, fencing, and any other use determined by the City of Davis Planning Commission to be of the same general character as the foregoing enumerated uses. Public access would be provided to the 50-foot agricultural transition area.

The agricultural buffer for the MRIC would include planned and natural spaces, utilized in part for drainage and water quality purposes, as well as a biking and walking trail. Consistent with the City’s agricultural buffer requirements, any public access including bicycle/pedestrian features within the agricultural buffer would be restricted to the inner 50-foot transitional zone.

In addition, the proposed MRIC would provide on-site natural open space areas with recreational opportunities along the other project site boundaries, and landscaped areas located within the MRIC designed primarily as internal plazas, courtyards, and landscaped areas for employee use (see Figure 4.13-1).

As discussed previously, the proposed 212-acre MRIC is anticipated to include up to approximately 2,654,000 square feet of innovation center uses and accommodate approximately 5,882 employees at buildout. According to Section 36.08.040(L) of Davis Municipal Code, *Not Applicable to Certain Subdivisions*, the proposed MRIC, based upon its lack of housing, is not strictly subject to the City’s parkland dedication requirements. However, the number of employees anticipated at MRIC at buildout is expected to have impacts on local City parks and recreation, especially if sufficient facilities are not provided on-site. The MRIC employees would be within the City for five or more days per week, for at least 8 to 12 hours per day, in a ‘live-work-play’ environment, based on the applicant’s project description.

**Figure 4.13-1
Conceptual MRIC Open Space Plan**



Given this expanded potential employee use of project amenities, the parks and recreation facilities are evaluated similar to residential subdivision requirements. Therefore, the following City of Davis adopted service ratios have been used in this analysis to assess whether the MRIC will meet City standards for parks and other green space amenities.

- *Parkland*: dedication of five (5) acres of parkland per one thousand (1,000) population.
- *Greenways/open space*: 10 percent of the total project area must be dedicated to greenways/open space.
- *Agricultural buffers (urban transition)*: dedication of a 150-foot wide Urban Agricultural Transitional Area (UATA) on the eastern and northern property boundaries.

The following analysis examines project consistency with the standards identified above, assuming number of employees as a proxy for population.

- *Parklands*: 29.4 acres (5,882 employees x 0.005 acres/person).
- *Greenways/open space*: 21.2 acres (10 percent of 212 acres; not combined with parklands, but can be combined with interior 50 feet of agricultural buffer).
- *Agricultural buffer*: Approximately 20.1 acres (eastern and northern property lines x 150 feet). One-third of that total, 6.7 acres, can ‘overlap’ with use as part of the greenways/open space total above.

Therefore, the proposed MRIC is expected to dedicate a total of 64 acres of appropriate parklands and facilities. The proposed MRIC includes approximately 64.6 acres, as per the project applicant’s project description, or a total of 30 percent of the project site. Of that, 43 acres are defined as green space along the property edge, to provide a variety of uses, and the remaining 21.6 acres are internal plazas, courtyards and landscaped areas. The following totals and types of green space are proposed in the MRIC:

- *Parklands*: Up to 21.6 acres are proposed; 29.4 acres expected. An additional 7.8 acres of parkland acreage is expected, which may be provided within the project perimeter green spaces already proposed.
- *Greenways/open space*: 21.2 acres expected, which are partially combined with the agricultural buffer.
- *Agricultural buffer*: Approximately 20.12 acres agricultural buffer are proposed.

Mace Triangle

The Ikedas parcel and other agricultural parcels of the Mace Triangle would be designated General Commercial to allow for the continuation or expansion of the existing agricultural retail (Ikedas market) and/or for the development of up to 71,056 sf of new commercial uses. The General Commercial land use designation is intended to provide locations in several sectors of the City for a broad range of commercial service uses, such as automotive sales and repair, building materials, contractors’ offices, nurseries, and similar

uses. Unlike the type of campus-like environment envisioned for the MRIC, the broad range of General Commercial uses, which may be built on the undeveloped portions of the Mace Triangle in the future, are not anticipated to generate an impact on local parks and recreation facilities as a result of use by Mace Triangle employees.

Compliance with Existing Law

The City of Davis has adopted citywide development impact fees, which include Parks Impact Fees. Therefore, in compliance with existing law, prior to issuance of any building permits for any phase of development, the project applicant shall pay the City's Park Impact Fees.

