

4.5 PUBLIC SERVICES AND UTILITIES

4.5.1 INTRODUCTION

Pursuant to CEQA Guidelines Section 15162, the Public Services and Utilities chapter of the Subsequent Environmental Impact Report (SEIR) assesses whether the proposed project would result in a new significant impact not previously identified in the Wildhorse Ranch Project EIR (2009 EIR) or a substantial increase in the severity of a significant impact previously identified in the 2009 EIR. The City of Davis has prepared the SEIR to analyze new potential or substantially more severe adverse effects that could occur as a result of the changes from the former Wildhorse Ranch Project to the currently proposed project. For further details related to the proposed project, refer to Chapter 3, Project Description, of this SEIR.

This chapter describes the existing setting and identifies potential new demands resulting from the proposed project on public services and utilities, including fire protection and law enforcement services, schools, parks, and recreation facilities, as well as water, sanitary sewer, electric power, natural gas, telecommunication, and solid waste disposal services. The chapter evaluates the sufficiency of water supplies to meet the project's water demand and assesses the adequacy of wastewater infrastructure required to serve the project. Pursuant to Section XV of CEQA Guidelines Appendix G, potential impacts to public services are identified if the proposed project would require the development of new facilities or expansion of existing facilities, the construction of which could have adverse physical effects on the environment. Information contained in the analysis is primarily based on a Water Study prepared for the project by Cunningham Engineering (see Appendix F of this SEIR)¹ and a Sewer Study prepared for the project by Cunningham Engineering (see Appendix G of this SEIR),² as well as a Water Supply Assessment (WSA) prepared for the City of Davis by Brown and Caldwell.³ Further information was drawn from a Wastewater Treatment Plant Capacity Technical Memorandum (WWTP Capacity Memorandum)⁴ and a Wastewater Collection System Technical Memorandum (Wastewater Collection Memorandum)⁵ prepared by West Yost, as well as the City of Davis General Plan,⁶ the City's General Plan EIR,⁷ and the 2009 EIR.

Impacts related to groundwater, storm drainage facilities, and recreation are addressed in Chapter 4.7, Other Effects, of this SEIR.

¹ Cunningham Engineering. *Water Study*. Revised April 30, 2024.

² Cunningham Engineering. *Sewer Study*. Revised April 19, 2024.

³ Brown and Caldwell. *Water Supply Assessment for City of Davis: Village Farms Davis, Shriners, Palomino Place, and DiSC 2022*. April 3, 2024.

⁴ West Yost. *Technical Memorandum: Davis WWTP Capacity Impacts of Proposed Village Farms Development*. April 23, 2024.

⁵ West Yost. *Technical Memorandum: Collection System Impacts of Proposed Village Farms Development*. April 23, 2024.

⁶ City of Davis. *City of Davis General Plan*. Adopted May 2001, Amended January 2007.

⁷ City of Davis. *Final Program EIR for the City of Davis General Plan Update and Final Project EIR for Establishment of a New Junior High School*. Certified May 2001.



4.5.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing public services in the City of Davis, including fire protection and law enforcement services, schools, and parks, as well as existing utilities and service systems in the project area, including water supply, wastewater conveyance and treatment, solid waste, and gas, electric, and telecommunications infrastructure.

Fire Protection Services

The project site is currently located within the jurisdiction of the Davis Fire Department (DFD). According to the City, the DFD serves a 133-square-mile area and a population of 68,986 people, on a total annual budget of nearly \$11.5 million.⁸ The DFD provides pre-hospital emergency medical services; minimizes loss from fires, hazardous materials incidents, natural disasters, and other emergencies; manages the City's emergency service resources; and coordinates citywide plans for large scale disasters and emergency incidents.

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 the foregoing areas. The land covered by the City of Davis and the three foregoing fire protection districts are divided into seven emergency first-response areas. The first-response areas provide clearly defined territories for dispatching the nearest fire and emergency medical service (EMS) personnel and equipment to an emergency. In addition, the DFD has an automatic aid agreement with University of California, 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 throughout California.

The DFD currently operates three fire stations within the City of Davis, including Station 31, located at 530 Fifth Street; Station 32, located at 1350 Arlington Boulevard; and Station 33, located at 425 Mace Boulevard. Station 33, located approximately 1.4 miles southeast of the project site, is the closest fire station to the project site. The response area for Station 33 is the eastern and southern portions of the City, including Interstate 80 (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 south of the City.⁹

The DFD maintains a staff of 36 shift personnel (nine captains and 27 firefighters), one fire chief, two administrative staff, three division chiefs, and one fire marshal, for a total of 43 employees. Shift personnel are divided into three 24-hour-a-day shifts. The DFD equipment consists of three engines, one rescue unit, one squad unit, two grass/wildland units, one water tender, two reserve engines, three command vehicles, and two fire prevention staff vehicles, as well as two antique fire apparatus units. The DFD does not currently have a ladder truck. For all incidents in the City requiring the response of a ladder truck, Truck 34 from the UC Davis Fire Department is dispatched to assist.

Currently, the required response time standard for the DFD is six minutes for more than 90 percent of all incidents, consistent with the National Fire Protection Association (NFPA) 1710

⁸ City of Davis. *About DFD*. Available at: <https://www.cityofdavis.org/city-hall/fire-department/about-dfd>. Accessed April 2024.

⁹ City of Davis. *Stations*. Available at: <https://www.cityofdavis.org/city-hall/fire-department/about-dfd/stations>. Accessed May 2024.



response time standard.¹⁰ NFPA 1710 Section 4.1.2.1 establishes the following performance objectives: 240 seconds (four minutes) or less travel time for the arrival of the first engine company at a fire suppression incident; and 360 seconds (six minutes) or less travel time for the arrival of the second company with a minimum staffing of four personnel at a fire suppression incident.^{11,12} The six-minute response time accounts for a one-minute dispatch processing time, a one-minute turnout time, and a four-minute driving response time. The project site is currently located outside of the four-minute drive time zone (see Figure 4.5-1).

The DFD primarily obtains funds from several revenue sources through the City's General Fund, which is funded from revenues generated by local sales and property taxes, motor vehicle-in-lieu fees, the municipal service tax, business license tax, and by revenues generated from permits and fees.¹³ The City's General Fund contributes toward the DFD facilities, apparatus, and equipment necessary to maintain adequate service levels. The fiscal year 2021-2022 General Fund expenditures for the DFD were \$14.7 million.

Police Protection Services

The Davis Police Department (DPD) is located at 2600 Fifth Street, approximately 0.84-mile south of the project site. The DPD provides services to approximately 66,000 City residents. Of the 95 full-time employees, 61 are sworn officers and 34 are civilian support positions.¹⁴ The DPD staff is supplemented by over 60 volunteers. 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 and Communications Division:** The Records and 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 largest division in the DPD is the Patrol Division, which is comprised of five patrol teams and the Traffic Unit. According to the City, the Patrol Division is staffed with two lieutenants, six sergeants, five corporals, and 31 officers. Sworn officers perform law enforcement tasks, as well as administration and supervision, and civilian personnel are involved in administration, support services, supervision, dispatch, parking enforcement, and community service duties.

¹⁰ Sandholdt, Patrick, Fire Marshal, Davis Fire Department. Personal communication [email] with Nick Pappani, Vice President, Raney Planning and Management, Inc. April 10, 2024.

¹¹ Sandholdt, Patrick, Fire Marshal, City of Davis Fire Department. Personal Communication [email] with Nick Pappani, Vice President, Raney Planning and Management, Inc. March 12, 2024.

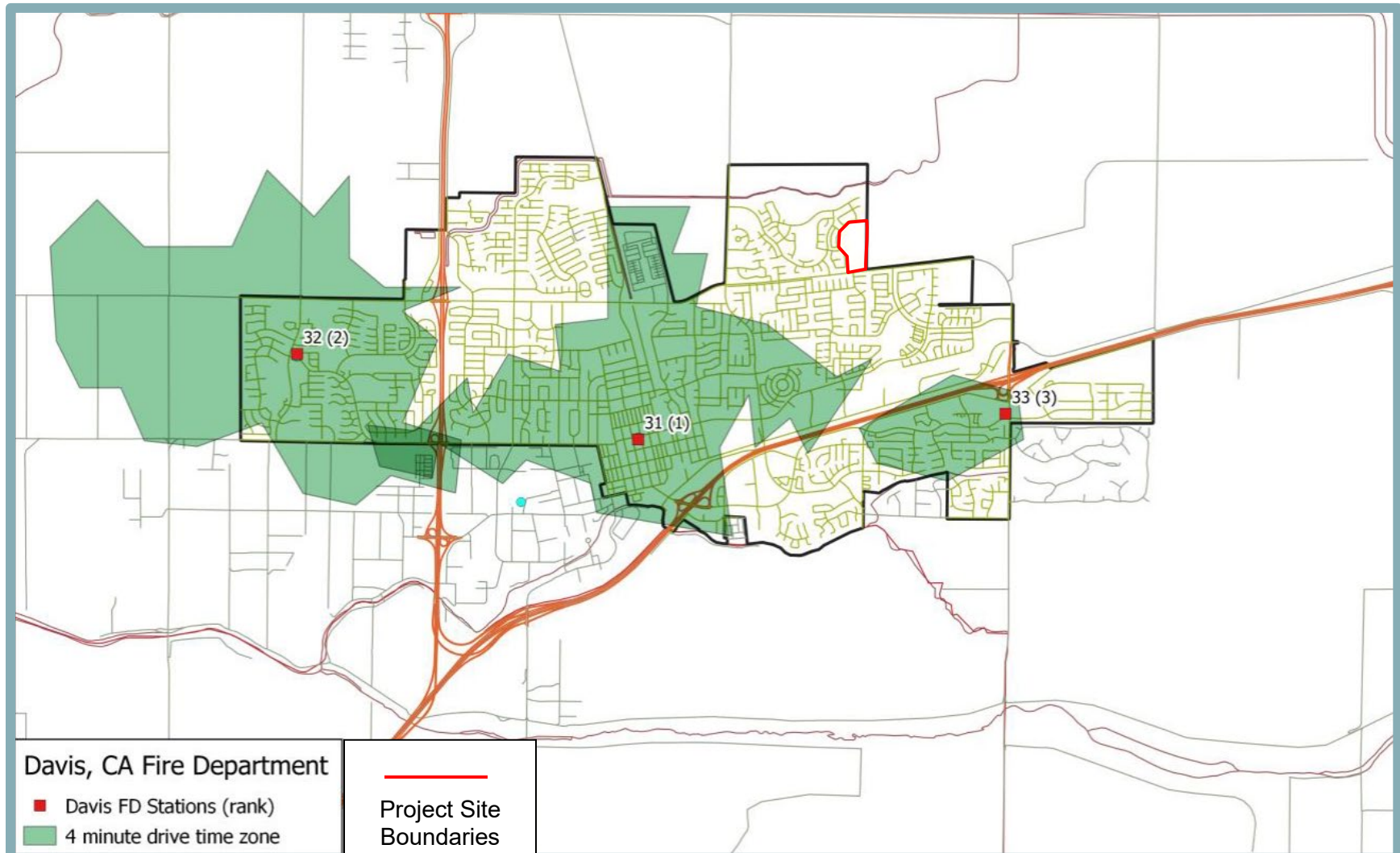
¹² Sandholdt, Patrick, Fire Marshal, Davis Fire Department. Personal communication [email] with Nick Pappani, Vice President, Raney Planning and Management, Inc. April 10, 2024.

¹³ City of Davis. *Budget in Brief: FY 2021-2022 Adopted Budget*. 2021.

¹⁴ City of Davis. *Administration*. Available at: <https://www.cityofdavis.org/city-hall/police-department/administration>. Accessed April 2024.



**Figure 4.5-1
DFD Drive Time Zone**



Source: Davis Fire Department, 2024.



UC Davis also maintains an on-campus police department that has a mutual aid agreement with the City for major incidents. Similar to the DFD, the DPD primarily obtains funds through the City’s General Fund. The collected funds contribute to DPD facilities, apparatus, and equipment determined necessary by the City for the DPD to meet applicable response time and staffing level standards. The fiscal year 2021-2022 General Fund expenditures for the DPD were \$21.8 million.¹⁵

Schools

The project site is located within the boundaries of the Davis Joint Unified School District (DJUSD), which consists of nine elementary schools, four junior high schools, three high schools, a K-12 school, an adult and community education program, and a preschool center. According to the California Department of Education’s enrollment data, the DJUSD served a total of 8,361 students during the 2023-24 academic year, including 4,149 elementary school students, 1,680 junior high students, 2,521 high school students, and 11 students in nonpublic and nonsectarian schools.¹⁶ The project site is located within District 2, which is provided elementary school service by Birch Lane Elementary School, located 0.66-mile to the west of the site, and Oliver Wendell Holmes Junior High, located approximately 1.3 miles southwest of the site. Davis Senior High School is located approximately two miles west of the project site. Table 4.5-1 shows the enrollment total of schools within the DJUSD for the 2023-24 academic year.

