

## 4.13 PUBLIC SERVICES AND RECREATION

This section evaluates potential effects of the project to public services, including fire and emergency services, police protection, schools, libraries, and recreational facilities.

### 4.13.1 Environmental Setting

#### FIRE PROTECTION AND EMERGENCY SERVICES

The City of Davis Fire Department (Davis FD) provides emergency response and fire prevention services to the City of Davis and aid to three fire protection districts (East Davis County District, Springlake, and No Man’s Land). The City and these three districts are divided into seven emergency first-response areas. These areas provide a clearly defined territory for dispatching the nearest fire and emergency medical services (EMS) personnel and equipment to an emergency. Davis FD also has an automatic aid agreement with the University of California at Davis (UC 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.

Davis FD responds to all incidents including medical emergencies, fires, hazardous materials and conditions, technical rescues, and public assistance. The prevention services provided by the department include: fire and life safety inspections; plan review services; fire safety and prevention public education; fire investigations; and a youth fire diversion program. Davis FD has a staff of 45, including 37 firefighters and captains. Davis FD has three engines, one rescue, one squad, two grass/wildland units, one water tender, two reserve engines, and two antique fire apparatus (Davis FD 2014).

Calls for service have increased from approximately 3,600 calls in fiscal year 2004/2005 to 4,800 calls in fiscal year 2013/2014 (Table 4.13-1). Fires account for 3.6 percent of all calls, while calls for emergency medical service account for 62 percent. This is similar to what is reported for fire agencies throughout California (3.5 and 62 percent, respectively).

**Table 4.13-1 Davis Fire Department Calls for Service (2004 to 2014)**

Year	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Total FD Calls for Service	3,595	3,835	3,990	4,269	4,078	4,138	4,002	4,282	4,511	4,812

Source: Davis FD 2014:4

As noted above, the City of Davis and UC Davis entered into a shared fire management agreement in January 2014. The agreement recognizes potential efficiencies, integration of operations, and cost savings that could be generated by combining the leadership of the two agencies into one. The two departments now share a fire chief, two deputy chiefs and three division chiefs (Davis FD 2014).

The fire departments have the following four fire stations:

- ▲ Station 31 – Fire Department Headquarters: 530 5th Street. The station with the highest call volume; over 50% of the calls occurring in the City are responded to by the staff at this station. The Fire Department business office is also housed at this station.
- ▲ Station 32 – West Davis Station: 1350 Arlington Blvd. The response area for this station includes the west and north sections of Davis and the Springlake Fire Protection District which is outside of City limits.

- ▲ Station 33 – South Davis Station: 425 Mace Blvd. The response area for this station is the east and south sections of Davis, including I-80 and the Causeway. Station personnel are also responsible for responding to the East Davis County Fire Protection District (which includes El Macero) and the No Man’s Land Fire Protection District which is south of Davis.
- ▲ Station 34 – UC Davis Fire Station: 625 Kleiber Hall Drive. Placed into service in 2007, Engine 34 is the first-out Engine Company at station 34. It is dispatched to all emergency calls in the district. Engine 34 is staffed by a minimum of three personnel 24 hours a day, 7 days a week. The station also houses apparatus, including Truck 34 (ladder truck), Hazmat 34 (hazardous materials unit), EMA 364 (an emergency medical unit which also responds to statewide calls for assistance from California Governor’s Office of Emergency Services), and Engine 234 (a reserve fire engine). UC Davis FD presently employs 23 full-time personnel, 15 Student Resident Firefighters, and three part time student administrative support staff associated with Station 34 (UC Davis FD 2015).

The UC Davis FD response goal is that the first-unit arrives at scene in 7 minutes or less from time of receipt of call (total response time), 90% of the time (UC Davis FD 2012). In 2013, it was recommended that the City amend the City of Davis Fire Department’s service standard to implement the NFPA 1710 standard which includes: call processing time of 60 seconds; a personnel turnout time of 60 seconds for medical, and 1 minute 20 seconds for fires; and a travel time of 4 minutes (240 seconds). The City Council approved a 1-year implementation of this 6 minute 20 second response time standard for fire calls.

## POLICE PROTECTION

The City of Davis Police Department (Davis PD) is located at 2600 5th Street, Davis and employs 61 sworn officers, 37 civilian support professionals, one canine, and over 60 volunteers (Davis PD 2014 Annual Report). Davis PD provides professional law enforcement, order maintenance, and crime prevention planning and coordination services. There are four divisions in the department; administration, patrol, investigations, and records & communications.

The civilian employees provide essential services such finance, executive support, records, dispatch, property & evidence, crime analysis, crime prevention programs, youth intervention and diversion services, code compliance, graffiti abatement, parking enforcement, vehicle maintenance, and volunteer services. Civilian volunteers and cadets provide services such as code compliance, graffiti abatement, vehicle and bicycle abatement, parking enforcement, vacation house checks, downtown host services, and they assist patrol with events such as Picnic Day, Davis Neighbors’ Night Out, and the annual holiday parade and tree lighting.

