

4.12 PUBLIC SERVICES AND RECREATION

4.12.1 INTRODUCTION

The Public Services and Recreation chapter of the EIR summarizes the existing setting and identifies potential new demands resulting from the development of the Proposed Project and the Biological Resources Preservation Alternative (BRPA) on fire and police protection services, schools, parks, and other public facilities. Additionally, the chapter evaluates if the Proposed Project or BRPA would 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 or include or require new or expanded recreational facilities that could have an adverse environmental effect. Information for this section was drawn primarily from the City of Davis General Plan¹ and the City of Davis General Plan EIR, as well as correspondence with applicable service providers.²

4.12.2 EXISTING ENVIRONMENTAL SETTING

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

Fire Protection Services

The project site/BRPA site is currently located within the service area of the Springlake Fire Protection District in an unincorporated portion of Yolo County. Upon annexation into the City of Davis, the site would be served by the Davis Fire Department (DFD). According to the City, the DFD serves a 133-square-mile area containing a population of over 68,986 people, on a total annual budget of nearly \$18 million.³ 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 is 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.

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

² 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.

³ City of Davis. *Budget in Brief: FY 2024-2025 Adopted Budget*. Available at: <https://www.cityofdavis.org/home/showpublisheddocument/19764/638652837987600000>. Accessed December 2024.



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 31, located approximately 1.3 miles southwest of the project site/BRPA site, is the closest fire station to the site. The response area for Station 31 is the central portion of the City.

The DFD maintains a staff of 42 shift personnel (12 captains and 30 firefighters), one fire chief, two administrative staff, three battalion chiefs, and one fire marshal, for a total of 49 employees. Shift personnel are divided into three 24-hour-a-day shifts. The DFD equipment consists of three engines, one ladder truck, one squad unit, two grass/wildland units, one water tender, two reserve engines, two command vehicles, and one fire prevention staff vehicle, as well as two antique fire apparatus units.

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 response time standard.⁴ 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.⁵ 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 majority of the project site/BRPA site is currently located outside of the four-minute drive time zone (see Figure 4.12-1).

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.⁶ 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.

Law Enforcement Services

The project site/BRPA site is currently located within an unincorporated portion of Yolo County, which is provided law enforcement services by the Yolo County Sheriff's Office. Upon annexation into the City of Davis, the site would be served by the Davis Police Department (DPD).

The DPD is located at 2600 Fifth Street, approximately one mile southeast of the project site/BRPA site. The DPD provides services to approximately 66,000 City residents. Of the 90 full-time employees, 60 are sworn officers and 30 are civilian support positions.⁷ The DPD staff is supplemented by over 15 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.

⁴ Sandholdt, Patrick, Fire Marshal, Davis Fire Department. *Personal communication [email] with Nick Pappani, Vice President, Raney Planning and Management, Inc.* April 10, 2024.