School Facility	2022-23 Enrollment
Birch Lane Elementary	564
Cesar Chavez Elementary	492
Da Vinci Charter Academy	582
Davis School for Independent Study	145
Davis Senior High	1,789
Fairfield Elementary	45
Frances Ellen Watkins Harper Junior High	552
Fred T. Korematsu Elementary at Mace Ranch	522
King (Martin Luther) High (Continuation)	50
Marguerite Montgomery Elementary	451
Nonpublic, Nonsectarian Schools	11
North Davis Elementary	575
Oliver Wendell Holmes Junior High	621
Patwin Elementary	399
Pioneer Elementary	568
Ralph Waldo Emerson Junior High	488
Robert E. Willett Elementary	507

Source: California Department of Education, May 2024.

With respect to school capacity, the DJUSD maintains an Inter-District Transfer (IDT) agreement with surrounding school districts. The IDT program allows parents and/or legal

¹⁵ City of Davis. *City Budget & Financial Reporting*. Available at: <https://www.cityofdavis.org/city-hall/finance/city-budget>. Accessed April 2024.

¹⁶ California Department of Education. *DataQuest*. Available at: <https://dq.cde.ca.gov/dataquest/>. Accessed May 2024.



guardians to enroll their student at a DJUSD school even if the school is located outside of the district in which the student resides. If a student's parent or legal guardian works more than 10 hours a week in the City of Davis, the student meets the Resident by Employment standard established by California Education Code Section 48204. Resident by Employment students cannot be denied admittance into the DJUSD if space is available to accommodate them, and the students' IDT qualification cannot be revoked in the future once the students are admitted.

The number of IDT students increased over the past five years, in contrast to DJUSD's declining enrollment. According to the DJUSD, enrollment has declined by nearly 300 students since the 2017-18 school year. In addition, the number of DJUSD non-resident students in 2023 was 1,046. Of the total non-resident students, 90 were legally required to be accepted by reason of employment. Based on the declining enrollment rate overall and the consistent acceptance of IDT students, the DJUSD currently has the capacity to accept new students.

The DJUSD Facilities Master Plan outlines the district's long-range educational program goals and facility improvements.¹⁷ The Facilities Master Plan includes a facility needs assessment for each school to assess the existing conditions, identify needs, and estimate project costs. Projected improvements to schools within the district include modernizing classrooms, improving physical education facilities, enhancing exterior environments, including learning courts, quads, gardens, and amphitheaters, and improving technological infrastructure. In accordance with Proposition 1A/Senate Bill (SB) 50, which is discussed further below in the Regulatory Context section, the DJUSD assesses developer fees on new construction. The current fees are \$2.97 per square foot (sf) for new residential construction and additions and \$0.47 per sf for new commercial and industrial development.

In addition, on November 2, 2023 the DJUSD Board of Trustees voted to place a parcel tax renewal measure known as Measure N on the March 5, 2024, ballot.¹⁸ The measure was approved by voters, which renewed an existing parcel tax at \$768 per year that is anticipated to total approximately \$11.7 million per year. The tax gathered under Measure N will continue to act as a source of funding for DJUSD schools.

Parks and Recreation Facilities

The City's Parks and Community Services Department maintains over 485 acres of parks and greenbelts across 37 neighborhood and community parks, which consist of various amenities, including 65 play areas; 12 large, reservable picnic areas, as well as many smaller picnic areas; 33 tennis courts; and other recreational amenities, such as horseshoe pits, disc golf, basketball courts, and exercise courses (see Figure 4.5-2).

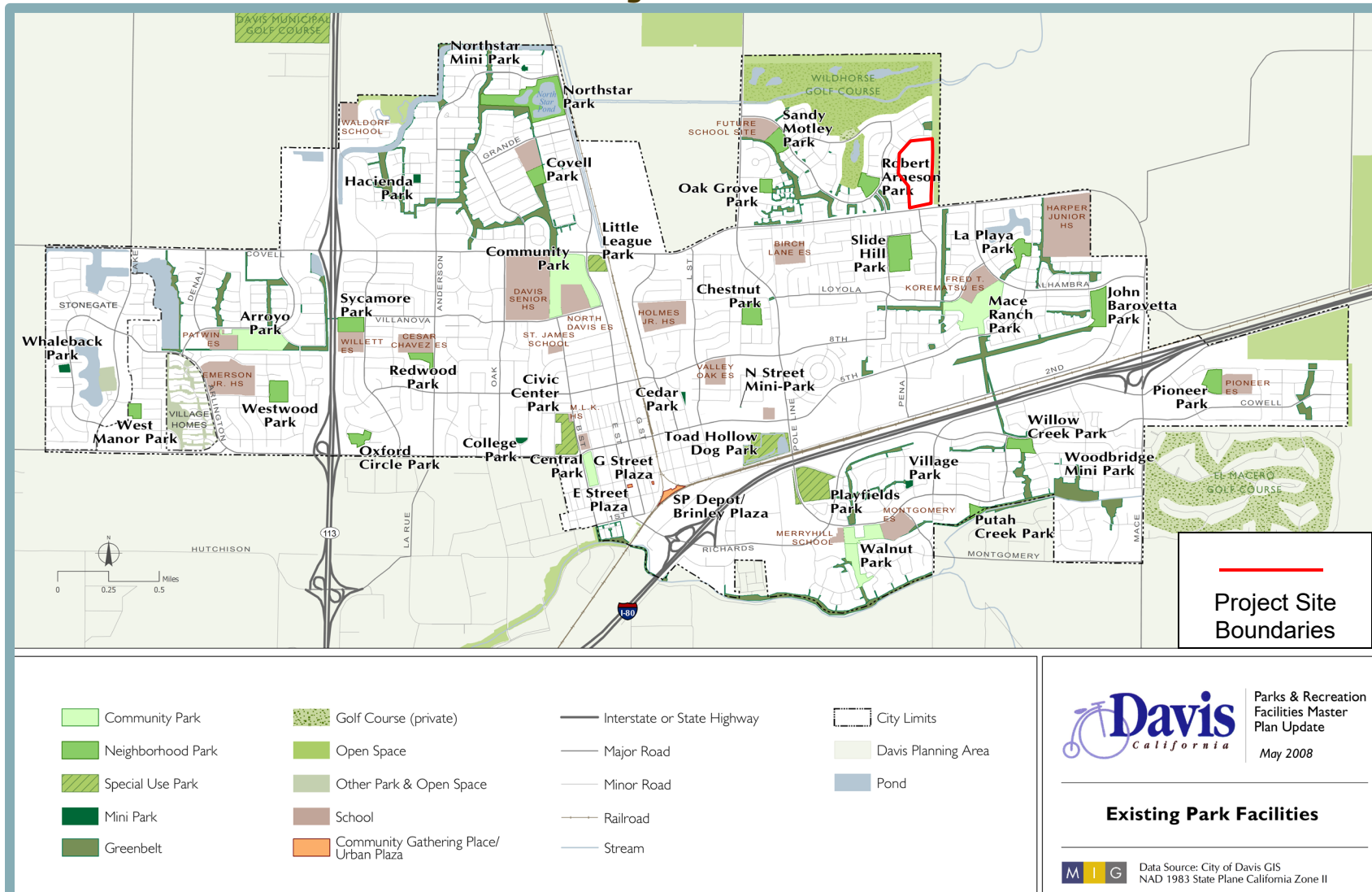
Pursuant to Table 14 of the City's General Plan, the City maintains a standard of five acres of parkland per 1,000 residents within the City limits. In addition, according to the City's Parks and Recreation Facilities Master Plan Update, the City requires community parks to be located within 1.5 miles of all residential units.

¹⁷ Davis Joint Unified School District. *Facilities Master Plan*. Available at: <https://www.djUSD.net/cms/one.aspx?portalId=117173&pageId=3165267>. Accessed June 2024.

¹⁸ Davis Joint Unified School District. *Measure N – Parcel Tax Renewal 2024*. Available at: https://www.djUSD.net/about/parcel_tax. Accessed April 2024.



**Figure 4.5-2
 Existing Park Facilities**



Source: City of Davis, Parks and Recreation Facilities Master Plan Update, May 2008.



The City further requires neighborhood parks to be located within three-eighths of a mile of all residential units,¹⁹ and recommends that 10 percent of new residential development be dedicated to greenbelt areas.

The nearest existing parks to the proposed project are Duchamp Park to the north, Robert Arneson Park to the west, and Nugget Fields further to the west. In addition, the Wildhorse Agricultural Buffer abuts the eastern site boundary and extends north to the Wildhorse Golf Course. The City's parks are funded through development impact fees and various City funds, including the parkland dedication fees consistent with Section 36.08.040 of the City's Municipal Code, particularly subsections (e) and (g).

Other Public Facilities

The Yolo County Library maintains eight library branches, an archive and historic collections center, and is actively planning a new Davis branch library known as the Walnut Park Library approximately 1.6 miles south of the project site at 2700 Lillard Drive. The existing Davis branch library, the Mary L. Stephens Davis Library, is located at 315 East 14th Street, approximately 1.76 miles west of the project site. The library features six study rooms and offers free Wi-Fi access and computer use to the public. In addition, the South Davis Montgomery Library is located approximately 1.58 miles south of the project site at 1441 Danbury Street within the Marguerite Montgomery Elementary School and is open to the public during public library hours.

The Yolo County Library funds libraries through the County's property tax. Pursuant to Yolo County Chapter 14, the County's Facilities Authorization and Fee is imposed on new residential projects and commercial improvements within the County. Revenues generated from the fee are used for countywide library programs and operations.

Water Supply

The City provides water service to all residential, commercial, industrial, and irrigation customers within the City limits. Water is also provided by the City for open space and fire protection uses. As shown in Figure 4.5-3, which includes the City's current service area as well as additional service areas associated with future proposed development projects, the City's water system serves customers within the City of Davis, the El Macero and Willowbank County Service Areas (CSAs), and the Davis Creek Mobile Home Park. An additional CSA known as North Davis Meadows (NDM) is located north of the City within the City's water service area, but is pending connections to the City's water system. The system is supplied surface water from the Woodland-Davis Clean Water Agency (WDCWA) Regional Water Treatment Facility (RWTF) and groundwater from local wells. A portion of the WDCWA surface water is delivered to UC Davis through the surface water transmission main owned and maintained by the City prior to delivery to UC Davis' transmission main.

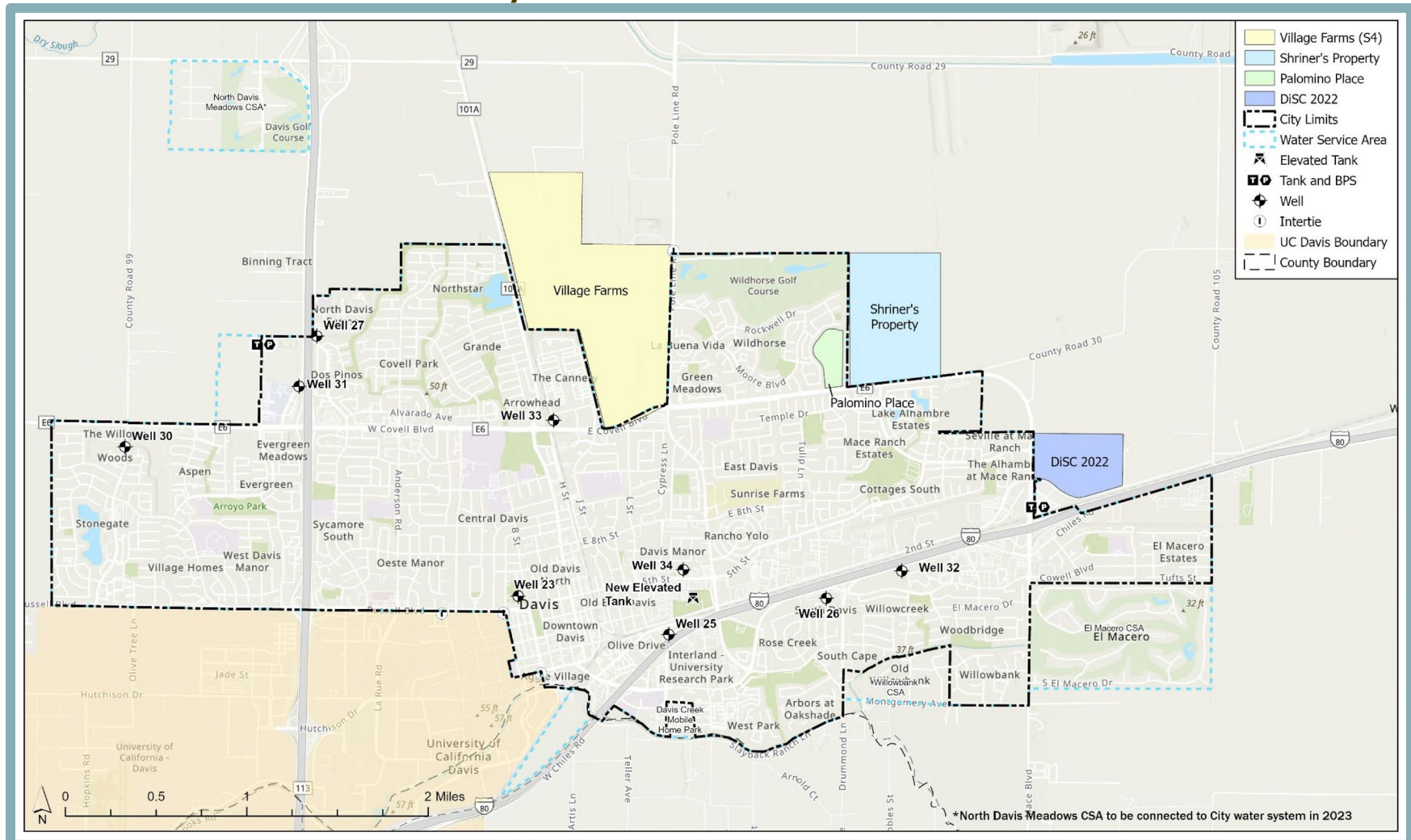
Surface Water

The City of Davis began participating in the WDCWA in 2016, after certification of the 2009 EIR. The WDCWA was created in 2009 to convey water from the Sacramento River, transmit the water for treatment to the RWTF, and deliver wholesale treated surface water to the cities of Davis and Woodland, and to UC Davis for use in their respective service areas.