The police department handles a combined average (5-year – 2010-2014) of 4,754 calls for service and officer-initiated activity calls per month (Davis PD 2014 annual report). These include calls related to criminal investigations, traffic collisions and suspicious circumstances, domestic violence cases, driving under the influence of alcohol, alarms at residential and commercial buildings, medical aid calls and calls to assist other allied agencies such as the UC Davis Police Department.

Table 4.13-2 includes historic data on calls for service from 2010 to 2014. The data show a decrease in calls from a peak in 2011 even though the population in both the City of Davis and UC Davis has increased during the same timeframe.

UC Davis also maintains a police department which includes about 50 officers which patrol the campus and UC Davis Health System. They enforce applicable local, state, and federal laws; arrest violators; investigate and suppress crime; investigate traffic and bicycle accidents; and provide a full range of police-related services, including immediate response to all medical and fire emergencies. The communication center operates 24 hours a day, 365 days a year and can receive calls from Telecommunication Device for the Deaf (TDD) machines (UC Davis 2014). UC Davis Police work closely with Davis PD and has a written agreement with Davis PD to provide mutual aid.

**Table 4.13-2 Police Department Calls for Service (2009 to 2013)**

Year	2010	2011	2012	2013	2014
Total PD Calls for Service	57,540	60,930	58,002	57,417	51,358
Total Fire Calls for Service	4,092	4,640	5,289	5,763	5,745
Total Police Reports (excluding Traffic Collisions)	5,407	4,791	4,905	4,764	4,729
Traffic Collision Reports	309	294	237	258	254
Total (Non parking) Citations	4,901	7,217	6,000	5,505	5,352
Cases (including collisions)	5,403	4,497	4,668	5,052	4,983

Source: Davis PD 2014 Annual Report, page 35

## SCHOOLS

### Davis Joint Unified School District

The Davis Joint Unified School District (DJUSD) provides Kindergarten through grade 12 education for the City of Davis. The service area of DJUSD covers and includes nine elementary schools, four junior high schools, two high schools, and six alternative schools. Students living in the project area would be in the catchment areas for Montgomery Elementary School, Harper Junior High School, and Davis Senior High School (DJUSD 2015). The school enrollment for these, and other nearby schools is found in Table 4.13-3.

**Table 4.13-3 School Enrollment**

Year	2009/10	2010/11	2011/12	2012/13	2013/14
Birch Lane ES (K-6)	592	594	610	598	606
North Davis ES (K-6)	566	565	596	602	560
Montgomery ES (K-6)	455	407	407	402	418
Harper JHS (7-9)	720	736	729	659	625
Holmes JHS (7-9)	740	722	732	723	732
RW Emerson JH (7-9)	465	430	405	404	448
Davis Senior HS (10-12)	1,666	1,703	1,718	1,747	1,704

Source: ED-Data 2015

The District's policy for desired school size is:

- ▲ Elementary, 600 enrollment and 12 net acres site;
- ▲ Junior high, 800 enrollment and 22 net acres site ; and
- ▲ High school, 2,000 enrollment and 50 net acres site (Davis 2007).

Student yield averages for a new single-family residential unit are 0.418 for elementary, 0.150 for junior high, and 0.130 for high school. Student yield averages for a new multi-family residential unit are 0.208 for elementary; 0.102 for junior high, and 0.034 for high school (DJUSD 2008).

## LIBRARY SERVICES

Yolo County Library serves the communities of West Sacramento, Clarksburg, Esparto, Knights Landing, Winters, Yolo, and Davis with seven branch libraries. Library services in the City of Davis are provided at two

locations: the Davis Branch Library (Mary L. Stephens Davis Library), and the South Davis Montgomery Satellite Library, located at 315 E. 14th St. and 1441 Danbury Street, respectively. 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 City of Davis maintains more than 475 acres of parkland including 36 parks and recreation facilities, as well as extensive greenbelt and open space areas. Parks are generally categorized into four distinct park types by the Parks and Community Services department: (1) community parks, (2) neighborhood parks, (3) mini parks, and (4) other parks. Community parks should be a minimum of 15 net acres and are designed to meet the needs of the entire Davis community. Neighborhood parks should be a minimum of five net acres, are designed primarily to meet the needs of the neighborhood, and should be located within 3/8 mile of all dwelling units. Mini parks are less than five acres and are designed to provide recreation and aesthetic benefit in areas of high population density or commercial areas. Other parks are designed in response to specific needs or desires for specialized facilities or landscapes. Existing open space resources consist of neighborhood greenbelts, drainage ponds and channels in the City, and various open spaces on the UC Davis campus.

The project site borders both the City of Davis and UC Davis. The following is a summary of major existing park facilities and open space features located within a mile of the project site in either the City of Davis or on the UC Davis campus. These features are shown on Figure 4.13-1.