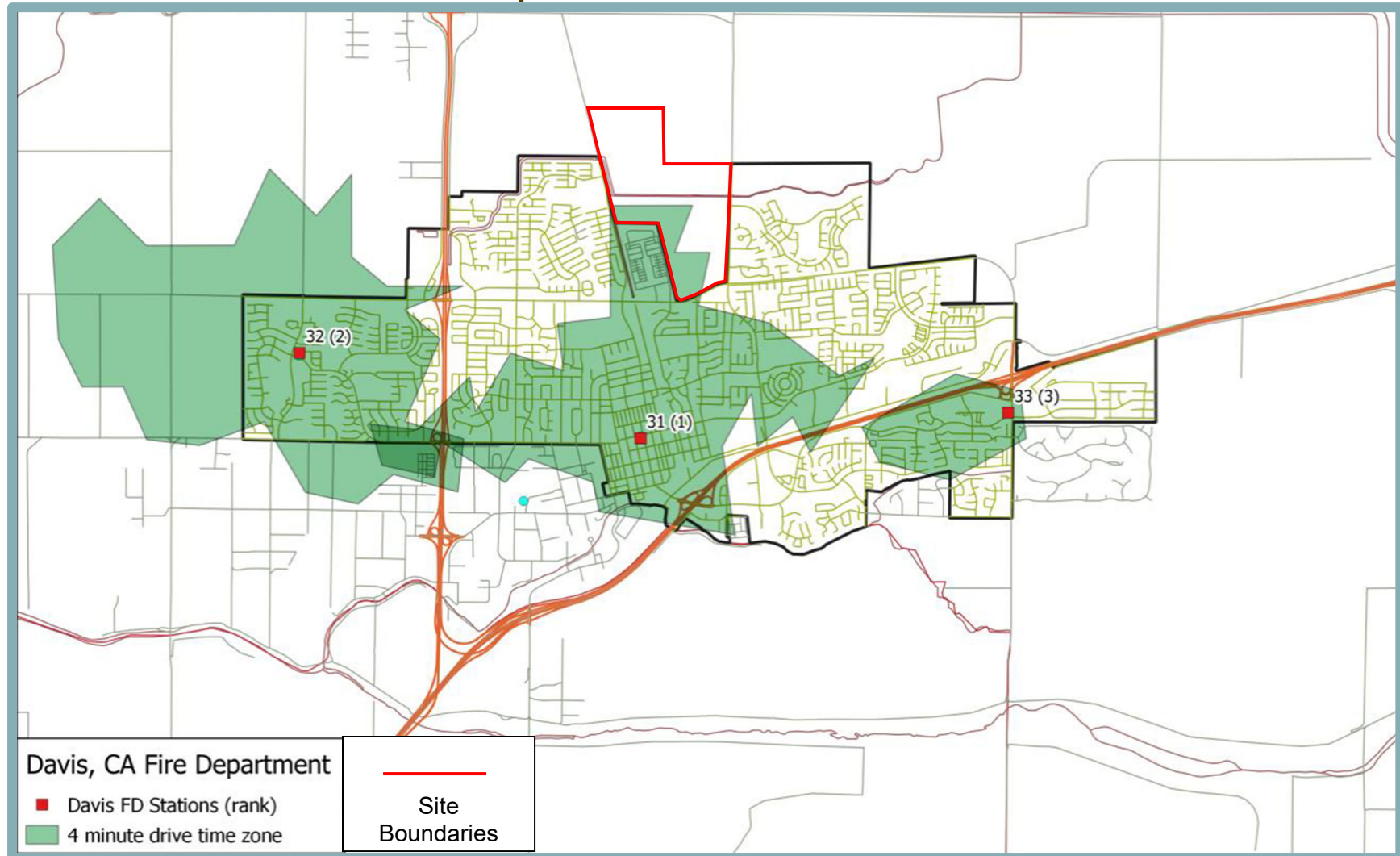
⁵ Sandholdt, Patrick, Fire Marshal, City of Davis Fire Department. *Personal Communication [email] with Nick Pappani, Vice President, Raney Planning and Management, Inc.* March 12, 2024.

⁶ City of Davis. *Budget in Brief: FY 2021-2022 Adopted Budget.* 2021.

⁷ City of Davis. *Administration.* Available at: <https://www.cityofdavis.org/city-hall/police-department/administration>. Accessed March 2024.



**Figure 4.12-1
Davis Fire Department Four-Minute Drive Time Zone**



Source: Davis Fire Department, 2024.



- 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, five sergeants, five corporals, and 28 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.

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.⁸

Schools

The project site/BRPA site is located within the boundaries of the Davis Joint Unified School District (DJUSD). The DJUSD 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.⁹ The nearest schools to the project site/BRPA site include Birch Lane Elementary, located 0.24-mile to the southeast of the site; Oliver Wendell Holmes Junior High School, located 0.27-mile to the south of the site; and Davis Senior High School, located approximately 0.6-mile southwest of the site. Table 4.12-1 shows the enrollment total of schools within the DJUSD for the 2023-24 academic year.

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 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.

⁸ City of Davis. *City Budget & Financial Reporting*. Available at: <https://www.cityofdavis.org/city-hall/finance/city-budget>. Accessed March 2024.

⁹ California Department of Education. *DataQuest*. Available at: <https://dq.cde.ca.gov/dataquest/>. Accessed May 2024.



Table 4.12-1 Davis Joint Unified School District Enrollment By Facility	
School Facility	2023-24 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.	

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.¹⁰ 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 \$5.17 per square foot (sf) for new residential construction and additions and \$0.84 per sf for new commercial and industrial development.¹¹

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.¹² The measure was approved by voters, which renewed an existing parcel tax at \$768 per year that is anticipated to total

¹⁰ Davis Joint Unified School District. *Facilities Master Plan*. Available at: <https://www.djUSD.net/cms/one.aspx?portalId=117173&pageId=3165267>. Accessed October 2024.

¹¹ Davis Joint Unified School District. *Developer Fees*. Available at: https://www.djUSD.net/departments/business_services/developer_fees. Accessed December 2024.