¹⁹ City of Davis. *Parks and Recreation Facilities Master Plan Update*. Adopted 2012.



**Figure 4.5-3
 City of Davis Water Service Area**



Source: Brown and Caldwell, April 2024.



According to the WSA, the WDCWA has two separate surface water rights: 45,000 acre-feet per year (AFY) under Permit 20281 from the State Water Resources Control Board (SWRCB), and up to 10,000 AFY from a supplemental water right purchased from the Conaway Preservation Group (CPG). Both surface water rights have conditions that can limit WDCWA’s ability to divert water. Permit 20281 is subject to the SWRCB’s Term 91, which requires permittees to cease diverting water when the State Water Project and the Central Valley Project are releasing stored water to meet water quality and flow requirements in the Sacramento-San Joaquin Delta.

The CPG water right is subject to limitation based on Lake Shasta water levels. The City is entitled to deliveries of 10.2 million gallons per day (mgd) from the WDCWA in a normal year, totaling approximately 11,420 AFY. Table 4.5-2 summarizes the projected wholesale surface water supplies for a normal year, a single dry year, and multiple dry years. The City does not anticipate any agreement changes with the WDCWA.

Year Type	2025	2030	2035	2040	2045
Normal Year	10,520	10,520	10,520	10,520	10,520
Single Dry Year	2,460	2,460	2,460	2,460	2,460
Multiple Dry Years	2,460	2,460	2,460	2,460	2,460

Source: Brown and Caldwell, April 2024.

Groundwater

The City pumps groundwater from the Yolo Subbasin, which is a portion of the larger Sacramento Valley Groundwater Basin. According to the WSA, the Department of Water Resources (DWR) does not consider the basin to be in overdraft. Municipal water users of the Yolo Subbasin include the cities of Davis, Woodland, and Winters; UC Davis; various community services districts and areas within Yolo County; Reclamation Districts 150, 307, and 999; and the Yolo County Flood Control and Water Conservation District (YCFCWCD). Areas outside of the cities and community service districts are predominantly agricultural. Most agricultural areas to the north of the City of Davis use groundwater, while other agricultural users within Yolo County are able to use surface water from the Sacramento River, Colusa Basin Drain, Putah Creek, Cache Creek, Yolo Bypass, Tule Canal, Willow Slough, and the Tehama-Colusa Canal.

The aquifer system under the Yolo Subbasin includes the upper Tehama Formation and is generally divided into three zones: shallow, intermediate, and deep. The City’s major groundwater production zones for water supply are the intermediate and deep aquifer zones. The distinction is based on water chemistry, though both zones are geologically part of the larger Tehama Formation. The intermediate aquifer begins at a depth of approximately 200 feet and the deep aquifer at 700 feet below ground surface. Groundwater in the deep aquifer is more desirable for residential uses, while groundwater from the intermediate aquifer is more suited for irrigation water uses. Overall, high-quality water exists in the portion of the aquifer from which public community water systems draw.

According to the WSA, the projected sustainable yield of the Yolo Subbasin is 346,000 AFY. In addition, according to the Davis 2020 Urban Water Management Plan (UWMP), the



groundwater storage capacity of the Yolo Subbasin between the depths of 20 to 420 feet is approximately 6.5 million AFY.²⁰ Seasonal variations show the shallowest depth to water levels occurs in the spring (March/April) with greatest depths in summer (July/August), when groundwater levels are at their lowest. The City tracks groundwater levels in the intermediate and deep wells, which generally decline during dry conditions due to continued reliance on groundwater for agricultural and municipal demands. However, groundwater levels substantially recover during wet years. Over the years, the depth to water was greatest from 2013 to 2015 and from 2021 to 2022 during the recent droughts. Groundwater levels rebounded after 2015 with the start of conjunctive use programs that coordinate the use of both surface water and groundwater, and were consistent from 2018 to 2020. Similarly, groundwater levels have since rebounded again after notable wet seasons in 2021 through 2023.

The Yolo Subbasin is subject to the 2014 Sustainable Groundwater Management Act (SGMA), which became effective January 31, 2015. The SGMA applies to the 127 high and medium priority groundwater basins designated by DWR Bulletin 118, which account for approximately 96 percent of groundwater use in California. The Yolo subbasin is designated as a high priority subbasin under the SGMA. The SGMA requires high and medium priority basins subject to critical conditions of overdraft to be managed under a Groundwater Sustainability Plan (GSP) by January 31, 2020 (Water Code Section 10720.7[a][1]) and requires all other groundwater basins designated as high or medium priority basins to be managed under a GSP by January 31, 2022 (Water Code Section 10720.7 [a][2]). In addition, the SGMA requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally based management plans. The SGMA provides substantial time (20 years) for GSAs to implement plans and achieve long-term groundwater sustainability.

The Yolo Subbasin Groundwater Agency (YSGA), which includes the City of Davis as a member agency, adopted the Yolo Subbasin GSP on January 24, 2022.²¹ The Yolo Subbasin GSP was approved by DWR on October 26, 2023. The Yolo Subbasin GSP establishes various standards, including, but not limited to, sustainability goals, minimum thresholds for groundwater conditions, interim milestones, monitoring protocols for the collection of groundwater, and reporting standards. Table 4.5-3 summarizes the projected groundwater supplies for a normal year, a single dry year, and multiple dry years. The City’s groundwater supply would meet demands during dry years when minimal surface water supply is available. During a dry year, the City’s surface water supplies would be reduced, but groundwater supplies would be increased to meet demands.

Table 4.5-3				
Projected Groundwater Supply, AFY				
2025	2030	2035	2040	2045
12,800	12,800	12,800	12,800	12,800
<i>Source: Brown and Caldwell, April 2024.</i>				

Water Delivery

The City’s water distribution system includes three water storage tanks, nine groundwater wells comprised of five deep aquifer wells and four intermediate wells, and 191 miles of distribution

²⁰ City of Davis. *2020 Urban Water Management Plan*. June 15, 2021.

²¹ Yolo Subbasin Groundwater Agency. *Yolo Subbasin Groundwater Agency 2022 Groundwater Sustainability Plan Yolo County, CA*. Approved January 24, 2022.



and transmission mains.²² The three water storage tanks include the Elevated Tank, West Area Tank, and the East Area Tank. The three tanks have a combined storage of 8.2 million gallons. The West Area Tank has a booster pumping capacity of 4,200 gallons per minute (gpm) and the East Area Tank has a total pumping capacity of 8,000 gpm. The West and East Area Tanks fill during off-peak demand periods, and the booster station pumps send water back into the system during peak periods based on time and system pressure.

The City's water pipes range from two to 14 inches in diameter. Approximately 90 percent of the distribution system consists of six- to 10-inch diameter pipelines. The City's pipeline system was originally constructed to support localized supply, with wells spread throughout the City, which did not require large diameter transmission mains. However, as a result of the recent changes to the City's water supply system, treated surface water from the RWTF is distributed by way of a six-mile, 30-inch pipeline along Pole Line Road.

Currently, the City of Davis maintains a 12-inch domestic water main on the south side of East Covell Boulevard to the south of the project site, and an eight-inch main within the Caravaggio Drive/Bonnard Street intersection to the west of the site.

Wastewater Collection and Treatment

The City of Davis provides wastewater conveyance and treatment for all residents and businesses within the City of Davis and the unincorporated areas of North Davis Meadows, El Macero, Davis Creek Mobile Home Park, and the Teichert Construction Complex.

Wastewater Treatment Plant Capacity

The City of Davis is authorized by the Central Valley Regional Water Quality Board (RWQCB) to discharge treated wastewater from the City's WWTP under Order R5-2018-0086 and National Pollutant Discharge Elimination System (NPDES) Permit No. CA0079049, effective as of December 7, 2018.²³ Under the Permit Order, the WWTP is permitted to treat an average dry-weather flow (ADWF) of 7.5 mgd. ADWF is defined as the average of the three consecutive lowest-flow calendar months, which for the City usually coincides with the period of July through September. The existing treatment system design capacity is 6.0 mgd ADWF. The City has the ability to discharge treated wastewater from two different discharge points (Discharge Point Nos. 001 and 002). The treatment system for both discharge points consists of a mechanical bar screen, aerated grit tank, three primary sedimentation tanks, three facultative oxidation ponds, two aerated ponds, a polishing pond, an overland flow system, disinfection, and dechlorination. However, prior to the discharge at Discharge Point No. 002, the disinfected effluent passes through treatment wetlands. Each discharge point is located in a different receiving water. Treated wastewater is discharged from Discharge Point No. 001 to the Willow Slough Bypass, a water of the U.S., and part of the Yolo Bypass flood protection structure within the Sacramento River watershed. Treated wastewater is discharged from Discharge Point No. 002 to the Conaway Ranch Toe Drain, a water of the U.S., and a part of the Yolo Bypass within the Sacramento River watershed.

²² City of Davis. *City Water Infrastructure*. Available at: <https://www.cityofdavis.org/city-hall/public-works-utilities-and-operations/water/city-water-infrastructure>. Accessed April 2024.

²³ Central Valley Regional Water Quality Control Board. *Order R5-2018-0086, NPDES No. CA0079049, Waste Discharge Requirements for the City of Davis Wastewater Treatment Plant, Yolo County*. Adopted December 2018.



Wastewater Collection System

The City of Davis wastewater collection system conveys wastewater for the area within the City limits to the WWTP, located at 45400 County Road (CR) 28H. The collection system includes 164 miles of gravity sewers, 3,224 manholes, six pump stations, 2.63 miles of force mains ranging in size from four to 14 inches, and approximately 123 miles of sewer laterals.²⁴

Within the project vicinity, the existing sewer collection system includes six-inch pipes in Caravaggio Drive to the west, eight-inch pipes in Monarch Lane to the south, and the 42-inch trunk main to the north along the northern boundary of the Wildhorse Golf Course. The existing infrastructure in Caravaggio Drive has limited capacity and shallow depths that do not allow for gravity connection with the proposed project. The sewer infrastructure to the south, in Monarch Lane, includes an existing sewer lift station. The project site is currently served by a septic tank without connections to the City system.

Solid Waste Disposal

Solid waste collection and disposal in the City of Davis is provided by Recology Davis, which was renamed from Davis Waste Removal. Recology Davis has a drop-off and buy-back center and provides residential curbside, apartment, and business collection services. In addition to the weekly garbage service, Recology Davis provides green waste and recycling pickup and street sweeping service. Recoverable items include mixed paper, glass, aluminum cans, steel and tin cans, some plastics, corrugated cardboard, yard waste, and used motor oil. In July of 2016, Recology Davis began an organics collection program to allow for collection of organic material and food waste. The program will help achieve the City's goal of diverting waste sufficient to reduce citywide waste disposal to zero pounds per person per day by year 2025.

All non-recyclable, non-organic waste generated by the City of Davis is disposed of at the 770-acre Yolo County Central Landfill, which is located off CR 28H, near its intersection with CR 104. The landfill is owned and operated by the Yolo County Department of Public Works and Transportation. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Yolo County Central Landfill is permitted to accept a maximum of 49,035,200 cubic yards of waste.²⁵ The landfill has a remaining capacity of 33,140,373 cubic yards and is anticipated to operate through the year 2124. The landfill also includes a recycling drop-off facility, a wood processing facility, and a methane gas collection facility, and accepts drop-offs of household hazardous waste free to County residents on designated Saturdays.

Electricity and Natural Gas

Gas and electric service in the City of Davis, including the project site, has been historically provided by Pacific Gas & Electric Co. (PG&E) under a franchise granted to PG&E by the City. Based in San Francisco, PG&E is the largest provider of gas and electric services in Northern and Central California. PG&E provides electricity to roughly 5.1 million customers and provides natural gas to nearly 4.2 million customers. A mix of generating sources, including hydropower, gas-fired steam, and nuclear energy, powers the electric system.

²⁴ City of Davis. *Wastewater*. Available at: <https://www.cityofdavis.org/city-hall/public-works-utilities-and-operations/wastewater>. Accessed April 2024.

²⁵ California Department of Resources Recycling and Recovery. *SWIS Facility/Site Activity Details Yolo County Central Landfill (57-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/Site/Details/689>. Accessed April 2024.



On October 25, 2016, the Davis City Council adopted Resolution Number 16-153, Series 2016, which approved the Joint Exercise of Powers Agreement with Yolo County to form the Valley Clean Energy Alliance, which is now referred to as Valley Clean Energy (VCE). The resolution adopted by the City, along with similar resolutions adopted by the City of Woodland and Yolo County led to the formation of the VCE joint powers authority. Beginning in June 2018, the VCE began serving the electricity needs of the cities of Woodland, Davis, and unincorporated areas of Yolo County. Customers within the participating areas have the opportunity to continue receiving service from PG&E or receive energy procured by VCE. While VCE supplies the energy for customers enrolled in the VCE program, VCE electricity is transmitted through PG&E-owned and operated distribution and power lines.