### City of Davis Facilities

- ▲ Civic Center Park: This 10.1-acre park is located at 23 Russell Boulevard (approximately 0.5 mile from the project site) and includes a lighted baseball field and barbeque grills, and hosts the annual Davis Turkey Trot.
- ▲ Central Park: This nearly two block park (5.8 acres) is located between B and C Streets and 3rd and 5th Streets (approximately 0.3 mile from the project site) and functions as Davis' major, centrally-located recreation and community gathering amenity. It includes many unique features such as the US Bicycling Hall of Fame (located at the southwest corner), the Hattie Weber Museum, public restrooms, and a bi-weekly Farmer's Market. The park also contains a human-powered carousel, playground equipment, garden area, and amphitheater.
- ▲ Playfields Park: This 16-acre park is located at 2500 Research Park Drive (approximately 0.75 mile from the project site) and includes three baseball/softball fields, an all-weather soccer field, a sand volleyball court, batting cages, basketball courts, playground equipment, and a concession stand.
- ▲ Toad Hollow Dog Park. This 2.5 acre park is located at 1919 2nd Street (approximately 0.5 mile from the project site) and includes fully fenced areas for small and large dogs to play off-leash.

### University of California at Davis Facilities

- ▲ Arboretum: The Arboretum is an approximately 100-acre open space area that runs along the original Putah Creek channel through the campus and project site and provides recreation, semi-natural habitat, storm drainage for the campus, and carbon sequestration and air purification (based on its size and extensive tree habitat) for the campus and surrounding Davis community. The area includes an array of different programming and uses, including a living museum, an outdoor classroom, public garden with over 2,400 species of trees and plants, and several lakes. The various paths of the Arboretum make a walking and running loop that is about 3.5 miles long. Approximately 0.2 mile of the loop is located within the project site.



Figure 4.13-1

Existing Open Space and Parks



- ▲ Quads, Sports Fields, and Open Areas: The campus has several formal outdoor spaces that are near the Nishi Gateway site. These include Vanderhoef Quad, the Main Quad, East Field and the Intramural Field adjacent to A Street. These areas are heavily used by University students, employees and the general public.
- ▲ Solano Park Community Gardens: This community garden is coordinated by student staff and residents of Solano Park Housing (on campus) to make garden plots available to rent for a small annual fee and time commitment.

## 4.13.2 Regulatory Setting

### FEDERAL

There are no federal plans or policies addressing public services that pertain to the project.

### 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 Occupational Safety and Health Administration

In accordance with California Code of Regulations, Title 8 Sections 1270 "Fire Prevention" and 6773 "Fire Protection and Fire Equipment," the California Occupational Safety and Health Administration has established minimum standards for fire suppression and emergency medical services. The standards include guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance and use of all firefighting and emergency medical equipment.

#### California Code of Regulations

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

#### Leroy F. Greene School Facilities Act of 1998

This bill, commonly known as "SB 50," was passed in 1998 and placed limitations on cities and counties with respect to mitigation requirements for school facilities. SB 50 permits school districts to levy fees, based on justification studies, for the purposes of funding construction of school facilities, subject to established limits. The limits were set in 2000, can be adjusted annually for inflation, and can be leveled based on the square footage of residential (up to \$1.93 per square foot [sf] in 2000) and commercial-industrial square footage (up to \$0.31/sf in 2000).

## Quimby Act

The Quimby Act (California Government Code Section 66477) preserves open space and parkland in urbanizing areas of the state by authorizing local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two. The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is 3 acres or more per 1,000 persons, then the community may require dedication based on a standard of 5 acres per 1,000 persons residing in the subdivision. If the existing amount of parkland in a community is less than 3 acres per 1,000 persons, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan recreation element if it is to adopt a parkland dedication/fee ordinance.

The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4.

## LOCAL

### City of Davis General Plan

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

- ▲ **Policy LU A.5** Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly-developing residential land be designated for use as open space primarily for neighborhood greenbelts.
- ▲ **Policy LU 1.7** Plan for the timing and costs of infrastructure when developing new areas. The planning process shall include working with public transit providers and the Davis Joint Unified School District.

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

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

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

- ▲ **Policy POLFIRE 3.1** Provide adequate infrastructure to fight fires in Davis.
- ▲ **Policy POLFIRE 3.2** Ensure that all new development includes adequate provision for fire safety.

**Goal TRANS 4.** Davis will strengthen its status as a premier bicycling community in the nation by continuing to encourage bicycling as a healthy, affordable, efficient, and low-impact mode of transportation accessible to riders of all abilities, and by continuously improving the bicycling infrastructure.

- ▲ **Policy TRANS 4.2.** Develop a continuous trails and bikeway network for both recreation and transportation that serves the Core, neighborhoods, neighborhood shopping centers, employment centers, schools and other institutions; minimize conflicts between pedestrians, bicyclists, equestrians, and automobiles; and minimize impacts on wildlife. Greenbelts and separated bike paths on arterials should serve as the backbone of much of this network.

- ▲ **Policy TRANS 4.7.** Develop a system of trails around the edge of the City and within the City for recreational use and to allow pedestrians and bicyclists to reach open space and natural areas.

**Goal WATER 3.** Design stormwater drainage and detention facilities to maximize recreational, habitat and aesthetic benefits.

- ▲ **Policy WATER 3.1** Coordinate and integrate development of storm ponds and channels City-wide, to maximize recreational, habitat and aesthetic benefits.