Conclusion

The MRIC includes sufficient park and greenbelt acreage per the methodology applied to the project; however, the parkland category does not currently have sufficient acreage allotted. With implementation of the following mitigation measure, the MRIC would include sufficient parkland acreage, resulting in a *less-than-significant* impact. The Mace Triangle would not be expected to result in an impact on local parks and recreation facilities, thus requiring the provision of park amenities, due to the broad range of General Commercial uses that could be built on the Triangle, most of which would not be expected to generate a greater demand for parks.

Mitigation Measure(s)

MRIC

4.13-4 *In conjunction with submittal of the first Final Planned Development Guidelines, or Tentative Map, whichever occurs first, the applicant for the MRIC shall submit a design level Greenspace Exhibit illustrating how the proposed project would meet the following requirements:*

- **Parklands:** 29.4 acres
- **Greenways/open space:** 21.2 acres
- **Agricultural buffer:** 20.1 acres (one-third of that total, or 6.7 acres, can be applied to the greenways/open space total above)

The parkland and greenspace shall be open to/available for public use in the same manner and standards as other City parks and greenspace (whether privately or publicly owned). The Greenspace exhibit shall be reviewed by the Department of Community Development and Sustainability and the Parks and Community Services Department. The final Greenspace Exhibit shall be incorporated into the Final Planned Development Guidelines.

Mace Triangle – none

4.13-5 Result in substantial adverse physical impacts associated with the provisions 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.

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

- Adult Detention (Jail);
- Agricultural Commissioner;
- Aid to Victims of Crime & Violence;
- AIDS Education, Prevention & Testing;
- Animal Regulation;
- Assessor;
- Auditor-Controller;
- Child Abductions;
- Communicable Disease Control;
- Cooperative Extension;
- Coroner/Medical Examiner;
- District Attorney (Prosecution);
- Domestic Violence;
- Elections;
- Emergency Children's Shelters;
- Environmental Health;
- Environmental Protection;
- Programs;
- Epidemiology;
- Flood Control;
- Forensic Labs;
- Hazardous Waste Collection;
- Homeless Shelters;
- Immunizations;
- Indigent Burials;
- Juvenile Detention;
- Juvenile Justice Programs;
- Landfill/Recycling;
- Law Library;
- Livestock Inspector;
- Local Agency Formation Commission;
- Probation (Juvenile and Adult);
- Public Administrator;
- Public Defender;

- Public Guardian-Conservator;
- Recorder/Vital Statistics;
- Regional Parks;
- Treasurer/Tax Collector;
- Weights and Measures; and
- Veterans Services.

Compliance with Existing Law

The City of Davis has adopted citywide development impact fees, which include Roadways and General Facilities Impact Fees. In compliance with existing law, prior to issuance of any building permits for any phase of development, the project applicant shall pay the City's Roadways and General Facilities Impact Fees. In addition, in accordance with LAFCo law, the City of Davis would be required to negotiate a tax sharing agreement with the County of Yolo to ensure that the proposed project incorporation would result in a similar exchange of both revenue and responsibility for service delivery among the county and the City.

Conclusion

The countywide services listed above would not be expected to be significantly impacted with the development of the proposed project because, prior to annexation of the project site to the City of Davis, a tax sharing agreement will be negotiated with the County. 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.

4.13-6 Conflict, or create an inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects related to public services and recreation. Based on the analysis below, the impact is *less than significant*.

Table 4.13-2 lists the City of Davis General Plan policies related to public services and recreation applicable to the proposed project and includes a discussion of the proposed project's compliance with the policies. As demonstrated in Table 4.13-2, the proposed project is generally consistent with the relevant policies of the City of Davis General Plan. Accordingly, the proposed project would not conflict, or create an inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigation environmental effects related to public service and recreation, and the impact would be *less than significant*.

Mitigation Measure(s)

None required.