Telecommunications

Residents in Davis subscribe to a mix of wireline providers and resellers including AT&T of California, Comcast, Omsoft, and Davis Community Network. A few businesses also use fixed wireless providers, including DigitalPath, Inc. and Winters Broadband.

Comcast has provided six-strands of fiber to 22 “Major Facilities” throughout the City, which connect to three Yolo County facilities within the City of Davis and provide interconnection with the greater Yolo County fiber network. The Comcast network, known as the “I-Net” or Institutional Network, enables the City to provide connectivity for municipal operations, utilities, public safety, and general administration.²⁶

4.5.3 REGULATORY CONTEXT

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

Federal Regulations

The federal environmental laws and policies relevant to public services and utilities are primarily related to water quality, which is addressed in Chapter 4.7, Other Effects, of this SEIR.

State Regulations

The following are the State environmental laws and policies relevant to public services and utilities.

California Green Building Standards Code

The 2022 California Green Building Standards Code, otherwise known as the CALGreen Code (California Code of Regulations [CCR] Title 24, Part 11), is a portion of the California Building Standards Code (CBSC), which became effective on January 1, 2023. The CBSC is adopted every three years by the Building Standards Commission (BSC).

The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CALGreen standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property. The provisions of the code apply to the

²⁶ Magellan Advisors, LLC. *Final Yolo Broadband Strategic Plan*. March 26, 2015.



planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the current CALGreen Code include, but are not limited to, the following measures:

- Mandatory reduction in indoor water use through compliance with specified flow rates for plumbing fixtures and fittings;
- Mandatory reduction in outdoor water use through compliance with a local water efficient landscaping ordinance or the DWR's Model Water Efficient Landscape Ordinance (MWELO);
- 65 percent of construction and demolition waste must be diverted from landfills;
- Mandatory inspections of energy systems to ensure optimal working efficiency;
- Inclusion of electric vehicle (EV) charging stations or designated spaces capable of supporting future charging stations; and
- Low-pollutant-emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring, and particle boards.

The CALGreen standards also include voluntary efficiency measures that are provided at two tiers and implemented at the discretion of local agencies and applicants. According to Section A4.602 of Appendix A4 of the CALGreen Code, CALGreen's Tier 1 standards call for a 15 percent improvement in energy requirements, stricter water conservation, 65 percent diversion of construction and demolition waste, 10 percent recycled content in building materials, 20 percent permeable paving, 20 percent cement reduction, and cool/solar-reflective roofs. CALGreen's more rigorous Tier 2 standards call for a 30 percent improvement in energy requirements, stricter water conservation, 80 percent diversion of construction and demolition waste, 15 percent recycled content in building materials, 30 percent permeable paving, 25 percent cement reduction, and cool/solar-reflective roofs. The City of Davis has adopted Tier 1 of the CALGreen standards.

California Fire Code

The California Fire Code (CFC) contains regulations related to construction, maintenance, and use of buildings. Topics addressed in the CFC 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 CFC 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, including regulations for building standards (as also set forth in the CBSC), 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.

Senate Bill 7

On September 25, 2016, SB 7 was signed into law. The purpose of SB 7 is to further the State's water conservation efforts by requiring that new apartment buildings constructed after January 1, 2018, include submeters for every rental unit. Specifically, the bill authorizes the Department of Housing and Community Development to develop, and propose for adoption, building standards that require the installation of water meters or submeters in multi-family residential



buildings. In addition, if submeters are used to charge tenants separately for water use, SB 7 imposes requirements on landlords related to sub-metered water service to individual dwelling units.

Proposition 1A/Senate Bill 50

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

- Establishes the base (statutory) amount (indexed for inflation) of allowable developer fees at \$1.93 per sf for residential construction and \$0.31 per sf 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 Section 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 can issue the building permit.

California Water Code

The California Water Code requires coordination between land use lead agencies and public water purveyors. The purpose of this coordination is to ensure that prudent water supply planning has been conducted and that planned water supplies are adequate to meet both existing demands and the demands of planned development.

Water Code Sections 10910 – 10915 (inclusive), sometimes referred to as SB 610, require land use lead agencies: 1) to identify the responsible public water purveyor for a proposed development project, and 2) to request from the responsible purveyor a WSA. The purposes of the WSA are (a) to describe the sufficiency of the purveyors’ water supplies to satisfy the water demands of the proposed development project, while still meeting the current and projected water demands of customers, and (b) in the absence of a currently sufficient supply to describe the purveyor’s plans for acquiring additional water. Water Code Sections 10910 - 10915 delineate the specific information that must be included in the WSA.



As stated in CEQA Guidelines Section 15155, which reflects SB 610 requirements, any development with water demand exceeding the equivalent demand associated with 500 dwelling units is considered a “water-demand project” and is required to prepare a WSA. The proposed project includes up to 175 dwelling units and a USA Pentathlon Training Facility and pool complex. The proposed project would result in an average water demand of 53,025 gallons per day (gpd). By comparison, a 500-unit single-family residential development would result in an average water demand of approximately 306,000 gpd, based on the City’s standard water demand rate included in the City of Davis Public Works Design Standards (612 gpd per dwelling unit). Thus, a WSA was not required to be prepared for the proposed project; however, the proposed project was included as part of the WSA associated with several potential future developments within City of Davis to provide the City a more complete analysis of potential increases in future water demands.

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.

California Integrated Waste Management Act—Assembly Bill 939

To minimize the amount of solid waste that must be disposed of by transformation (i.e., recycling) and land disposal, the State Legislature passed the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939), effective January 1990. According to AB 939, all cities and counties are required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995, and 50 percent by January 1, 2000. Solid waste plans are required to explain how each city’s AB 939 plan will be integrated within the respective County plans, which must promote source reduction, recycling and composting, and environmentally safe transformation and land disposal. Cities and counties that do not meet this mandate are subject to \$10,000-per-day fines.

In 2007, SB 1016 amended portions of AB 939, which allows the California Integrated Waste Management Board (CIWMB) to use per capita disposal as an indicator in evaluating compliance with the requirements of AB 939. Jurisdictions track and report their per capita disposal rates to CalRecycle.

Assembly Bill 1327

AB 1327, the Solid Waste Reuse and Recycling Access Act of 1991, requires jurisdictions to adopt ordinances requiring development projects to provide adequate storage area for collection and removal of recyclable materials. The City of Davis has adopted a solid waste management ordinance under Chapter 32 of the Davis Municipal Code.

Assembly Bill 1881

AB 1881, the Water Conservation in Landscaping Act of 2006, required the DWR to update the MWELo. AB 1881 also required local agencies to adopt the updated model ordinance or an equivalent ordinance by January 1, 2010. If local jurisdictions failed to adopt the updated model ordinance or an equivalent by January 1, 2010, the DWR’s updated model ordinance would automatically be adopted by statute. The City has adopted the MWELo (City of Davis Municipal Code Section 39.02.045[a][4]).



Local Regulations

The following are the local regulations relevant to public services and utilities.

City of Davis General Plan

The applicable Davis General Plan policies and standards related to public services and utilities are presented below.

Police and Fire Chapter

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

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

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

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

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

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

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

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

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

Youth and Education Chapter

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

Policy Y&E 8.1 It shall be the policy of the city to require to the extent legally permissible the full mitigation of school impacts resulting from new residential development within the boundaries of the city.

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



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

Parks and Open Space

Goal POS 1 Provide ample, diverse, safe, affordable and accessible parks, open spaces, and recreation facilities and programs to meet the current and future needs of Davis' various age and interest groups and to promote a sense of community, pride, family and cross-age interaction.

Policy POS 1.2 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 1.7 Use all available mechanisms for preservation of open space.

Goal POS 2 Develop an Urban Agricultural Transition Area around Davis, as shown on the Land Use Map in the Land Use and Growth Management Chapter and according to the concepts illustrated in Figure 32 [of the City's General Plan].

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

Goal POS 3 Identify and develop linkages, corridors and other connectors to provide an aesthetically pleasing and functional network of parks, open space areas, greenbelts and bike paths throughout the City.

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

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

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



Policy POS 5.1	Protect and retain wildlife habitat, agricultural land and open space when planning and maintaining City park lands.
Goal POS 6	Encourage local organizations, the Davis Joint Unified School District, UC Davis, and the private sector to provide, develop and maintain needed parks, open space, recreation facilities, programs, activities and special events to the greatest extent possible.
Policy POS 6.1	Give local organizations, the School District, UC Davis, and the private sector opportunities and support for devising and implementing creative solutions for meeting recreation program and facility needs.
Policy POS 6.2	Require dedication of land and/or payment of an in-lieu fee for park and recreational purposes as a condition of approval for subdivisions, as allowed by the Quimby Act (Government Code 66477).

Land Use and Growth Management Chapter

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.
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Water

Goal WATER 1	Minimize increases in water use. Reduce per capita water consumption by 20 percent as compared to historic use through programs encouraging water conservation.
Policy WATER 1.1	Give priority to demand reduction and conservation over additional water resource development.
Policy WATER 1.2	Require water conserving landscaping.
Policy WATER 1.3	Do not approve future development within the City unless an adequate supply of quality water is available or will be developed prior to occupancy.
Goal WATER 5	Remain within the capacity of the City wastewater treatment plant.
Policy WATER 5.1	Evaluate the wastewater production of new large scale development prior to approval to ensure that it will fall within the capacity of the plant.
Policy WATER 5.2	Provided that the existing plant capacity is not exceeded, require new large scale development to pay



its fair share of the cost of extending sewer service to the site.

Materials, Solid Waste and Recycling

Goal MAT 1 Enhance the quality of the environment by conserving resources and minimizing waste by reducing, reusing, recycling, and re-buying.

Policy MAT 1.1 Promote reduced consumption of non-renewable resources.

Goal MAT 2 Provide adequate waste disposal capacity for Davis.

Policy MAT 2.1 Plan for the long-term waste disposal needs of Davis.

Davis Municipal Code

The Davis Municipal Code ordinances related to public services and utilities that are applicable to the proposed project are presented below.

Davis Municipal Code Section 8.01.010, Adoption by Reference of the California Building Standards Code

The current standards set forth by the CBSC (CCR Title 24, Part 9), including, but not limited to, the CBC (CCR Title 24, Part 2) and CFC (CCR Title 24, Part 9), and CALGreen Code (CCR Title 24, Part 11) are adopted by reference through Davis Municipal Code Section 8.01.010. The CBC and CFC address roofing materials, automatic sprinkler systems, emergency access, access gates, sprinkler systems, fire alarms within buildings, and construction of access roads to accommodate fire apparatus. The CFC requires that an automatic fire sprinkler and/or fire extinguishing system be installed throughout new one- and two-family dwellings. The CALGreen standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property.

Davis Municipal Code Section 36.08.040, Parkland Dedication

The City's standard for the provision of parkland acreage by new developments is codified in Davis Municipal Code Section 36.08.040. The standard requires dedication of 0.0131-acre of parkland per dwelling unit. Based on the proposed project's 175 total dwelling units, the project would be required to provide approximately 2.29 acres of parkland. Fees may be approved in lieu of parkland dedication.

Davis Municipal Code Article 38.01, Underground Utility Districts

Davis Municipal Code Article 38.01 requires that if underground construction is necessary to provide utility service within an area where poles, overhead wires, and associated overhead structures are prohibited, the supplying utility must furnish that portion of the conduits, conductors, and associated equipment required, consistent with the requirements established by the California Public Utilities Commission. Underground construction must occur in accordance with established construction standards and completed in such time to allow for the removal of overhead facilities deemed to be a risk to public health and safety.



Davis Municipal Code Article 40.42, Water Efficient Landscaping

The purpose of the landscaping standards set forth by Davis Municipal Code Article 40.42 is to comply with the Water Conservation in Landscaping Act of 2006, Government Code Sections 65591 et. seq. and to establish standards and procedures that promote the design, installation, and management of water-efficient landscaping. Article 40.42 applies to residential projects with developer-installed and homeowner-provided landscaping, non-residential projects and public agency projects, existing landscaping, and cemeteries.

Davis Municipal Code Chapter 32 Management of Solid Waste

Davis Municipal Code Article 32.01 contains various requirements and standards for existing and new developments related to solid waste, including specific regulations for waste collection service in individually serviced residences, commercial businesses, and other generators, including multi-family residences. Additionally, Article 32.04 of the Municipal Code establishes requirements for the diversion of construction and demolition debris, which includes requiring construction projects to provide proof of diversions.

City of Davis 2020 Urban Water Management Plan

In June 2021, the City of Davis prepared the UWMP to address current and future water demands and supplies, as required by the Urban Water Management Planning Act of 1983. The UWMP also discusses the conservation and efficient use of water in the City's service area, and the development and implementation of plans to assure reliable water service in the future. The UWMP contains projections for future water use, discusses the reliability of the City's water supply, describes the City's water treatment system, and contains a water shortage contingency plan. The UWMP also contains demand management measures to reduce water demands.