**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 1.2** Provide informal areas for people of all ages to interact with natural landscapes, and preserve open space between urban and agricultural uses to provide a physical and visual edge to the City.
- ▲ **Policy POS 1.4** Make all parks, greenbelts, open space areas and recreation facilities attractive, safe and easy to maintain.

**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.

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

- ▲ **Policy POS 4.1** Preserve existing parks, greenbelts, and open space areas.
- ▲ **Policy POS 4.2** Construct new parks and recreation facilities.

**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 6.2** 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 HAB 1.** Identify, protect, restore, enhance and create natural habitats. Protect and improve biodiversity consistent with the natural biodiversity of the region.

- ▲ **Policy HAB 1.1** Protect existing natural habitat areas, including designated Natural Habitat Areas.

### **City of Davis Parks and Recreation Facilities Master Plan**

The City of Davis 1998 Parks and Recreation Facilities Master Plan was updated in 2012. The plan provides “an overall framework to guide the provision of parks, recreation and related quality of life services in the community” (Davis 2012). The 2012 Parks and Recreation Facilities Master Plan Update includes a 10 year plan and funding strategy that prioritizes parks and recreation related capital projects that are needed to maintain existing amenities, respond to community requests for enhanced opportunities, and provide for expanded facilities to accommodate projected population growth in support of the General Plan’s goals.



### 4.13.3 Impacts and Mitigation Measures

#### SIGNIFICANCE CRITERIA

Based on Appendix G of the State CEQA Guidelines, the project would result in a potentially significant impact on public services and recreation if it would:

- ▲ result in substantial adverse physical impacts associated with the provision 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 to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:
  - fire protection,
  - police protection,
  - schools,
  - parks, and
  - other public facilities (e.g. libraries);
- ▲ 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.

#### METHODS AND ASSUMPTIONS

##### Components of the Nishi Sustainability Implementation Plan That Could Affect Project Impacts

The following goals and objectives from the Nishi Sustainability Plans are applicable to the evaluation of public services impacts:

**Goal 5:** Create synergy with other project design goals and existing community sustainability initiatives.

- ▲ **Objective 5.2:** Ensure appropriately sited and programmed open spaces and parks, in order to meet the recreational needs of new residents and workers while maximizing habitat connectivity, public health, active transportation connectivity, and stormwater management.
- ▲ **Objective 5.3:** Provide access to local agriculture, including on-site agriculture in the form of community gardens, rooftop gardens, vertical aeroponic farming, and other options.

##### Impact Analysis Methodology

As noted in Chapter 3, “Project Description,” this EIR evaluates development of the Nishi site at a project level and potential redevelopment that may occur within West Olive Drive as a result of rezoning/redesignation at a programmatic level.

Evaluation of potential impacts to public services are based on a personal communication with the City’s police department and a review of studies pertaining to the project site and/or public services, including annual reports and strategic plans from fire and police departments, an audit of the City’s fire department (Davis FD 2012), the City’s Parks and Recreation Facilities Master Plan Update (Davis 2012), the Davis General Plan (Davis 2007), a water system analysis (Brown and Caldwell 2015), a variety of reports from the school district, and a report from the U.S. Fire Administration (2006). In determining the level of significance,

this analysis assumes that the project would comply with relevant state and local ordinances and regulations, as well as the General Plan policies presented above.

## ISSUES NOT EVALUATED FURTHER

No issues related to public services have been eliminated from further discussion in this EIR.

## PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

### Impact 4.13-1: Impact on fire facilities.

---

#### *Nishi Site*

The project site is within a four-minute travel time of both Station 31 and Station 34, which is consistent with the City's target response time established in the General Plan. Service can be provided at the same level as is provided to the rest of the service area without the need for additional facilities or equipment. Payment of the applicable impact fees by the project applicant would ensure that project impacts to fire services are **less than significant**.

---

Up to 650 multi-family residential units would be constructed on 9.8 acres, including approximately 210 for-sale multi-family building units on 3.6 acres, and 440 rental units with up to 1,500 beds on 6.2 acres. Based on the proposed bed count within the rental units and assuming a 2.0 persons-per-household factor for each for-sale residential unit, the on-site residential population is estimated to be 1,920 people.

The City of Davis and UC Davis fire departments provide 37 and 23 full-time firefighters, respectively. The current service ratio for the joint departments is 0.91 firefighters (uniformed personnel) per 1,000 people (60 firefighters/65,656 people). The project would result in an estimated population of 1,920, which would reduce the service ratio to 0.89 firefighters per 1,000 people. However, while staff recommended a service standard for the fire department of one firefighter per 1,000 people, the City has not yet adopted a set service standard (Davis FD 2012).