¹² Davis Joint Unified School District. *Measure N – Parcel Tax Renewal 2024*. Available at: https://www.djUSD.net/about/parcel_tax. Accessed March 2024.



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 4.12-2).

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. The City further requires neighborhood parks to be located within three-eighths of a mile of all residential units,¹³ and recommends that 10 percent of new residential development be dedicated to greenbelt areas.

The nearest existing parks and recreation facilities to the project site/BRPA site are Nugget Fields, which are both located east of the project site/BRPA site across Pole Line Road, and Northstar Park, which is located across F Street to the west. In addition, Market Park and Harvest Park are located approximately 600 feet to the west of the project site/BRPA site within the existing Cannery neighborhood, and Oak Grove Park is located within the residential neighborhood located approximately 600 feet to the east of the project site/BRPA site.

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 at 2700 Lillard Drive, approximately 1.6 miles south of the project site/BRPA site. The existing Davis branch library, the Mary L. Stephens Davis Library, is located at 315 East 14th Street, approximately 0.5-mile southwest of the 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 1.6 miles south of the 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 Code 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.

4.12.3 REGULATORY CONTEXT

Applicable federal laws or regulations pertaining to the provision of public services and recreational facilities do not exist. The following discussion contains a summary review of applicable State and local regulatory controls pertaining to public services and recreation.