Parks and Recreation Facilities Master Plan Update

In general, a parks and facilities master plan provides an overall framework to guide the dedication of parks, recreation and related services in the community. In 2007, the City began the process of updating its 1998 Parks and Facilities Master Plan, but was stalled until resuming efforts to complete the update in 2010. The City's Parks and Facilities Master Plan Update was adopted by the City in 2012, and includes a 10-year plan and funding strategy that prioritizes parks and recreation capital projects determined to be necessary to maintain existing amenities, responds to community requests for enhanced opportunities, and provides for expanded facilities as the City's population grows.

4.5.4 IMPACTS AND MITIGATION MEASURES

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

Standards of Significance

In accordance with Appendix G of the CEQA Guidelines, impact determinations regarding public services and utilities require consideration as to whether the proposed project would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:

- Fire protection;
- Police protection;
- Schools;
- Parks;
- Other public facilities;
- Increase the use of existing neighborhood and regional parks or other recreational 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;
- Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Impacts related to groundwater and storm drainage facilities are addressed in Chapter 4.7, Other Effects, of this SEIR.

Method of Analysis

The analysis of this SEIR is focused generally on the changes in circumstances following the City's certification of the 2009 EIR, pursuant to CEQA Guidelines Section 15162. The analysis of this chapter is based on the 2009 EIR, the WSA prepared for the City of Davis that includes the proposed project, the Water Study and Sewer Study prepared for the currently proposed project by Cunningham Engineering, and the technical memorandums prepared by West Yost that include evaluations of the City's ability to provide water and wastewater services to cumulative development.

As discussed throughout this SEIR, the environmental baseline for this SEIR is appropriately considered to be the approved Wildhorse Ranch Project, which included a 191-unit residential development comprised of 73 detached single-family residences and 78 two- and three-story single-family townhomes on 11.95 acres, as well as 40 attached affordable housing units on 1.92 acres. In addition, the Wildhorse Ranch Project included the dedication of 2.26 acres of additional agricultural buffer, 1.61 acres of interior greenbelt, and 4.4 acres of interior open space.

Below are descriptions of the methodologies used in the Water Study (see Appendix F of this SEIR) and Sewer Study (see Appendix G of this SEIR) to utilities and service systems



associated with the currently proposed project. The results of the impact analyses were compared to the standards of significance discussed above in order to determine the associated level of impact.

Water Study

The Water Study prepared for the proposed project evaluated the water demand and supply associated with the proposed project using the unit demand factors identified in Table 4.5-4 below to represent the average day demand for the proposed project.

Table 4.5-4 2023 Unit Water Demand Factors		
Type of Use	Unit Water Demands	Unit of Measure
Single Family Residential	345	Gallons per Dwelling Unit per Day
Multiple Family Residential	174	Gallons per Dwelling Unit per Day
Commercial/Institutional/Industrial	2,400	Gallons per Acre per Day
Landscape	2,712	Gallons per Acre per Day
<i>Source: Cunningham Engineering, 2024.</i>		

The water demands are significantly lower than the values used by the City in former years, due to the increased use of high-efficiency water fixtures compliant with current standards. The proposed unit demand factors identified above represent the Average Day Demand for the proposed project. The maximum day peaking factor is 1.81, and the peak-hour peaking factor is 1.8, in accordance with the City of Davis Public Works Design Standards. Assuming that the proposed landscaping within the development is served by the City of Davis water system, the Water Study determined the potable water demands of the proposed project, which are detailed further under Impact 4.5-6 below.

Sewer Study

The Sewer Study prepared for the proposed project evaluated the wastewater unit demand factors and the wastewater generation associated with the proposed project, as well as the capacity of wastewater conveyance infrastructure. The City of Davis average day sewer generation rates for residential, recreation, office, and retail are based on 1991 typical usage rates within the City, which are summarized in Table 4.5-5 below.

Table 4.5-5 City of Davis, 1991, Unit Wastewater Demand Factors		
Type of Use	Design Flow (gallons)	Unit of Measure
Single Family Residential	330	Gallons per Dwelling Unit per Day
Cottages	230	Gallons per Dwelling Unit per Day
Multi-Family Residential	230	Gallons per Dwelling Unit per Day
Pentathlon/Aquatic Center	55	Gallons per Member
<i>Source: Cunningham Engineering, 2024.</i>		

The proposed project would include water-efficient fixtures and water-conservation methods in accordance with the most current CALGreen standards, as adopted by the City of Davis. The project does not anticipate any high-use facilities or functions that would generate a large amount of wastewater. Therefore, according to the Sewer Study, a 20 percent reduction was used for the sewer generation rates, as presented in Table 4.5-6 below.



Type of Use	Design Flow (gallons)	Unit of Measure
Single Family Residential	264	Gallons per Dwelling Unit per Day
Cottages	185	Gallons per Dwelling Unit per Day
Multi-Family Residential	185	Gallons per Dwelling Unit per Day
Pentathlon/Aquatic Center	44	Gallons per Employee

Source: Cunningham Engineering, 2024.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts related to public services and utilities is based on implementation of the proposed project in comparison with the baseline and the standards of significance presented above.

4.5-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or 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 services. Based on the analysis below, and with implementation of mitigation, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The relevant CEQA threshold concerning public services, and in this case, those services related to fire protection, is whether new or physically altered stations are needed to meet response times or other performance objectives, the construction of which could cause environmental impacts. The 2009 EIR evaluated potential impacts associated with an increased demand for fire protection services under Impact 4.9-4 and identified a significant and unavoidable impact. As discussed therein, the project site was identified as being located outside the DFD’s response time area. According to the 2009 EIR, fire response times to the eastern portion of the City would have remained deficient until construction of an additional fire station to serve the northwestern portion of the City. The 2009 EIR included Mitigation Measure 4.9-4, which required contribution of funds to the DFD, but noted that the Davis City Council, as part of certification of the General Plan EIR, had previously determined that feasible mitigation measures did not exist to reduce the potential impact to a less-than-significant level. While Mitigation Measure 4.9-4 required the Wildhorse Ranch Project to contribute funding towards the provision of needed fire facilities, which could include a fourth fire station, the balance of needed funding was not guaranteed. Thus, the impact was found to remain significant and unavoidable.

With respect to the currently proposed project, the nearest DFD station to the project site is Station 33, located approximately 1.4 miles southeast of the project site. As shown in Figure 4.5-1, the project site is located outside of the DFD’s four-minute drive time zone. Thus, the DFD may not currently meet the NFPA 1710 response



time standard when responding to fire events at the project site. However, a fourth fire station site is included in two development proposals along the East Covell Boulevard corridor: the Village Farms Davis Project, located less than a mile to the west of the Palomino Place Project site, and the Shriners Property Project, located adjacent to the east of the Palomino Place Project site. Construction of the new fire station is anticipated to occur at one of the foregoing development sites (if approved by the City Council and voters) and would allow the DFD to respond to fire and emergency medical events at the project site within the NFPA 1710 response time standard. It should be noted that the potential environmental impacts of the fire station construction will be analyzed within the associated EIRs being prepared for each project.

The proposed Palomino structures, including the proposed residences and USA Pentathlon Training Facility and pool complex, would be constructed in accordance with Davis Municipal Code Section 13.01.010 and all applicable provisions of the CFC. Consistent with the CFC, the proposed project would include features, such as fire sprinklers and smoke alarms to reduce potential fire hazards. Such features would reduce the potential for fires to occur and spread within the proposed structures, thereby reducing the demand for fire protection services associated with the proposed project to the maximum extent feasible.

The Wildhorse Ranch Project included up to 191 residential units, whereas the currently proposed project would result in up to 175 new residential units, a net reduction of 16 residential units. Although the proposed project, unlike the Wildhorse Ranch Project, is anticipated to include future construction of a USA Pentathlon Training Facility and pool complex, as previously discussed, the foregoing facilities would be constructed in accordance with applicable CFC standards, ensuring the potential for fires within the structures are reduced. Therefore, the currently proposed project would not result in substantial new demand for DFD services beyond what was anticipated for the City-approved Wildhorse Ranch Project.

Since certification of the 2009 EIR, the City has adopted a public safety development impact fee that collects monies from new development projects to help fund needed fire protection facilities and services. Notwithstanding, because a fourth fire station is not included in the City's current Capital Improvement Program (CIP), payment of the City's public safety development impact fee would not collect the project's fair share toward construction of a fourth fire station. As a result, in addition to the citywide public safety development impact fee, the proposed project would also be required to implement Mitigation Measure 4.9-4 of the 2009 EIR, which will specifically ensure that the project pays a fair share toward a fourth fire station.

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to new or expanded fire protection facilities, the construction of which could cause significant environmental impacts, beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

The following mitigation measure would be applicable to the proposed project. While implementation of Mitigation Measure 4.9-4 would require the applicant to provide a



fair share payment toward construction of a fourth fire station, the mitigation measure would not result in the actual construction of a fourth fire station, as that is dependent on additional factors, such as collection of the balance of needed funds and voter approval of other pending projects along East Covell Boulevard. Thus, even with payment of the City's public safety development impact fee, alone, similar to the 2009 EIR, the impact would remain *significant and unavoidable*.

- 4.9-4 *Prior to the issuance of building permits, the applicant shall contribute funds to the Davis Fire Department for the provision of facilities needed to provide adequate fire protection service to the proposed project. These facilities may include but are not necessarily limited to a fourth City fire station and a ladder truck. The amount of funding shall be determined by the Community Development Director and the Davis Fire Chief.*

Modified Mitigation Measure(s)

None required.

New Mitigation Measure(s)

None required.

4.5-2 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or 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 services. Based on the analysis below, and with implementation of mitigation, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The 2009 EIR evaluated potential impacts associated with increased demand for DPD services under Impact 4.9-5 and identified a significant impact. As discussed therein, the Wildhorse Ranch Project was anticipated to result in a potential population increase of 474 residents, which would have resulted in the need for an additional 0.57 officers. The DPD had indicated the department had inadequate resources to meet its then-current obligations. Thus, the 2009 EIR required Mitigation Measure 4.9-5, which necessitated contribution of funds to the DPD to provide additional staffing. With implementation of Mitigation Measure 4.9-5, the 2009 EIR concluded that the potential impact would be reduced to a less-than-significant level.

The currently proposed project would similarly result in an increase in the demand for DPD services. Using the 2.57 persons/household average household size for the City of Davis as noted in the City's Housing Element, the proposed 175 residential units would generate an estimated 450 new residents. While such an amount would



increase the demand for DPD services, the currently proposed project would not be anticipated to result in new demand for DPD services beyond what was anticipated for the City-approved Wildhorse Ranch Project. In addition, the proposed project would be designed in accordance with the City's minimum security building standards, established by Davis Municipal Code Article 8.14, including various minimum security requirements for new single- and multi-family residences, which are reviewed by the City as part of the construction documents. More specifically, Davis Municipal Code Section 8.14.050 includes security features for all residential buildings and requires all single-family residences to display a street number in a prominent location to aid approaching emergency vehicles. Features required for multi-family dwellings include self-locking devices on exterior doors, proper unit identification, properly secured garages, and lighting standards for common areas. For non-residential structures, required features include similar construction and locking requirements for exterior doors as required for residential buildings, and the use of burglar resistant glass. Davis Municipal Code Article 8.14 also includes regulations to ensure that proper lighting is provided in stairwells, walkways, and parking lots. The inclusion of the aforementioned design features would increase security at the project site, thereby minimizing security risks and reducing the project's demand for police services.

Since certification of the 2009 EIR, the City has adopted a public safety development impact fee that collects monies from new development projects to help fund needed police protection facilities and services. The project would be required to pay the City's public safety development impact fee.

With respect to Mitigation Measure 4.9-5 of the 2009 EIR, the mitigation measure required the Wildhorse Ranch Project to contribute funds to the DPD for an additional 0.57 officer. As the courts have made clear since certification of the 2009 EIR, funding for needed public services is not a CEQA impact.²⁷ Rather, for public services, the focus of CEQA analysis should be limited to physical environmental impacts related to the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives. Therefore, it is appropriate not to require Mitigation Measure 4.9-5 for the currently proposed project, and, as previously stated, the project's payment of the City's public safety development impact fee would nevertheless constitute the project's fair share towards police protection services.

In addition, the DPD is located at 2600 Fifth Street, approximately 0.84-mile south of the project site and new or expanded facilities are not needed for the DPD to adequately serve the project.

²⁷ First District Court of Appeal. *City of Hayward v. Board of Trustees of the California State University*. (November 30, 2015) 242 Cal.App.4th 833. The First District Court of Appeal affirmed that "[t]he need for additional fire protection services is not an environmental impact that CEQA requires a Project Proponent to mitigate." As such, the creation of additional demand for DPD police protection services as part of the proposed project would not constitute an impact on the environment, as established by the CEQA Guidelines.



Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to new or expanded police protection facilities, the construction of which could result in environmental impacts, beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

The 2009 EIR included Mitigation Measure 4.9-5, which required the Wildhorse Ranch Project to contribute funds to the DPD for an additional 0.57 officer. Since certification of the 2009 EIR, the courts have made clear that the focus of CEQA analysis should be limited to physical environmental impacts. In addition, the project's payment of the City's public safety development impact fee would constitute the project's fair share towards police protection services. Therefore, Mitigation Measure 4.9-5 of the 2009 EIR would not be applicable to the currently proposed project.

Modified Mitigation Measure(s)

None required.

New Mitigation Measure(s)

None required.