General Plan Policy POLFIRE 1.2 states that the Davis FD's response time goal is to reach all areas of the City within a five-minute emergency response time, 90 percent of the time (with a 3 minute and 10 second travel time objective). However, in 2013, the response time goal was increased for 1 year to 6 minutes, 20 seconds, 90 percent of the time (with a 4-minute travel time objective). From 2009 to 2012, the City of Davis Fire Department was able to meet its 5-minute response time goal approximately 42 percent of the time (rather than 90 percent) (Davis FD 2012). UC Davis Fire Department's response goal is that the first-unit arrives at scene in 7 minutes or less from time of receipt of call, 90 percent of the time.

The joint fire departments currently operate four fire stations, of which the two closest to the project site are the UC Davis Station/Station 34 (located about a mile northwest of the project site) and Fire Department Headquarters/Station 31 (within a mile directly north of the project site). Based on response time maps, the project site is located within a 4-minute drive time of both Station 31 and Station 34 (Davis FD 2012), which is consistent with the temporary response time objective, but not the response time goal found in the General Plan. Service to the project site can be provided at the same level as is provided to the rest of the service area without the need for additional facilities or equipment and thus, the additional land uses at the Nishi site is not anticipated to require additional fire services.

As discussed in Section 4.15, "Utilities," the project would need fire flow of at least 2,000 gallons per minute which was found to be sufficient by the City's fire marshal (Brown and Caldwell 2015). The development can be served by the existing 12-inch diameter water line in Richards Boulevard from the downtown area with no limitations, including adequate fire flow (Brown and Caldwell 2015).

It should be noted that the City collects impact fees from new development for purposes of maintaining adequate public facilities, including fire protection facilities, within the City. 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. As the project applicant would be required to pay these fees for development of the Nishi site, the funds collected would ensure that adequate fire facilities, including updates to older equipment, are maintained and provide for the Davis FD.

*The project would increase demand for fire protection and emergency medical services. However, no additional facilities would be needed to serve the project site and this would be a **less-than-significant** impact.*

### **Mitigation Measures**

No mitigation measures are required.

---

#### ***West Olive Drive***

Redevelopment of the West Olive Drive portion of the project site would not include uses that would increase demand for fire protection and emergency medical services. This would be a **less-than-significant** impact.

The 10.8-acre West Olive Drive is currently designated as Commercial Service and zoned for Commercial Service and Parks/Recreation uses. The project includes redesignation of West Olive Drive to Neighborhood Mixed Use and rezoning to the City zoning designation of Planned Development (P-D). Approximately 55,000 net new sf of commercial uses may be developed within West Olive Drive through redevelopment (demolition of some existing buildings, reconstruction and expansion) and may include office, commercial service, and small-scale neighborhood-serving uses. However, Davis FD currently provides similar fire protection service to West Olive Drive and potential redevelopment with similar uses would not be anticipated to increase demand for fire protection, such that additional fire protection facilities or personnel would be necessary. Therefore, potential redevelopment pursuant to the rezoning and redesignation of West Olive Drive would not substantially impact fire protection and emergency medical services.

*The proposed General Plan Amendment and zoning change associated with redevelopment of West Olive Drive would not include uses that would substantially increase demand for fire protection and emergency medical services. This would be a **less-than-significant** impact.*

### **Mitigation Measures**

No mitigation measures are required.

#### **Impact 4.13-2: Impacts on police facilities.**

---

#### ***Nishi Site***

There is no adopted City staffing ratio requiring a prescribed number of police officers per the City's population, and the Davis PD anticipates that the Nishi site would be able to be served by existing facilities. Payment of the applicable impact fees by the project applicant would ensure that project impacts to police services are **less than significant**.

The current service ratio for the Davis PD is 0.92 officers per 1,000 residents (61 sworn officers/66,656 residents). The proposed land uses within the Nishi site would result in the addition of up to 650 new residential units and approximately 1,920 residents which would reduce the service ratio to 0.89 officers per 1,000 residents; this increment's impacts would be minimal. Further, there is no adopted City staffing ratio (Pytel 2015). 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. The Davis PD anticipates that the Nishi site would be adequately served by existing facilities (Pytel 2015).

In addition, 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.

*The Nishi site is anticipated to be adequately served by existing facilities and not necessitate the construction of additional facilities. As a result, this would be a **less-than-significant** impact.*

### **Mitigation Measures**

No mitigation measures are required.

---

### ***West Olive Drive***

The potential redevelopment of West Olive Drive would not include uses such as permanent residences or places where large numbers of people congregate which would increase demand for police services. Further, West Olive Drive is already served by the Davis Police Department and continued service to West Olive Drive would not require the construction of new police facilities. This would be a **less-than-significant** impact.

As discussed under the West Olive Drive portion of Impact 4.13-1, the West Olive Drive portion of the project site is currently developed with commercial uses. However, Davis PD currently provides similar police protection service to West Olive Drive and potential redevelopment with similar uses would not be anticipated to increase demand for police protection, such that additional police protection facilities or personnel would be necessary. Therefore, potential redevelopment pursuant to the rezoning and redesignation of West Olive Drive would not substantially increase demands on existing police services.

*The potential redevelopment of West Olive Drive would not increase the potential need for police services such that additional police facilities would be necessary. Impacts would be **less than significant**.*

### **Mitigation Measures**

No mitigation measures are required.