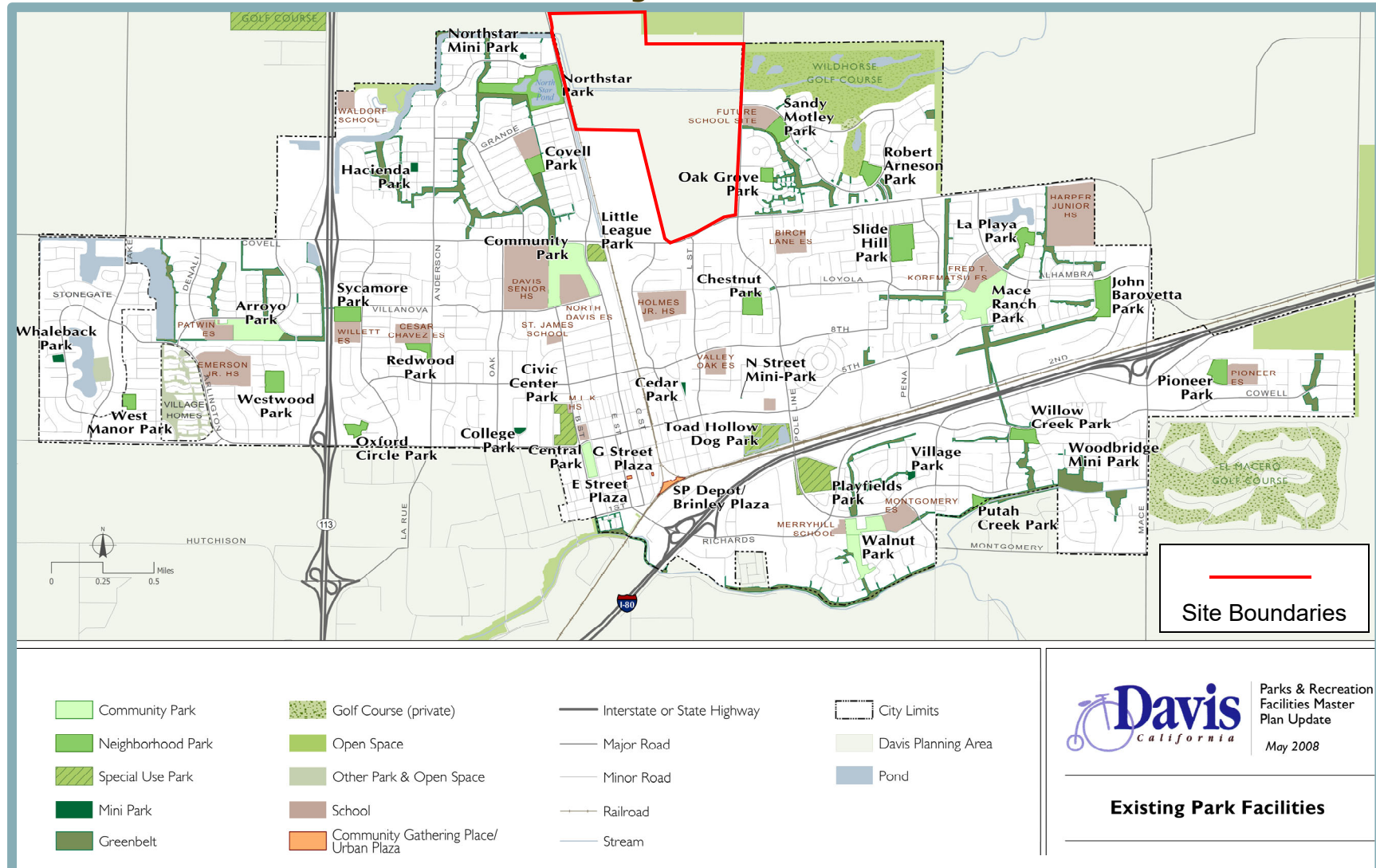
State Regulations

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

¹³ City of Davis. *Parks and Recreation Facilities Master Plan Update*. Adopted 2012.



**Figure 4.12-2
Existing Park Facilities**



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



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 California Building Standards Code [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.

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, as follows:

- Established 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.
- Prohibited 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.

Quimby Act

California Government Code Section 66477, Subdivision Map Act, referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees solely for park and recreation purposes. The required dedication and/or fees are based upon the residential density, parkland cost, and other factors. Land dedication and fees collected pursuant



to the Quimby Act may be used for acquisition, improvement, and expansion of park, playground, and recreational facilities or the development of public school grounds.

Local Regulations

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

City of Davis General Plan

The applicable Davis General Plan goals and policies related to public services and recreation 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 developments.

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



- Goal Y&E 9 Construct new public schools to meet the needs of residential growth.
- Policy Y&E 9.1 It shall be the policy of the City to take all legally permissible steps to ensure the full mitigation of impacts of new development on school facilities.

Parks 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.
- 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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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 (California Code of Regulations [CCR] Title 24, Part 9), including, but not limited to, the California Building Code (CBC) (CCR Title 24, Part 2) and CFC (CCR Title 24, Part 9), 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.

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. Fees may be approved in lieu of parkland dedication.

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. 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.

4.12.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology used to analyze and determine the potential impacts related to public services and recreation associated with the Proposed Project and BRPA. In addition, a discussion of the potential impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

In accordance with Appendix G of CEQA Guidelines, impact determinations regarding public services and recreation require consideration as to whether the Proposed Project or BRPA 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; or
 - 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; or
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Method of Analysis

The methodology used to determine the potential impacts related to fire protection, police protection, schools, parks, and other public facilities that would occur through development of the Proposed Project and BRPA is discussed in further detail below.

Fire Protection and Police Services

The approach to analyzing a project's impacts on fire protection and police protection services in accordance with CEQA is often misunderstood. Industry practice has often focused on any type of demand upon a fire or police department or district that may be generated by a project, such as an increased need for staffing, or the need for new equipment. Such considerations are important, but they are not CEQA considerations, per se. This important point can be seen by a careful reading of the language in Appendix G of the CEQA Guidelines (Section XV, Public Services). The language focuses on whether a project's increase in demand is such that a fire service or law enforcement provider would need to build new or expand existing governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives. The reason for such focus is that building new facilities, or expanding existing facilities, requires construction activities and disturbance of the physical environment, which is the focus of CEQA.



According to CEQA Guidelines Section 15002(g), a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by a proposed project. “Environment” means the physical conditions that exist within the area that would be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance (Public Resources Code Section 21060.5). The courts have affirmed such understanding. In the case *City of Hayward v. Board of Trustees of the California State University*, the First District Court of Appeal affirmed that the focus of CEQA analysis should be limited to physical environmental impacts related to a project.¹⁴ The court held that, “[t]he need for additional fire protection services is not an environmental impact that CEQA requires a project proponent to mitigate.”

Based on the above, the analysis below appropriately focuses on whether the Proposed Project’s or BRPA’s demand upon fire protection and police protection service providers would generate the need to build new facilities or expand existing facilities, the construction of which would cause significant impacts on the environment.

Schools, Parks, and Other Public Facilities

The threshold for analyzing the Proposed Project’s and BRPA’s potential impacts to DJUSD facilities pertains to compliance with Proposition 1A/SB 50. Satisfaction of the Proposition 1A/SB 50 statutory requirements by a project developer is deemed to be “full and complete mitigation.”

The threshold for analyzing the Proposed Project’s and BRPA’s impact to the City’s parks and recreation facilities is related to consistency with applicable General Plan policies, as well as compliance with Davis Municipal Code Section 36.08.040 (Parkland dedication).