4.5-3 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. Based on the analysis below, and with implementation of mitigation, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The 2009 EIR evaluated potential impacts associated with an increased demand for school resources under Impact 4.9-6. As discussed therein, the Wildhorse Ranch Project was anticipated to generate 132 additional students within the DJUSD. While the DJUSD had sufficient capacity to meet the additional demand generated by the Wildhorse Ranch Project, the 2009 EIR required Mitigation Measure 4.9-6 to ensure payment of school development impact fees. With incorporation of Mitigation Measure 4.9-6, the 2009 EIR concluded that the potential impact would be reduced to a less-than-significant level.

The currently proposed project is located within the boundaries of DJUSD District 2, which is provided elementary school service by Birch Lane Elementary School, located 0.66-mile to the west of the site; Oliver Wendell Holmes Junior High, located approximately 1.3 miles southwest of the site; and Davis Senior High School, approximately two miles west of the site. The increase in population of 450 new residents generated by the proposed project would also include an increase in student population and an associated increase in demand for schools. Using the



2009 EIR's student-generation rate of 0.69 students per single-family residence, the proposed cottages, half-plex townhomes, and single-family residences would be anticipated to result in approximately 90 new students. Because the 2009 EIR did not include multi-family student-generation rates, the 0.44 yield rate for multi-family housing from Table 5C-6 in the City's General Plan EIR was used, which would result in a total of 20 new students (45 multi-family apartments x 0.44 students). Overall, the proposed project could result in as many as 110 new students that would be served by the DJUSD, which would be less than the 132 new students anticipated to be generated by the Wildhorse Ranch Project.

As previously discussed, the overall DJUSD declining enrollment rate in combination with the consistent acceptance of IDT students has resulted in available DJUSD capacity for accepting new students. In addition, Davis voters' renewal of the Measure N parcel tax ensures an existing parcel tax of \$768 per year and totaling approximately \$11.7 million per year is available to help fund DJUSD facilities and services. Future residents of the proposed project would be subject to the Measure N tax and contribute to the funding of DJUSD schools. Furthermore, as necessitated by Mitigation Measure 4.9-6 of the 2009 EIR, the proposed project would be subject to the DJUSD developer fees, which are currently maintained at \$2.97 per sf for all residential construction and \$0.47 per sf for commercial development. Payment of such fees would satisfy the requirements set forth by Proposition 1A/SB 50. Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be "full and complete mitigation." Therefore, payment of the necessary DJUSD developer fees by the project applicant would be full and satisfactory CEQA mitigation.

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to new or expanded school facilities, the construction of which could result in environmental impacts, beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

None applicable.

Modified Mitigation Measure(s)

Mitigation Measure 4.9-6 from the 2009 EIR has been modified to clarify the current statutory requirements to which the proposed project would be subject. Modifications are shown in ~~striketrough~~ and double-underline below. Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

- 4.9-6 *Prior to the issuance of building permits, the applicant shall show proof to the Community Development Department of payment of current Proposition 1A/SB50 and ~~AB-16~~ school impacts fees.*

New Mitigation Measure(s)

None required.



4.5-4 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for parks, or other public facilities; or result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Based on the analysis below, and with implementation of mitigation, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

Potential impacts related to the provision of new or physically altered parks or other public facilities, the construction of which could result in environmental impacts, are discussed further below.

Parks

The 2009 EIR evaluated potential impacts associated with an increased demand for park and recreation services and facilities under Impact 4.9-8. As discussed therein, the anticipated population increase of 474 residents associated with the Wildhorse Ranch Project would not have generated sufficient demand to require additional park facilities. In addition, the project site was within proximity to existing community and neighborhood parks to meet the standards set forth in the City's General Plan that necessitate all dwelling units should be within 1.5 miles to a community park and three-eighths of a mile to a neighborhood park. Nonetheless, to ensure that the Wildhorse Ranch Project satisfied payment of in-lieu parkland dedication fees consistent with the Quimby Act, the 2009 EIR required Mitigation Measure 4.9-8, which necessitated payment of in-lieu fees. The 2009 EIR concluded that Mitigation Measure 4.9-8 would reduce the identified significant impact to a less-than-significant level.

Unlike the Wildhorse Ranch Project, the currently proposed project would include a USA Pentathlon Training Facility, pool complex, and obstacle course. The proposed USA Pentathlon Training Facility would serve to aggregate the training equipment and facilities in a single location. In addition, the pool complex would be available to pentathletes and local swim organizations, and would include privately owned, community programming for all ages, including youth groups, senior-focused groups, and recreational and competitive swimming programs. The proposed obstacle course, which would include a series of structures for the obstacle training, would be located in the adjacent Wildhorse Agricultural Buffer. Development of the foregoing facilities would serve to aggregate training equipment and facilities that currently



occur in two to three separate locations within the City. As such, the proposed project would free up availability at existing facilities elsewhere in the City, and the project would not exacerbate the use of existing recreational facilities elsewhere in the City such that substantial physical deterioration of the City's existing facilities would occur or be accelerated. In addition, all potential physical environmental impacts that could result from development of the proposed project, including the proposed on- and off-site recreational facilities, have been evaluated throughout the technical chapters of this SEIR.

The project site continues to meet the standards set forth in the City's General Plan that necessitate all dwelling units should be within 1.5 miles to a community park and three-eighths of a mile to a neighborhood park. In addition, the proposed project would generate approximately 450 new residents, which would be less than the 474 residents anticipated to be generated by the Wildhorse Ranch Project. As such, the currently proposed project would not result in new demand for park services beyond what was anticipated for the City-approved Wildhorse Ranch Project.

Based on the parkland provision requirements established by Davis Municipal Code Section 36.08.040, the proposed project would be required to provide approximately 2.29 acres of parkland on-site (0.0131 acres x 175 proposed units). While the proposed project would include approximately 3.22 acres of interior open space and trails, the foregoing acreage would not constitute parkland, pursuant to the City's requirements. However, in cases where parkland is not dedicated, Section 36.08.040 of the Davis Municipal Code allows for payment of in-lieu fees. Payment of all applicable fees, including the parkland in-lieu fee, would ensure the proposed project complies with Davis Municipal Code Section 36.08.040. Thus, the proposed project would be subject to Mitigation Measure 4.9-8.

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to new or expanded park facilities, the construction of which could result in environmental impacts, beyond what was previously identified in the 2009 EIR.

Other Public Facilities

The 2009 EIR did not specifically evaluate potential impacts to other public facilities. With respect to the currently proposed project, residents of the proposed project would have access to the South Davis Montgomery Library, located at 1441 Danbury Street, approximately 1.58 miles south of the project site, and the Mary L. Stephens Davis Branch Library, located at 315 East 14th Street, approximately 1.76 miles west of the project site. In addition, the Yolo County Library is actively planning a new Davis branch library known as the Walnut Park Library approximately 1.6 miles south of the project site at 2700 Lillard Drive.

While the proposed project's estimated 450 residents could result in increased demand for services offered by the Yolo County Library, future residents of the project would be subject to the County property taxes. Pursuant to Chapter 14, County Facilities Authorization and Fee, in Title 3, Finance, of the Yolo County Code, the tax is imposed on residential projects and commercial improvements within the County. Revenues generated by Yolo County property taxes, are used for



countywide library programs and operations. Payment of annual property taxes would ensure the proposed project does not result in a new significant impact related to new or physically altered library facilities, the construction of which would result in environmental impacts, beyond what was identified in the 2009 EIR.

Conclusion

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to new or expanded parks and/or other public facilities, the construction of which could result in environmental impacts; increases in the use of existing recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or adverse physical effect on the environment associated with new or expanded recreational facilities, beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

Implementation of the following mitigation measure from the 2009 EIR would reduce the above potential impact to a *less-than-significant* level.

4.9-8 *Prior to the issuance of building permits, the applicant shall pay in-lieu Quimby fees for required park acreage.*

Modified Mitigation Measure(s)

None required.

New Mitigation Measure(s)

None required.

4.5-5 Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Based on the analysis below, and with implementation of mitigation, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The following discussions evaluate the potential for the proposed water, wastewater, electric power, natural gas, and telecommunication improvements to result in significant environmental effects.

Water Conveyance Infrastructure

The 2009 EIR evaluated the ability of the City's water conveyance facilities to meet project water demands under Impact 4.9-1 and concluded that a significant impact would occur. As discussed therein, the City's goal is to provide adequate system capacity to meet flow requirements necessary for responding to a major fire occurring simultaneously during periods of maximum consumption demand;



however, the 2009 EIR found that if the largest capacity well typically used for meeting demand was offline, a major fire occurring during peak demand periods would result in system fire flow pressure below the City's minimum pressure standard. The 2009 EIR anticipated that the City would complete various water supply system capacity improvements by 2011. Such improvements included the completion of the East Area Tank, the East Area Main Upsize, and the West Area Main Upsize. When completed, the 2009 EIR determined that the improvements would provide adequate system capacity under post-project conditions to meet flow requirements necessary for the DFD to respond to a major fire occurring simultaneously during periods of maximum consumption demand without system fire flow pressure falling below the City's minimum pressure standard. To address the identified significant impact, the 2009 EIR required Mitigation Measures 4.9-1(a) and 4.9-1(b), which necessitated inclusion of the foregoing improvements in the City's Capital Improvement Plan and required that the Wildhorse Ranch Project ensure a fair-share contribution is made towards the improvements, respectively. The 2009 EIR concluded that Mitigation Measures 4.9-1(a) and 4.9-1(b) would reduce the potential impact to a less-than-significant level. It should be noted that two of the improvements identified by the 2009 EIR, the East Area Tank and East Area Main Upsize, were completed in 2010. The East Area Tank is a water tank located at 44085 County Road 32A with a four-million-gallon capacity. The East Area Main Upsize project was constructed concurrently with the East Area Tank.

With respect to the currently proposed project, water service would be provided by the City of Davis. From the existing eight-inch water line in Caravaggio Drive west of the project site, new eight-inch water lines would be installed and extended into the project site within the new on-site internal streets. From the new water lines, water service would be provided to each structure through new water laterals. Using the methodology described above in the Method of Analysis section, the Water Study determined that the proposed project would result in an average day demand of 53,025 gpd, as summarized in Table 4.5-7.

Installation of the new water supply infrastructure, including new fire water lines and hydrants, would occur either in existing road right-of-way (ROW) or in areas proposed for disturbance as part of development of the proposed project. All potential physical environmental impacts that could result from development of the proposed project, including the new water distribution infrastructure, have been evaluated throughout the technical chapters of this SEIR. In addition, all new water infrastructure would be designed consistent with the applicable standards established by the City of Davis Public Works Department Standard Specifications.

As previously discussed, the Wildhorse Ranch Project included up to 191 residential units, whereas the currently proposed project would result in 175 new residential units, a net reduction of 16 residential units. While the proposed project, unlike the Wildhorse Ranch Project, includes future construction of the USA Pentathlon Training Facility and pool complex, none of the foregoing components would require installation of water supply infrastructure to serve the proposed structures that would be substantially different from what was anticipated as part of the Wildhorse Ranch Project. Nonetheless, the Water Study concluded that a future study would be required to further refine the proposed water line sizes throughout the project site in order to meet domestic and fire flow demands. Therefore, the proposed project



would be subject to new Mitigation Measure SEIR 4.5-5, which would ensure that the potential impact is less than significant. The proposed project would not require improvements to the City’s existing off-site water distribution system.²⁸ Thus, the project would not be subject to 2009 EIR Mitigation Measure 4.9-1(a). Similarly, because the East Area Tank and East Area Main Upsize have already been completed and water service to the proposed project would not affect the level of water service in the western portion of the City limits, the proposed project would not be subject to 2009 EIR Mitigation Measure 4.9-1(b).

Table 4.5-7 Potable Water Demand				
Land Use	Acres	Average Day Demand (gpd)	Maximum Day Demand (gpd)	Peak Hour Demand (gpd)
Cottages	0.97	6,600	11,880	21,384
Half-Plex Units	2.53	10,000	18,000	32,400
Single-Family Residences – Medium	3.58	10,700	19,260	34,668
Single-Family Residences – Large	7.27	17,600	31,680	57,024
Ranch Home	0.48	300	540	972
Multi-Family Apartments	0.72	7,800	14,040	25,272
USA Pentathlon Training Facility	1.40	4,400	7,920	14,256
Internal Streets	5.42	-	-	-
East Covell Boulevard Right-of-Way Dedication	0.46	-	-	-
Open Space	2.76	7,500	13,500	24,300
Trail Connections	0.46	1,200	2,160	3,888
Total	25.8	65,500	117,900	212,220
<i>Source: Cunningham Engineering, 2024.</i>				

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects, beyond what was previously identified in the 2009 EIR.

Wastewater Conveyance Infrastructure

The 2009 EIR evaluated potential impacts related to wastewater conveyance to the project site under Impact 4.9-3 and concluded a significant impact would occur. As discussed therein, the following four preliminary options were identified for establishing sewer service:

²⁸ Gryczko, Stan, Director of Public Works, City of Davis. Personal communication [email] with Nick Pappani, Vice President, Raney Planning and Management, Inc. May 3, 2024.



1. A gravity system connecting to the existing Wildhorse neighborhood sewer system;
2. A gravity drain connecting to the existing 42-inch trunk sewer north of the Wildhorse Golf Course;
3. Construction of an on-site central lift station and force main to the 42-inch trunk sewer north of the Wildhorse Golf Course; and
4. Construction of a gravity sewer system to an existing line in Monarch Lane.