## **Impact 4.13-3: Impacts on schools.**

---

### ***Nishi Site***

Development of the Nishi site would increase potential elementary and high school students within DJUSD. 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. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from special assessments or special taxes (if any), property taxes, sales taxes, and other revenues generated by the project, would ensure that project impacts to school services are **less than significant**.

The project would result in the addition of up to 650 new residential units and approximately 1,920 residents, based on the most recent residential unit counts proposed by the project. The increase in population would result in the introduction of additional students to the Davis Joint Unified School District. Table 4.13-4 presents the estimated increase in student enrollment as a result of the project.

**Table 4.13-4 Student Generation**

Housing Type	# Units	K-6		7-8		9-12		Total	
		Rate	Enrollment	Rate	Enrollment	Rate	Enrollment	Rate	Enrollment
Multifamily	650	0.208	136	.102	67	.034	23	0.344	226

Source: DJUSD 2008

Students living in the project area would be in the catchment areas for Montgomery Elementary School, Harper Junior High School, and Davis Senior High School (DJUSD 2015). For the 2013/14 school year, these schools had an enrollment of 418, 625, and 1,704, respectively. The District’s policy for desired school size is 600 elementary, 800 junior high, and 2,000 high school. As shown in Table 4.13-5, all of these schools have remaining capacity, sufficient for the estimated number of students that would be generated by the project. Additionally, and pursuant to SB 50, the applicant would be required to pay school impact fees, which provide funds for school facilities construction, improvements, and expansion.

**Table 4.13-5 School Enrollment Estimate**

School	Current Enrollment	Project Contribution	Total
Montgomery Elementary School	418	136	554
Harper Junior High School	625	67	692
Davis Senior High School	1,704	23	1,727

Source: DJUSD 2015

*The proposed development of the Nishi site would develop up to 650 residential units which would result in an estimated 226 new students within DJUSD. The public schools that serve the project site currently have sufficient capacity to accommodate the anticipated additional students. In addition, compliance with the requirements of SB 50 (school impact fees) would ensure that this would be a **less-than-significant** impact.*

**Mitigation Measures**

No mitigation measures are required.

***West Olive Drive***

The development of West Olive Drive would not include permanent residences that would generate an increase in student enrollment. There would be **no impact** to school facilities.

As discussed under the West Olive Drive portion of Impact 4.13-1, the West Olive Drive portion of the project site is currently developed with commercial uses. Redesignation of the area to mixed-use would not develop permanent residences that would generate an increase in student enrollment. Therefore, potential redevelopment pursuant to the rezoning and redesignation of West Olive Drive would not result in an impact to school facilities.

*The development of West Olive Drive would not include uses that would increase student enrollment. There would be **no impact***

**Mitigation Measures**

No mitigation measures are required.

## Impact 4.13-4: Impacts on parks and recreation facilities.

### *Nishi Site*

Development of the Nishi site would be required to provide 9.6 acres of parkland and 0.98 acres of open space to comply with the General Plan dedication standard and Quimby Act requirements. The project would include 19.2 acres of public parks and open space. Additionally, a 4.0-acre stormwater detention area would provide additional open space on-site. Therefore, this impact would be **less than significant**.

Proposed green space within the Nishi site would include 19.2 acres of public parks, greenbelts, and open space. Of this acreage, 11.1 acres would serve as public parks with an additional 3.3 acres of open space associated with the Putah Creek channel and 4.8 acres of additional open space spread throughout the Nishi site. The 4.0-acre detention basin is not anticipated to include public access or recreational uses but could serve as a buffer or habitat area adjacent to the proposed multi-use trail. The overall public green space within the Nishi site, including the detention basin, would represent approximately 49% of the Nishi site. Further, 3.9 acres of private open space would be provided at the proposed residential structures.

The City of Davis General Plan establishes a park dedication standard of five acres of parkland per 1,000 residents. In addition, at least 10 percent of the residential land must be designated for use as open space primarily for neighborhood greenbelts. The project includes 650 residential units on 9.8 acres, which is projected to increase the population by an estimated 1,658, based on 2.55 persons per household in the City of Davis in 2010. For the purposes of most of the analysis in this EIR, the higher number of 1,920 residents has been used, which is considered a more conservative estimate. However, for the purposes of collecting fees to mitigate for increased park demands (Quimby Act), California Government Code Section 66477 requires the City to use the average household size as found in the latest federal census. Therefore, for the purposes of calculating park mitigation fees, the 2010 Census figure of 2.55 persons per household is applied to the project.

Table 4.13-6 shows the amount of space required by City standards and the acreage provided in the plan. Pursuant to City standards, the project should provide 9.6 acres of parkland and 0.98 acres of greenbelt/open space or 10.58 acres of aggregate parks and open space to comply with the General Plan dedication standard. The project includes 19.2 acres of parkland, greenways, and natural open space, which exceeds the dedication standard. For the purposes of this calculation, the stormwater detention area and private open space, which represent 7.9 acres combined, have been excluded.