Because the Yolo County Library is funded, in part, by property taxes, State funds, and library fees, the Proposed Project’s and BRPA’s potential impact to other public facilities, which primarily includes the Mary L. Stephens Davis Library and South Davis Montgomery Library, is analyzed through determining how the County’s property tax, as detailed in Yolo County Code Chapter 14, County Facilities Authorization and Fee, under Title 3, Finance, applies.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts related to public services and recreation is based on implementation of the Proposed Project or the BRPA in comparison with the standards of significance presented above.

4.12-1 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, the impact is *less than significant*.

The following discussion includes an analysis of potential impacts related to potential increases in the provision of fire protection services as a result of the Proposed Project

¹⁴ 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.



and BRPA, the construction of which could cause significant environmental impacts. Because the Proposed Project and BRPA would both include development of 1,800 dwelling units, as well as neighborhood services and public, semi-public, and educational uses, the following evaluation applies to both development scenarios.

Proposed Project, Biological Resources Preservation Alternative

The project site/BRPA site is currently located within the Springlake Fire Protection District in an unincorporated portion of Yolo County. Upon annexation into the City of Davis, the site would be served solely by the DFD. The nearest DFD facility to the project site/BRPA site is Station 31, located approximately 1.3 miles southwest of the site. As shown in Figure 4.12-1, portions of the project site/BRPA site are located within the four-minute drive time zone, but the majority of the site is outside of the zone. Thus, the DFD may not currently meet the NFPA 1710 response time standard when responding to fire events at portions of the project site/BRPA site outside of the four-minute drive time zone. However, a fourth fire station site is included as part of both the Proposed Project and BRPA. In addition, an alternative site for the fire station is included as part of the Shriners Property Project, located approximately 2.07 miles to the east of the project site/BRPA site. Construction of the new fire station is anticipated to occur at either the project site/BRPA site or the Shriners Property Project site (if approved by the City Council and voters) and would allow the DFD to respond to on-site fire and emergency medical events within the NFPA 1710 response time standard. If developed as part of the Proposed Project or BRPA, the fire station would be located in the southern portion of the project site/BRPA site, adjacent to East Covell Boulevard. All potential physical environmental impacts that could result from development of the Proposed Project and BRPA, including the potential new fire station, have been evaluated throughout the technical chapters of this EIR. It should be noted that the potential environmental impacts of the fire station construction will also be analyzed within the associated EIR being prepared for the Shriners Property Project.

All structures constructed as part of the Proposed Project and the BRPA would be designed in accordance with Davis Municipal Code Section 13.01.010 and all applicable provisions of the CFC. Consistent with the CFC, the Proposed Project and BRPA 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 to the maximum extent feasible.

Phase 1 of the Proposed Project includes construction of five residential villages containing 990 residential units, the majority of which would be located along the eastern site boundary. Of the total, 300 residential units would be located within the existing response time zone, leaving 690 residential units within the East Village, Central Village, and Parkside Village East without adequate service from DFD. Similarly, the BRPA includes 940 residential units within Phase 1, including the West Park North and South villages, the East Village, and the Central Villages East and West. Of the foregoing villages, the West Park North and South would be located within the adequate response time zone, leaving 580 residential units without adequate service from DFD. Because the fire station is currently included as part of the later phases of the Proposed Project and BRPA, a portion of the residences that



would be built under Phase 1 of each development scenario would not receive adequate service from existing DFD facilities.¹⁵

Based on the above, the Proposed Project and the BRPA would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection services and/or facilities, the construction of which could cause significant environmental impacts, and a ***less-than-significant*** impact could occur. It should be noted that the City may consider the timing of the fire station during the project review process. Any timing specifications related to response times would be conditioned by the City as part of project approval.

Mitigation Measure(s)

None required.

4.12-2 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, the impact is *less than significant*.

The following discussion includes an analysis of potential impacts related to increases in the demand for police protection services as a result of the Proposed Project and BRPA, the construction of which could cause significant environmental impacts. Because the Proposed Project and BRPA would both include development of 1,800 dwelling units, as well as neighborhood services and public, semi-public, and educational uses, the following evaluation applies to both development scenarios.

Proposed Project, Biological Resources Preservation Alternative

The project site/BRPA site is currently located within an unincorporated portion of Yolo County, which is provided law enforcement services by the Yolo County Sheriff's Office. Upon annexation into the City of Davis, the site would be served by the DPD. Using the 2.57 persons/household average household size for the City of Davis as noted in the City's Housing Element, the proposed 1,800 residential units would generate an estimated 4,626 new residents. While such an amount would increase the demand for DPD services, based upon correspondence with the DPD, the increase in demand could be accommodated through department operations out of a DPD sub-station.¹⁶ Such operations would allow patrol officers to remain in the area by reducing travel time between existing stations during shifts, which would reduce response times to any on-site calls for service.