Options 2 and 4 above were identified as the preferred options; however, the 2009 EIR concluded that additional information would be needed to determine the feasibility of the two options. Thus, Mitigation Measure 4.9-3 was required, which necessitated a design-level wastewater report associated with the Wildhorse Ranch Project. The 2009 EIR determined that Mitigation Measure 4.9-3 would reduce the potential impact to a less-than-significant level.

The currently proposed sewer infrastructure improvements would include approximately 2,270 lineal feet of 12-inch pipe extending off-site north to the existing 42-inch trunk main north of the Wildhorse Golf Course, as well as new eight-inch sewer lines that would be extended within the internal streets. From the eight-inch sewer lines, sewer conveyance would be provided to each structure through new sewer laterals. Using the methodology described above in the Method of Analysis section, the Sewer Study determined that the proposed project would result in a daily ADWF of approximately 43,300 gpd and a daily peak wet-weather flow (PWWF) of approximately 157,600 gpd, as summarized in Table 4.5-8.

Table 4.5-8 Daily Peak Wet Weather Flows (gpd)				
Land Use	Acres	Daily Average Dry Weather Flows	Infiltration and Inflow Allowance	Daily Peak Wet Weather Flows
Cottages	0.97	3,500	600	13,200
Half-Plex Units	2.53	7,700	1,500	27,200
Single-Family Residences – Medium	3.53	8,200	2,100	29,300
Single-Family Residences – Large	7.16	13,500	4,300	47,100
Ranch Home	0.48	300	300	1,700
Multi-Family Apartments	0.72	8,300	400	27,900
USA Pentathlon Training Facility	1.40	1,800	800	7,700
Internal Streets	5.33	-	3,200	3,200
East Covell Boulevard Right-of-Way Dedication	0.41	-	-	-
Open Space	2.76	-	-	-
Trail Connections	0.46	-	300	300
Total	25.75	43,300	13,500	157,600

Source: Cunningham Engineering, 2024.

All potential physical environmental impacts that could result from development of the proposed project, including new on- and off-site sewer infrastructure, have been



evaluated throughout the technical chapters of this SEIR. In addition, the new sewer infrastructure would be designed and constructed in accordance with the applicable standards set forth in the City of Davis Public Works Design Standards, ensuring the new sewer lines and pump station are constructed in conformance with proper materials and sizing. All necessary sewer conveyance infrastructure for the proposed project would be financed by the project applicant. Nonetheless, the Sewer Study concluded that a future study would be required to further refine the proposed sewer line sizes throughout the project site in order to meet peak flows. Therefore, the proposed project would be subject to Mitigation Measure 4.9-3 from the 2009 EIR, which would ensure that the potential impact is less than significant.

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to the relocation or construction of new or expanded sewer facilities, the construction or relocation of which could cause significant environmental effects, beyond what was previously identified in the 2009 EIR.

Electricity, Natural Gas, and Telecommunications Infrastructure

The 2009 EIR evaluated potential impacts to gas and electric facilities under Impact 4.9-9 and concluded that a less-than-significant impact would occur. As discussed therein, adequate capacity was available to accommodate the Wildhorse Ranch Project, which would have included the necessary infrastructure to connect to existing systems.

With respect to the currently proposed project, the project would connect to existing electricity and telecommunications infrastructure located in the project vicinity. It should be noted that the proposed residences would be all-electric and, thus, would not connect to existing natural gas infrastructure. Given that the project site currently contains former residential structures and is surrounded by existing development, the proposed project would not require major infrastructure improvements related to existing electrical and telecommunications utilities beyond the necessary infrastructure to connect to existing systems. The new connections to existing electricity, natural gas, and telecommunications infrastructure would be installed consistent with Davis Municipal Code Article 38.01, ensuring that the new infrastructure is installed underground in accordance with established construction standards, as well as with the rules and regulations authorized by the State Public Utilities Commission. Although the currently proposed project, unlike the Wildhorse Ranch Project, would include the USA Pentathlon Training Facility and pool complex, such facilities would not require substantially different electrical and telecommunication infrastructure connections from what would have been necessary as part of development of the Wildhorse Ranch Project.

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to the relocation or construction of new or expanded electricity, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, beyond what was previously identified in the 2009 EIR.



Conclusion

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to the relocation or construction of new or expanded water, sewer, electricity, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

The 2009 EIR included Mitigation Measures 4.9-1(a), which required the inclusion of various water system improvements in the City's Capital Improvement Plan. Such improvements included the completion of the East Area Tank, the East Area Main Upsize, and the West Area Main Upsize to provide adequate system capacity and to meet flow requirements necessary for the DFD to respond without system fire flow pressure falling below the City's minimum pressure standard. The 2009 EIR also included Mitigation Measure 4.9-1(b), which required that the Wildhorse Ranch Project ensure a fair-share contribution was made towards the aforementioned water system improvements.

As discussed above, the currently proposed project would not require improvements to the City's existing off-site water distribution system. In addition, the East Area Tank and East Area Main Upsize have already been completed. Furthermore, water service to the proposed project would not affect the level of water service in the western portion of the City. Therefore, Mitigation Measures 4.9-1(a) and 4.9-1(b) of the 2009 EIR would not be applicable to the currently proposed project.

Modified Mitigation Measure(s)

Mitigation Measure 4.9-3 from the 2009 EIR has been modified to adjust the timing of the improvement plan submittal. Modifications are shown in ~~striketrough~~ and double-underline below. Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

- 4.9-3 ~~Prior to the approval of a tentative map~~ In conjunction with the submittal of improvement plans for the ~~Wildhorse Ranch~~ proposed project, the applicant shall submit a design-level wastewater report for the proposed project that demonstrates how the project's wastewater will be delivered to the Wastewater Treatment Plant. Included in the report shall be a determination of the capacity of downstream sewer lines and what improvements, if any, need to be constructed to accommodate and convey the project's additional wastewater, and the construction and operational costs of the options. The wastewater report shall be subject to approval by the City Engineer. The applicant shall be required to fully fund and construct the necessary wastewater improvements determined by the wastewater report.

New Mitigation Measure(s)

Implementation of the following new mitigation measure would reduce the above potential impact to a *less-than-significant* level.



SEIR 4.5-5 In conjunction with the submittal of improvement plans for the Palomino Place Project, the applicant shall submit a design-level water report for the proposed project that demonstrates how the project's water lines meet the City's applicable standards related to domestic water and fire flow demands, as well as how the proposed water lines will provide adequate water flows during each phase of development. The water report shall be subject to approval by the City Engineer. The applicant shall be required to fully fund and construct the necessary water improvements determined by the water report.

4.5-6 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Based on the analysis below, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The 2009 EIR evaluated potential impacts associated with water supply under Impact 4.9-2 and identified a significant impact associated with increased water demand. As discussed therein, the City's water demand was met primarily through pumping of groundwater from the Sacramento Valley Groundwater Basin, with the supply system designed to meet peak-hour demands until surface water was made available in 2020. To ensure that water demand associated with the Wildhorse Ranch Project was reduced to the extent feasible, a number of water-reduction measures were included, such as using an on-site agricultural well for landscape irrigation, installation of domestic water-saving fixtures and appliances in the proposed residences, and adoption of a "water-budget" approach landscape design. The 2009 EIR determined that the on-site water-reduction measures, in combination with planned improvements to the City's water system discussed above under Impact 4.5-5, would result in the City having sufficient supply to serve the Wildhorse Ranch Project. However, because the City's UWMP had previously determined that groundwater supplies to serve the City beyond 2020 would not be sufficient, the 2009 EIR required Mitigation Measure 4.9-2, which ensured the Wildhorse Ranch Project's payment of a fair share towards future water supply projects required by the City to meet water demand beyond 2020. The 2009 EIR concluded that Mitigation Measure 4.9-2 would reduce the potential impact to a less-than-significant level.

Subsequent to the City's certification of the 2009 EIR, surface water was made available to the City. As described in the Existing Environmental Setting section above, the City began participating in the WDCWA in 2016. The City now receives 10.2 mgd from the WDCWA in a normal year. With respect to the currently proposed project, Table 4.5-9 below summarizes the supply and demand of each water year type provided in the WSA, which includes the additional 60 AFY demand associated with the proposed project. As shown below, the City is projected to have a surplus of water supplies in all water year types through 2045. Because the proposed project is included in the City's water demand projections and the WSA identifies a surplus of



water supply through 2045, the proposed project would not be subject to Mitigation Measure 4.9-2.

Table 4.5-9 Projected Water Supply and Demand During Normal, Single Dry, and Multiple Dry Years (AFY)					
	2025	2030	2035	2040	2045
Normal Year					
Total Supply	23,320	23,320	23,320	23,320	23,320
Total Demand	9,790	10,310	10,300	10,290	10,290
Surplus	13,530	13,010	13,020	13,030	13,030
Single Dry Year					
Total Supply	15,260	15,260	15,260	15,260	15,260
Total Demand	9,790	10,310	10,300	10,290	10,290
Surplus	5,740	4,950	4,960	4,970	4,970
Multiple Dry Years					
Total Supply	15,260	15,260	15,260	15,260	15,260
Total Demand	9,790	10,310	10,300	10,290	10,290
Surplus	5,740	4,950	4,960	4,970	4,970
<i>Source: Brown and Caldwell, April 2024.</i>					

Based on the above, the City could accommodate the proposed project’s operational water demand, and the proposed project would not result in a new significant impact or substantially more severe significant impact related to water supply beyond what were previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

The 2009 EIR included Mitigation Measure 4.9-2, which ensured the Wildhorse Ranch Project’s payment of a fair share towards future water supply projects required by the City to meet water demand beyond the 2020 horizon year. As discussed above, surface water was made available to the City in 2016, after the certification of the 2009 EIR. Because the proposed project is included in the City’s projections, which anticipated a surplus of water through 2045, the currently proposed project would not require additional mitigation to ensure sufficient water supply. Therefore, Mitigation Measure 4.9-2 of the 2009 EIR would not be applicable to the currently proposed project.

Modified Mitigation Measure(s)

None required.

New Mitigation Measure(s)

None required.



4.5-7 Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Based on the analysis below, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The 2009 EIR evaluated potential impacts related to the City of Davis WWTP's capacity under Impact 4.9-3. As discussed therein, the Wildhorse Ranch Project's wastewater flows were calculated to be 0.045 mgd. Based on the remaining capacity of 1.25 mgd available at the City's WWTP at the time of the 2009 EIR, the 2009 EIR found that sufficient capacity existed to serve the proposed project.

As previously discussed, using the methodology described above in the Method of Analysis section, the WWTP Capacity Memorandum determined that wastewater flows under the existing development scenario (which includes the proposed project) would be 4.2 mgd. Given that the City's WWTP has an existing ADWF capacity of 6.0 mgd, the City would have adequate capacity to serve the project's wastewater treatment demands in addition to the City's existing commitments. Furthermore, according to the Sewer Study, the ADWF flows associated with the proposed project would be approximately 0.043 mgd. Thus, the proposed project would result in less sewer flows than the flows anticipated for the Wildhorse Ranch Project.

Based on the above, the proposed project would not result in a new significant impact or substantially more severe significant impact related to the City having adequate capacity to serve the project's wastewater treatment demands in addition to the City's existing commitments beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

None applicable.

Modified Mitigation Measure(s)

None required.

New Mitigation Measure(s)

None required.



4.5-8 Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, or conflict with federal, State, and local management and reduction statutes and regulations related to solid waste. Based on the analysis below, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The 2009 EIR evaluated potential impacts related to increased demand for solid waste disposal and/or recycling services under Impact 4.9-7. As discussed therein, a solid waste generation rate of 3.12 pounds per person per day was used to calculate the Wildhorse Ranch Project's total daily waste of 1,479 pounds (0.00032 million cubic yards per year). Based on the remaining capacity at the Yolo County Central Landfill at the time of the 2009 EIR, the 2009 EIR concluded that a less-than-significant impact would occur.

Currently, solid waste services (collection and recycling) are provided to the City of Davis by Recology Davis. All non-recyclable wastes collected from the City continue to be disposed of at the 770-acre Yolo County Central Landfill in the northeast portion of the Davis planning area. The City does not contain any special landfill sites. According to CalRecycle, the Yolo County Central Landfill has a remaining capacity of 33,140,373 cubic yards (or 68 percent remaining capacity) and has a current anticipated closure date of 2124.²⁹

Following development of the project site, the currently proposed project would result in a maximum building square footage of 451,500 sf. As discussed further in Chapter 3, Project Description, of this SEIR, the aforementioned square footage is a conservative estimate based on the maximum sf of the maximum number of units (2,500 sf per unit x 175 units), as well as the proposed USA Pentathlon Training Facility and pool complex. According to the U.S. Environmental Protection Agency (USEPA) report, Estimating 2003 Building-Related Construction and Demolition Materials Amounts, residential construction activities generate an average of 4.39 pounds per square foot (lbs/sf) of waste.³⁰ Therefore, applying such an amount to buildout of the proposed project would produce approximately 1,982,085 (991.04 tons) of construction waste (4.39 lbs/sf x 451,500 sf).