**Table 4.13-6 Parkland/Greenbelt Calculation**

Type	Standard	Project Residents / Residential Acres	Minimum acres Required	Proposed Parkland/Open Space Acreage
Parkland	5.0 acres/1,000 residents	1,920 residents	9.6	19.2, including 9.8 acres of public parks and 3.3 acres of the Putah Creek channel greenbelt.
Greenbelt	10% of residential acres	9.8 acres	0.98	

Source: City of Davis 2007

The City General Plan also establishes park proximity standards for residential uses. The General Plan states that all residential dwellings should have a community park within 1.5 miles and a neighborhood park within 0.38 of a mile. The closest community park, Central Park, is located less than a half-mile from the project site. While there is not a neighborhood park located within 0.38 of a mile of the project site, the project includes acreage for parkland which would meet the neighborhood parks requirement. Therefore the project would be consistent with the General Plan park proximity standards.

Additionally, the project would include a roadway extension from the Nishi site to Old Davis Road that would remove a portion of the existing community garden space located within UC Davis. However, based on preliminary site plans, the majority of the community garden would be retained/restored upon completion of the roadway extension and additional garden space would be provided within the Nishi site. As a result, the project would not result in the loss of a unique recreational opportunity as a result of development of the Nishi site.

*Because the project would provide sufficient parklands to meet the park requirements, the project is not anticipated to generate the need for additional parks within the City. This impact would be **less than significant**.*

### **Mitigation Measures**

No mitigation measures are required.

### ***West Olive Drive***

The development of West Olive Drive would not include permanent residences that would increase the need for park facilities. There would be **no impact**.

As discussed under the West Olive Drive portion of Impact 4.13-1, the West Olive Drive portion of the project site is currently developed with commercial uses. Redesignation/rezoning of this area would not result in potential redevelopment with permanent residences that would generate an increased need for park facilities. Therefore, potential redevelopment pursuant to the rezoning and redesignation of West Olive Drive would not result in an impact to park facilities.

*The development of West Olive Drive would not include uses that would increase the need for park facilities. There would be **no impact**.*

### **Mitigation Measures**

No mitigation measures are required.

## **Impact 4.13-5: Impacts on other public facilities.**

### ***Nishi Site***

Development of the Nishi site, as proposed, would increase demand for other public facilities within the City of Davis, such as libraries. To address the need for new and maintenance of existing public facilities, the City collects impact fees from new development to offset potential impacts related to the development. As the project would contribute appropriate fees consistent with this requirement, this would be a **less-than-significant** impact.

The project would result in an estimated population of 1,920, which is a small portion of Davis's 2014 population of 66,802. Because this is less than 3 percent of the existing population, this potential growth is not anticipated to place a substantial strain on the City's libraries and other public facilities. In addition, there are no City standards related to libraries and other community facilities. Nonetheless, the City and Yolo County have adopted Citywide development impact fees. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fees are commensurate with the service and/or facility needs. Payment of the applicable impact fees by the project applicant as required by the City, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the project, would ensure that result in substantial adverse effects on public facilities.

*Although the project may incrementally increase demand for other public facilities, there are no adopted standards related to service ratios for libraries and other community facilities. Further, the applicant would*

be required to pay impact fees towards other public facilities thereby ensuring that the project would not necessitate the construction/provision of additional public facilities. This would be a **less-than-significant** impact.

### Mitigation Measures

No mitigation measures are required.

#### *West Olive Drive*

The development of West Olive Drive would not include permanent residences that would increase the need for libraries and other community facilities. There would be **no impact**.

As discussed under the West Olive Drive portion of Impact 4.13-1, West Olive Drive is currently developed with commercial uses. Redesignation and rezoning of this area to mixed-use would not involve an increase in on-site residences that may generate an increased need for libraries and other community facilities. Therefore, potential redevelopment pursuant to the rezoning and redesignation of West Olive Drive would not result in an impact to park facilities.

*The development of West Olive Drive would not include uses that would increase the need for other public facilities. There would be **no impact**.*

### Mitigation Measures

No mitigation measures are required.

## **Impact 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 resources.**

#### *Nishi Site*

Implementation of the project within the Nishi site would be consistent with the policies of the City of Davis General Plan related to public services. This would be a **less-than-significant** impact.

The City of Davis General Plan includes policies to protect environmental resources. The features of the proposed development of the Nishi site are consistent with the policies of the City of Davis General Plan as shown in Table 4.13-7.

*Development of the Nishi site as part of the project would not conflict with any local policies or ordinances pertaining to public services. Impacts would be **less than significant**.*

### Mitigation Measures

No mitigation measures are required.

#### *West Olive Drive*

Redevelopment that could occur as a result of the redesignation/rezoning of parcels located in West Olive Drive would be consistent with the policies of the City of Davis General Plan related to public services. This would be a **less-than-significant** impact.

Similar to what was discussed above, potential redevelopment of West Olive Drive would not create conflicts or result in inconsistencies with the policies of the City General Plan.