The Proposed Project and BRPA would also be designed in accordance with the City's minimum security building standards, established by Davis Municipal Code Article

¹⁵ 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.

¹⁶ Todd Henry, Deputy Police Chief, City of Davis Police Department. Personal Communication [email] with Nick Pappani, Vice President, Raney Planning and Management. March 7, 2024.



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/BRPA site, thereby minimizing security risks and reducing the project's demand for police services.

In addition, the DPD obtains funds from several revenue streams through the City's General Fund, which collects from general tax dollars from sales and property taxes, motor vehicle-in-lieu fees, the municipal service tax, business license tax, and by revenues generated from permits and fees. Both the Proposed Project and the BRPA would contribute funding for the DPD through paying applicable City property taxes and development fees, which in addition to the payment of the City's public safety development impact fee, would constitute the project's fair share towards police protection services.

As discussed in the Project Description chapter of this EIR, the fire station included as part of the Proposed Project and BRPA could provide a small amount of space to support police personnel in the field.

Based on the above, the Proposed Project and BRPA would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection services and/or facilities, the construction of which could cause significant environmental impacts, and a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

4.12-3 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 and other public facilities. Based on the analysis below, the impact is *less than significant*.

The following discussion includes an analysis of potential impacts related to increases in the demand for school services and other public facilities as a result of the Proposed Project and BRPA, the construction of which could cause significant environmental impacts. Because the Proposed Project and BRPA would both include development



of 1,800 dwelling units, as well as neighborhood services and public, semi-public, and educational uses, the following evaluation applies to both development scenarios.

Proposed Project, Biological Resources Preservation Alternative

The following discussion includes an analysis of potential impacts related to increases in the provision of DJUSD schools and other public facilities as a result of the Proposed Project and BRPA, the construction of which could cause significant environmental impacts.

Schools

The project site/BRPA site would be provided school services by the DJUSD. The nearest schools to the project site/BRPA site include Birch Lane Elementary, located 0.24-mile to the southeast of the site; Oliver Wendell Holmes Junior High School, located 0.27-mile to the south of the site; and Davis Senior High School, located approximately 0.6-mile southwest of the site. Using the 2.57 persons/household average household size for the City of Davis, as noted in the City's Housing Element, the proposed 1,800 residential units would generate an estimated 4,626 new residents. Such an increase in population would include an associated increase in student population and an increase in demand for schools. Table 5C-6 in the General Plan EIR uses a 0.69 student generation yield rate for single-family residential uses, and 0.44 yield rate for multi-family residential uses. Based on the Proposed Project's division of residential units with 990 single-family residential units and 810 multi-family residential units, the Proposed Project could result in as many as 1,040 new students that would be served by the DJUSD. The BRPA includes 360 multi-family units and 1,440 single-family units, which could result in a maximum number of 1,153 new students.

The Proposed Project and BRPA would include a DJUSD Pre-kindergarten (Pre-K) Early Learning Center located on 2.4 acres in the south-central portion of the project site/BRPA site, immediately south of the North Park Apartments, under the Proposed Project, and in the southeast corner of the North Park Village under the BRPA. The Pre-K Early Learning Center would offer the combined services of preschool and daycare, with early education curriculum and childcare. The Proposed Project and BRPA would also include an educational farm, tentatively proposed as "Green Acres," dedicated to the DJUSD, located in the northeast portion of the project site/BRPA site, south of the East Village. The educational farm would be used for the purposes of teaching agricultural values and methods in a hands-on, early learning outdoor classroom environment. Additional details for the Pre-K Early Learning Center and educational farm facilities would be finalized through consultation with the DJUSD and included in the Development Agreement for the Proposed Project or BRPA. Thus, the school sites included as part of the Proposed Project and BRPA would help address the number of new students generated by the new residential units.