The construction waste estimate presented above represents a conservative analysis of the maximum potential waste production from construction of the proposed project. The CALGreen Code requires at least 65 percent diversion of construction waste for projects permitted after January 1, 2017. As such, a minimum

²⁹ California Department of Resources Recycling and Recovery. *SWIS Facility/Site Activity Details Yolo County Central Landfill (57-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/689?siteID=4033>. Accessed April 2024.

³⁰ U.S. Environmental Protection Agency. *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*. 2009.



of 644.18 tons of waste would be diverted away from landfill disposal during construction. Considering the applicable CALGreen Code requirements, buildout of the proposed project would be anticipated to produce up to 346.86 tons of waste during construction. Construction waste generation represents a short-term increase in waste generation. Considering that the Yolo County Central Landfill has a remaining capacity of 68 percent of the total permitted capacity of the landfill, the proposed project's construction waste would represent only an incremental contribution to the waste received at the landfill, and a less-than-significant impact would occur.

With respect to project operations, the currently proposed project is anticipated to generate approximately 450 new residents. Based on the solid waste generation rate of 3.12 pounds per person per day from the 2009 EIR, the currently proposed project would generate a total of 1,404 pounds of waste per day (0.70 tons), which is less than the amount anticipated by the 2009 EIR for the Wildhorse Ranch Project. The Yolo County Central Landfill has a permitted throughput of 3,000 tons/day, and thus, would be able to accommodate the operational waste generated by the proposed project. In addition, considering that the Yolo County Central Landfill has a remaining capacity of 68 percent, the proposed project's operational waste would represent only an incremental contribution to the waste received at the landfill. Applying the 3.12 pounds per person per day metric to the proposed project also represents a conservative analysis, as current recycling and composting requirements likely result in less daily waste generation among Davis residents.

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to generation of solid waste in excess of State or local standards or the capacity of local infrastructure or impairing the attainment of solid waste reduction goals or conflict with federal, State, and local management and reduction statutes and regulations, beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

None applicable.

Modified Mitigation Measure(s)

None required.

New Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.



The cumulative setting for impacts related to public services and utilities encompasses buildout of the proposed project in conjunction with the development of the Davis General Plan planning area, as well as a list of present and probable future projects. For more details regarding the cumulative setting, refer to Chapter 5, Statutorily Required Sections, of this SEIR.

4.5-9 Cumulative impacts to public services. Based on the analysis below, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The 2009 EIR evaluated potential long-term impacts to public services and facilities in combination with existing and future development under Impact 4.9-10. As discussed therein, the goals and policies contained within the City's General Plan ensure that sufficient public services and facilities would be available for the buildout of the planning area. The 2009 EIR concluded that future projects would be subject to the same City policies and fees as the Wildhorse Ranch Project. Other future development projects would have been required by the City to pay fair shares toward the expansion and creation of public services and facilities. Therefore, although certain facilities could have been adversely impacted as a result of the Wildhorse Ranch Project, the 2009 EIR concluded that the cumulative impact would be less than significant through incorporation of the project-specific mitigation measures identified therein.

Potential cumulative impacts associated with the currently proposed project related to fire and police protection services, schools, public services and government facilities, and parks and recreation are discussed below.

Fire Protection Services

Cumulative development, in conjunction with the proposed project, would increase the demand for fire protection services provided by the DFD. As discussed above, the required response time standard for the DFD is six minutes (with a four-minute drive time) for more than 90 percent of all incidents, consistent with the NFPA 1710 response time standard.

The City funds the DFD budget, in part, through revenues generated by the City's General Fund, which collects funds from building permits and development impact fees, and from public safety development impact fees. Similar to the proposed project, cumulative development within the City's General Plan planning area would be subject to applicable permits and fees, which would be reviewed by the City to ensure payment. Therefore, revenues generated through fee payments associated with cumulative development would pay fair shares toward any new DFD facilities deemed necessary by the City, which would be required to be designed and constructed in accordance with applicable regulations and standards, and if necessary, undergo CEQA review. In addition, as discussed above, all structures included as part of buildout of the City's General Plan would be constructed in compliance with the CBC and CFC, which would reduce the potential for fires to occur within the planning area and thereby reduce the demand for fire protection services in the City.



Finally, one of two proposed development projects within the City could include construction of a new fire station along the East Covell Boulevard corridor: either the Village Farms Davis Project, located less than a mile to the west of the Palomino Place Project site, or the Shriners Property Project, located adjacent to the east of the Palomino Place Project site. Construction of the new fire station would allow the DFD to respond to fire events at the project site and the eastern portion of the City limits within the NFPA 1710 response time standard. It should be noted that the potential environmental impacts of the fire station construction would be analyzed within the associated EIRs being prepared for each project, which would both be subject to Davis City Council approval and a vote by Davis residents.

Based on the above, cumulative development within the City of Davis, in conjunction with the proposed project, would result in a less-than-significant impact related to the need for new or improved fire protection facilities, the construction of which could cause significant environmental impacts.

Police Protection Services

Cumulative development, in conjunction with the proposed project, would increase the demand for law enforcement services provided by the DPD. Similar to the DFD, the DPD is funded, in part, through the City's General Fund and public safety development impact fee. Cumulative development within the City would be subject to applicable permit application and development impact fees. Additionally, new residents generated by cumulative development would be subject to local taxes. Thus, future projects and residents would pay fair shares toward new DPD facilities deemed necessary by the City, all of which would be required to be designed and constructed in accordance with applicable regulations and standards, and if necessary, undergo CEQA review.

In addition, cumulative development within the City would be designed in accordance with the minimum security building standards established by Davis Municipal Code Article 8.14. The City of Davis requires various security measures to be included in new structures, and reviews development construction documents for consistency. Implementation of the required security measures would help to reduce cumulative demand for police protection services.

Based on the above, cumulative development within the City would not result in the need for new or improvements to existing police protection facilities, the construction of which could cause significant environmental impacts, and a less-than-significant impact would occur.

Schools

Cumulative development, in conjunction with the proposed project, would increase the demand for school services provided by the DJUSD. However, as discussed above, development as part of cumulative buildout would be subject to DJUSD developer fees, which fund the cost of improving and expanding school facilities and equipment needed to accommodate additional student population induced by new development. Payment of the fees would be deemed to be "full and complete mitigation," as established by Proposition 1A/SB 50. In addition, Davis voters' renewal of the Measure N parcel tax ensures an existing parcel tax of \$768 per year



and totaling approximately \$11.7 million per year is available to help fund DJUSD facilities and services. The proposed project would increase the number of parcels subject to the tax.

Based on the above, cumulative development within the City would not result in the need for new or improvements to existing school facilities, the construction of which could cause significant environmental impacts, and a less-than-significant impact would occur.

Parks and Other Facilities

Cumulative development, in conjunction with the proposed project, would increase the demand for park facilities operated by the City of Davis Parks and Community Services Department. However, development facilitated by buildout of the General Plan planning area would be subject to the City's parkland provision requirements as established by Davis Municipal Code Section 36.08.040. With respect to libraries, revenues generated by Yolo County property taxes, State funds, and library fees are used to fund countywide library programs and operations. Cumulative development within the area would be required to be designed and constructed in accordance with applicable regulations and standards, pay all applicable fees and taxes, and if necessary, undergo CEQA review.

Based on the above, cumulative development within the City, in conjunction with the proposed project, would result in a less-than-significant impact related to the need for new or improved parks and/or other public facilities, the construction of which could cause significant environmental impacts.

Conclusion

Based on the above, the currently proposed project would not result in a new significant impact or substantially more severe significant impact related to an increased demand for public services in combination with future buildout in the City of Davis beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

None applicable.

Modified Mitigation Measure(s)

None required.

New Mitigation Measure(s)

None required.



4.5-10 Increase in demand for utilities and service systems associated with the proposed project, in combination with future buildout of the Davis General Plan. Based on the analysis below, the currently proposed project would not result in a new significant impact or substantially more severe significant impact beyond what was previously identified in the 2009 EIR.

The 2009 EIR evaluated potential long-term impacts to utilities in combination with existing and future development under Impact 4.9-10, and concluded that cumulative impacts would be less than significant with the mitigation measures provided therein. The 2009 EIR concluded that development of the project site with urban uses would exceed the demand for public services and facilities anticipated in the Davis General Plan, which designated the project site as Agriculture. However, the mitigation measures included in the 2009 EIR would reduce all identified significant utilities impacts to a level of insignificance. Furthermore, the 2009 EIR found that future development projects would be required by the City to pay fair shares towards the expansion and creation of public facilities, further reducing cumulative impacts.

The following discussions provide an analysis of the proposed project's contribution to cumulative impacts associated with water supply, wastewater, dry utilities, and solid waste under cumulative conditions, which includes the proposed project in combination with future buildout of the City, including reasonably foreseeable projects, such as the Village Farms Davis Project and Shriners Property Project.

Water Supply

Cumulative development, in conjunction with the proposed project, would result in increased demand for water supplies provided by the City (see Table 4.5-10). As previously discussed, the WSA prepared for the City estimated the total projected water supply in a normal year would be 23,320 AFY and would be 15,260 AFY in single and multiple dry years from 2025 through 2045. Based on the demand in AFY presented in Table 4.5-10 below, the City is anticipated to have a surplus of water supplies in all water year types to accommodate buildout of the City's General Plan planning area and present and future probable projects, including the proposed project.

In addition, new water infrastructure required as part of cumulative development within the City would be required to be designed and constructed in compliance with the applicable standards set forth in the City of Davis Public Works Design Standards. Compliance with the foregoing standards would ensure new water lines installed as part of buildout of the City of Davis are constructed in conformance with proper materials and sizing.

Based on the above, adequate water supply would be available to serve cumulative development within the City, in conjunction with the proposed project, and a less-than-significant impact would occur.



**Table 4.5-10
 Total Cumulative Water Demand (AFY)**

Area	2025	2030	2035	2040	2045
Existing Water Service Area	9,790	10,271	10,261	10,251	10,251
Village Farms Davis	0	410	850	850	850
Shriners Property	0	570	570	570	570
Palomino Place	0	60	60	60	60
DiSC 2022	0	128	350	350	350
Total	9,790	11,439	12,091	12,081	12,081
Water Supply	2025	2030	2035	2040	2045
Total Supply – Normal Year	23,320	23,320	23,320	23,320	23,320
Total Supply – Single Dry and Multiple Dry Years	15,260	15,260	15,260	15,260	15,260
Deficit?	NO	NO	NO	NO	NO

Source: Brown and Caldwell, April 2024.

Wastewater

With respect to wastewater, cumulative development includes all present and probable future projects along the Mace Boulevard/East Covell Boulevard corridor in conjunction with the proposed project. According to the WWTP Capacity Memorandum, cumulative development would result in increased demand for wastewater treatment services, with the ADWF flows under cumulative buildout conditions at 4.9 mgd. The WWTP Capacity Memorandum also concluded that based on a 2022 Capacity Analysis Report prepared by West Yost, the City’s WWTP facilities have available capacity at or above a 5.3 mgd influent ADWF design target, with the exception of the facility’s anaerobic digesters, which have a firm capacity at a slightly lower ADWF of 5.1 mgd. Therefore, the Technical Memorandum concluded that all of the City’s WWTP facilities would have sufficient capacity to support flows and loads associated with cumulative buildout of the City.

In addition, based on the results of the Wastewater Collection Memorandum for cumulative buildout conditions, the City identified four gravity sewer main segments where flows would exceed the applicable ratio of flow depth (d) to pipe diameter (D) of 0.6 (see Table 2 in the Wastewater Collection Memorandum). However, the Wastewater Collection Memorandum concluded that the impacts to the gravity mains under the cumulative development scenario are very slight and improvements to the City’s wastewater conveyance system are not recommended as sewer flows can be accommodated by the existing conveyance system.

Based on the above, adequate wastewater treatment services would be available to serve cumulative development within the City of Davis, in conjunction with the proposed project, and a less-than-significant impact would occur.

Electricity, Natural Gas, and Telecommunications

Environmental effects associated with the construction of new or expanded electricity, natural gas, and telecommunications facilities would primarily be project-specific, rather than cumulative. As noted under Impact 4.5-5, while the project would include new connections to existing infrastructure located in the project vicinity, substantial extension of existing off-site electrical or telecommunications infrastructure would not be required. Therefore, the proposed project would result in



a less-than-significant cumulative impact related to construction of new or expanded electricity, natural gas, and telecommunications facilities.

Solid Waste

As previously discussed, according to CalRecycle, the Yolo County Central Landfill is anticipated to cease operations by 2124. Construction waste generated by development facilitated by buildout of the General Plan planning area would be required to comply with the applicable provisions of the CALGreen Code, which requires at least 65 percent diversion of construction waste for projects permitted after January 1, 2017. In addition, the Yolo County Central Landfill has a remaining capacity of 33,140,373 cubic yards, or 68 percent of the total capacity. Considering the remaining capacity at the landfill to serve future development, adequate capacity would be available to serve cumulative development within the City, in conjunction with the proposed project, and a less-than-significant cumulative impact would occur.

Conclusion

Based on the above, the proposed project, in conjunction with regional development, would not result in a new significant cumulative impact or substantially more severe significant cumulative impact related to increased demand for utilities and service systems within the City of Davis beyond what was previously identified in the 2009 EIR.

Applicable Mitigation Measure(s) from the 2009 EIR

None applicable.

Modified Mitigation Measure(s)

None required.

New Mitigation Measure(s)

None required.