*Potential redevelopment associated with the proposed General Plan Amendment and zoning change of West Olive Drive would not conflict with any regulations established related to public services. Impacts would be **less than significant**.*

**Table 4.13-7 City of Davis General Plan Policy Consistency**

Policy	Project Consistency
<b>Policy LU A.5</b> Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly-developing residential land be designated for use as open space primarily for neighborhood greenbelts.	As described in Impact 4.13-4, Table 4.13-6, the Nishi project must provide at least 0.98 acres of greenbelt. The project provides 9.5 acres, which exceeds the dedication standard. As such, the project is consistent with this policy.
<b>Policy LU 1.7</b> Plan for the timing and costs of infrastructure when developing new areas. The planning process shall include working with public transit providers and the Davis Joint Unified School District.	As described in Impact 4.13-3, the project would pay impact fees to ensure that schools are not adversely affected. In addition, the planning team has been talking to Unitrans about providing transit service through the Nishi site/West Olive Drive properties.
<b>Policy POLFIRE 1.2:</b> 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.	The project is required to pay impact fees to contribute to the City's emergency police and fire service needs. As described in Impacts 4.13-1 and 4.13-2, the fire and police departments could serve the project consistent with service to the rest of the City. The project is consistent with this policy.
<b>Policy POLFIRE 3.1</b> Provide adequate infrastructure to fight fires in Davis.	As described in Impact 4.13-1, adequate fire flow would be provided on-site, consistent with this policy.
<b>Policy POLFIRE 3.2</b> Ensure that all new development includes adequate provision for fire safety.	The project would be required to comply with all fire safety regulations and requirements, consistent with this policy.
<b>Policy TRANS 4.2.</b> Develop a continuous trails and bikeway network for both recreation and transportation that serves the Core, neighborhoods, neighborhood shopping centers, employment centers, schools and other institutions; minimize conflicts between pedestrians, bicyclists, equestrians, and automobiles; and minimize impacts on wildlife. Greenbelts and separated bike paths on arterials should serve as the backbone of much of this network.	The project includes a bike/pedestrian loop that connects with the Putah Creek bike trail and would link the project to Old Davis Road and provide an additional connection to UC Davis, consistent with this policy.
<b>Policy TRANS 4.7.</b> Develop a system of trails around the edge of the City and within the City for recreational use and to allow pedestrians and bicyclists to reach open space and natural areas.	See above discussion regarding Policy TRANS 4.2.
<b>Policy WATER 3.1</b> Coordinate and integrate development of storm ponds and channels City-wide, to maximize recreational, habitat and aesthetic benefits.	The proposed project includes a trail that would circle the detention basin at the southern end of the site.
<b>Policy POS 1.2</b> 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 project would preserve, maintain, and improve open space related to the Putah Creek channel. Further, the Nishi site, while agricultural in nature, represents isolated agricultural land that is immediately adjacent to urban development. Thus, implementation of the project is not inconsistent with this policy.
<b>Policy POS 1.4</b> Make all parks, greenbelts, open space areas and recreation facilities attractive, safe and easy to maintain.	The project would involve the creation of an aesthetically pleasing park system that would be available and accessible to Davis residents and UC Davis students, consistent with this policy.
<b>Policy POS 3.1</b> Require creation of neighborhood greenbelts by project developers in all residential projects, in accordance with Policy LU A.5.	See discussion above under Policy LU A.5.
<b>Policy POS 3.2</b> Develop a system of greenbelts and accessways in new non-residential development areas.	The project includes greenbelts and a multi-use trail that would be accessible to the proposed non-residential development on-site, consistent with this policy.

**Table 4.13-7 City of Davis General Plan Policy Consistency**

Policy	Project Consistency
<b>Policy POS 4.1</b> Preserve existing parks, greenbelts, and open space areas.	The project would preserve, maintain, and improve open space related to the Putah Creek channel, consistent with this policy.
<b>Policy POS 4.2</b> Construct new parks and recreation facilities.	The project includes 19.2 acres of public parkland, greenways, and natural open space, including 11.1 acres of public parks and 3.3 acres of the Putah Creek Parkway greenbelt, which exceeds the dedication standard. The project is consistent with this policy.
<b>Policy POS 6.2</b> 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).	<p>Per Policy POS 6.2, the City of Davis Parks and Recreation Facilities Master Plan requires that developers shall dedicate either land and/or pay an in lieu fee equivalent to 5 acres of parkland for every 1,000 people that result from residential development.</p> <p>As discussed in Impact 4.13-4, The project would require 9.6 acres of parkland and 0.98 acres of greenbelt/open space to comply with the General Plan dedication standard. The project includes 19.2 acres of parkland, greenways, and natural open space, including 11.1 acres of public parks and 3.3 acres of the Putah Creek Parkway greenbelt, which exceeds the dedication standard. As such, the project is consistent with this policy.</p>
<b>Policy HAB 1.1</b> Protect existing natural habitat areas, including designated Natural Habitat Areas.	The project is designed to protect existing natural habitat areas, such as Putah Creek and much of the existing trees. There is a heritage oak tree in the north-central portion of the site. This is surrounded by open space to ensure it may continue growing without being disturbed by development. There is no development planned within the Putah Creek corridor, minus some improvements to the creek crossing.