Furthermore, the overall DJUSD declining enrollment rate, in combination with the consistent acceptance of IDT students, has resulted in available DJUSD capacity for new students. 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 also available to help fund DJUSD facilities and services. Future residents of the Proposed Project or BRPA would be subject to the Measure N tax and contribute to the funding



of DJUSD schools. Finally, both development scenarios 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 Proposed Project and BRPA would not result in substantial adverse physical impacts associated with the provision of new or physically altered school services and/or facilities, the construction of which could cause significant environmental impacts,

Other Public Facilities

Residents of the Proposed Project or BRPA would have access to the Mary L. Stephens Davis Branch Library, located at 315 East 14th Street, approximately 0.5-mile southwest of the project site/BRPA site and the South Davis Montgomery Library, located at 1441 Danbury Street, approximately 1.6 miles south of the 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/BRPA site at 2700 Lillard Drive.

While the anticipated increase to the City’s population of 4,626 new residents associated with the Proposed Project or the BRPA could result in increased demand for Yolo County Library services, 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 development within the County. Revenues generated by Yolo County property taxes are used for countywide library programs and operations. In addition, the City of Davis passed Measure T on November 5, 2024.¹⁷ Measure T increased the annual special library tax by \$49.00 per parcel and/or by \$24.50 per unit for multi-family developments. Payment of annual property taxes pursuant to the Yolo County Code and the City’s Measure T would ensure the Proposed Project and BRPA do not result in an adverse physical impact related to new or physically altered library facilities, the construction of which would result in environmental impacts.

Conclusion

Based on the above, the Proposed Project and BRPA would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities or other public service facilities, the construction of which could cause significant environmental impacts. Thus, a ***less-than-significant*** impact would occur.

Mitigation Measure(s)

None required.

¹⁷ Ballotpedia. *Davis, California, Measure T, Library Operation Measure (November 2024)*. Available at: [https://ballotpedia.org/Davis,_California,_Measure_T,_Library_Operation_Measure_\(November_2024\)](https://ballotpedia.org/Davis,_California,_Measure_T,_Library_Operation_Measure_(November_2024)). Accessed November 2024.



4.12-4 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 performance objectives for parks; 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, the impact is *less than significant*.

The following discussion includes an analysis of potential impacts related to the provision of new or physically altered park facilities as a result of the Proposed Project and BRPA, the construction of which could cause significant environmental impacts. Because the Proposed Project and BRPA would both include development of 1,800 dwelling units, as well as neighborhood services and public, semi-public, and educational uses, the following evaluation applies to both development scenarios.

Proposed Project, Biological Resources Preservation Alternative

As previously discussed, the Proposed Project and BRPA are anticipated to generate approximately 4,626 new residents, which would increase the demand for parkland facilities in the area. Based on the parkland provision requirements established by Davis Municipal Code Section 36.08.040, the Proposed Project and BRPA would be required to provide at least 23.58 acres of parkland (0.0131 acres of parkland x 1,800 residential units = 23.58 acres).

The Proposed Project would include the 20.3-acre Heritage Oak Park and the 7.5-acre Village Trails Park, which would total 27.8 acres of parkland and satisfy both the General Plan and Municipal Code parkland requirements. Under the BRPA, Heritage Oak Park would be identical to the Proposed Project, but the Village Trails Park acreage would be slightly reduced from 7.5 acres to 6.8 acres. The 0.7-acre reduction to Village Trails Park would instead be included in the northeastern corner of the Natural Habitat Area. Regardless, the BRPA would provide 27.1 acres of parkland, which would be sufficient to satisfy the City's General Plan and Municipal Code parkland requirements. As such, the potential increase in demand for park facilities associated with the potential population growth would be met through the components of the Proposed Project and BRPA.

In addition, according to General Plan Action POS 3.1(I), greenbelt requirements should be calculated separately from park acreage dedication or in-lieu fee payment requirements that are specifically authorized by the Quimby Act (Government Code Section 66477). The City standard for greenbelt provision is related to the General Plan's overall open space provision requirement, which requires 10 percent of newly developing residential land to be developed as open space, primarily greenbelt. Based on the applicant-provided estimates of 390.5 acres of urban development, the



Proposed Project and BRPA would be required to provide at least 39.05 acres of neighborhood greenbelt ($390.5 \text{ acres} \times 0.1 = 39.05 \text{ acres}$). The Proposed Project would include approximately 39.73 acres of greenbelts. Generally, the 50-foot-wide greenbelts would occur along portions of all the site's boundaries, as well as adjacent and/or within the proposed residential villages. The provided greenbelts would comprise approximately 15.64 percent of the urban development area (which excludes the UATA). The BRPA would provide approximately 40.8 acres of greenbelts, a 1.1-acre increase from the Proposed Project. Therefore, both the Proposed Project and the BRPA would satisfy the City of Davis open space requirements for new development projects.