Table 4.13-2		
Applicable Public Services and Recreation Plan, Policy, or Regulation Consistency Discussion		
	Plan, Policy, or Regulation	Project Consistency
Chapter 18, Police and Fire Chapter of the Davis General Plan		
Policy POLFIRE 1.1	Recruit and maintain a staff of high-quality police officers and firefighters.	This project would have no effect on the City’s ability to recruit or maintain 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 percent of the time. Response time includes alarm processing, turnout time, and travel time.	As discussed in Impact 4.13-1, Station 33 could adequately serve the MRIC and Mace Triangle given that Station 33 is located only approximately 0.5-mile south of the project site, on Mace Boulevard. See Cumulative Impact 5-19 for a discussion of the project’s impact, in combination with related impacts from cumulative development, and the requirement for the project to pay a fair share towards cumulative mitigation.
Chapter 9, Parks, Recreation and Open Space Chapter of the Davis General Plan		
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.	The proposed project site is located adjacent to existing agricultural operations and would maintain a 150-foot agricultural buffer. The project would convert agricultural land on the project site to non-agricultural uses. The site project is proposed to include 21 acres of perimeter open space.
Policy POS 1.4	Make all parks, greenbelts, open space areas and recreation facilities attractive, safe and easy to maintain.	<u>MRIC</u>
	Standard POS 1.4.a Park design and planning should incorporate short- and long-distance views as appropriate.	Much of the MRIC’s greenspace is located on the periphery of the project site, where long-term views would be available.
	Standard POS 1.4.b Wherever possible, new parks should include natural habitat and other “unimproved” areas.	Mitigation Measure 4.4-12, in the Biological Resources section, requires the greenspace buffer to be habitat friendly.
	Standard POS 1.4.f The park system should include multi-functional spaces and facilities to provide for cultural	The 5.1-acre recreational park known as “the Oval” would include an amphitheater, which could provide a location for cultural events.

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Table 4.13-2	
Applicable Public Services and Recreation Plan, Policy, or Regulation Consistency Discussion	
Plan, Policy, or Regulation	Project Consistency
<p style="text-align: center;">events.</p> <p>Standard POS 1.4.g New parks should be designed and located to minimize noise and activity conflicts with residential areas.</p>	<p>The proposed Oval park could serve as a location for periodic concerts that may be scheduled by innovation center businesses who would like to host events. At such time, a Sound (Noise) Permit would be required. Should the Permit be approved by the Police Department, the noise event would be subject to the noise requirements and other limitations in order to ensure interior noise levels at nearby receptors are below acceptable levels.</p> <p><u>Mace Triangle</u></p> <p>No parks are assumed as a part of the Mace Triangle development for reasons discussed in Impact 4.13-4, above.</p>
<p>Policy POS 3.2 Develop a system of greenbelts and access ways in new non-residential development areas.</p>	<p>A total of 21.2 acres of the MRIC would be dedicated for greenbelt, which constitutes 10 percent of the site.</p>
<p>Policy POS 3.3 Implement specific projects to augment the existing greenbelt/open space system.</p>	<p>See Policy POS 3.2 consistency discussion.</p>
<p>Policy POS 4.2 Construct new parks and recreation facilities.</p> <p>Standard POS 4.2.a The equitable location of school sites, greenbelts, bike paths and open spaces throughout the community shall be considered in prioritizing construction of new parks.</p> <p>Standard POS 4.2.b All new shopping centers, research, business or industrial parks, and apartment complexes should include open areas to serve</p>	<p>See Policy POS 3.2 consistency discussion. Various research/office/R&D and ancillary retail uses will be centered around the proposed 5.1-acre Oval park.</p>

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Table 4.13-2	
Applicable Public Services and Recreation Plan, Policy, or Regulation Consistency Discussion	
Plan, Policy, or Regulation	Project Consistency
<p style="text-align: right;">as mini/pocket-parks that may include picnic tables, shade and recreation amenities.</p> <p>Standard POS 4.2.c Each new neighborhood park should be located near the center of the neighborhood that it will serve.</p>	
<p>Policy POS 5.1 Protect and retain wildlife habitat, agricultural land, and open space when planning and maintaining City park lands.</p> <p>Standard POS 5.1a Existing natural habitat and other “unimproved” areas should be protected and preserved within parks, in keeping with the master plan approved for each park.</p> <p>Standard POS 5.1b An agricultural buffer should be provided between publicly-accessible parks/open spaces bordering agricultural lands.</p>	<p>Mitigation Measure 4.4-12, in Biological Resources section, requires the greenspace buffer to be habitat friendly.</p>
<p>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.</p>	<p>See Policy POS 3.2 consistency discussion.</p>