Furthermore, both the Proposed Project and BRPA include a new Urban Agricultural Transition Area (UATA), a 118.4-acre portion of the project site/BRPA site to the north of the site that would act as a buffer between the new on-site development and the existing agricultural land further to the north. In accordance with Davis Municipal Code Section 40A.01.050(b), which requires a minimum width of 150 feet for the UATA, the UATA would provide a width of 2,150 feet. The addition of the UATA to the total open space acreage provided by the Proposed Project and BRPA would result in 185.9 acres and 186.3 acres of open space, respectively.

Based on the above, the Proposed Project and BRPA would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the construction of which could cause significant environmental impacts. The Proposed Project and BRPA would additionally not 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, or include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore, a ***less-than-significant*** impact would occur.

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 recreation encompasses buildout of the Proposed Project or BRPA 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 6, Statutorily Required Sections, of this EIR.

4.12-5 Cumulative impacts to public services. Based on the analysis below, the cumulative impact is *less than significant*.



The cumulative analysis in this EIR is based upon development of either the Proposed Project or the BRPA, in conjunction with buildout of the Davis General Plan planning area, as well as a list of present and probable future projects. In addition to the Proposed Project/BRPA, Shriners Property, a 234-acre residential subdivision project located north of the East Covell Boulevard/Alhambra Drive intersection, is currently under review by the City. Just west of Shriners Property, north of the East Covell Boulevard/Monarch Lane intersection, is the Palomino Place Project, which is proposed on a 25-acre site and would include single- and multi-family housing, as well as health and training facilities with memberships that would be open to the public. Other development projects undergoing planning review are located in the southern portion of the City, including two new multi-family residential apartment buildings, a new commercial hotel building, and a 700-unit residential neighborhood located on the 46.9-acre site formerly known as the Nishi Housing Site. The Bretton Woods University Retirement Community project, located northwest of the West Covell Boulevard/Risling Place intersection, has been approved by the City of Davis. Finally, the City of Davis previously approved the Davis Innovation and Sustainability Campus (DiSC) 2022 Project, which was proposed for a 102-acre site (plus the 16.5-acre Mace Triangle property) located immediately to the east of Mace Boulevard and to the north of CR 32A, northeast of the City limits. The DiSC project was subject to voter approval and did not pass.

The following discussion includes an analysis of potential impacts related to potential increases in demand for public services as a result of the Proposed Project and BRPA, in combination with future buildout of the City of Davis and the aforementioned present and probable future projects. Because the Proposed Project and BRPA would both include development of 1,800 dwelling units, as well as neighborhood services and public, semi-public, and educational uses, the following evaluation applies to both development scenarios.

Proposed Project, Biological Resources Preservation Alternative

Potential cumulative impacts related to fire and police protection services, schools, parks and recreation, and other public facilities are discussed in further detail below.

Fire Protection Services

Cumulative development, in conjunction with the Proposed Project and BRPA, 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 and BRPA, 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, the Proposed Project and BRPA include construction of a new fire station along the East Covell Boulevard. An alternative site for the fire station is included as part of the Shriners Property Project, located approximately 2.07 miles east of the project site/BRPA site. Construction of the new fire station would allow the DFD to respond to fire events at the project site/BRPA site and the eastern portion of the City limits within the NFPA 1710 response time standard. All potential physical environmental impacts that could result from development of the Proposed Project and BRPA, including the potential new fire station, have been evaluated throughout the technical chapters of this EIR. The potential environmental impacts of the fire station construction will also be analyzed within the associated EIR being prepared for the Shriners Property Project.

Based on the above, cumulative development within the City of Davis, in conjunction with the Proposed Project and BRPA, 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 or BRPA, would increase the demand for police protection 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, in conjunction with the Proposed Project and BRPA, would result in a less-than-significant impact related to the need for new or improved police protection facilities, the construction of which could cause significant environmental impacts.



Schools

Cumulative development, in conjunction with the Proposed Project or BRPA, 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. Future development would increase the number of parcels subject to the tax.

Based on the above, cumulative development within the City, in conjunction with the Proposed Project and BRPA, would result in a less-than-significant impact related to the need for new or improved school facilities, the construction of which could cause significant environmental impacts.

Parks and Other Facilities

Cumulative development, in conjunction with the Proposed Project or BRPA, 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 and BRPA, 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, development of the Proposed Project or the BRPA in combination with cumulative development in the City of Davis would result in a **less-than-significant** cumulative impact related to public services and recreation.

Mitigation Measure(s)

None required.

