

## 4.11

# PUBLIC SERVICES AND FACILITIES

### INTRODUCTION

---

The Public Services and Facilities chapter of the EIR describes the public services and utilities provided in the City of Davis, including domestic water supply, wastewater treatment, fire protection, law enforcement, solid waste disposal, and gas and electric service. The Initial Study for the EIR (Appendix C) determined that project impacts to schools and parks and recreation would be less-than-significant; therefore, discussion of these services is not included in this chapter. Documents referenced to prepare this section include the *City of Davis SB 610 Water Supply Assessment, Covell Village Development* (“WSA”)<sup>1</sup>; the *City of Davis General Plan*<sup>2</sup>; the *Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School* (General Plan Update EIR)<sup>3</sup>; and the City of Davis Public Works Department website<sup>4</sup>, as well as other sources noted within the chapter.

### ENVIRONMENTAL SETTING

---

The Environmental Setting section describes the existing conditions of each of the aforementioned public services and utilities in the City of Davis.

#### Domestic Water Supply

The greater Davis area relies entirely upon groundwater for its municipal water supply. Water supply and distribution for the project area are provided by the City’s Public Works Department. The Water Supply Assessment (WSA) prepared for the Covell Village project by the City of Davis (p. 1) states that in 2003, the City supplied an estimated 67,740 customers through nearly 16,000 water service connections within the city limits and the unincorporated Willowbank and El Macero areas. In addition, the Department also serves a number of individual customers under special arrangement with the City. The City has two connections with the U.C. Davis water system as well, which can be opened for mutual aid during an emergency. The remaining portion of the Planning Area is served by either private water wells or County Service Areas. The City’s Urban Water Management Plan (UWMP) was completed in 2001, and is scheduled to be updated in 2005.

#### Demand

In 2003, existing City water customers used 14,546 acre-feet of water. The 2001 General Plan estimates a Year 2010 municipal water demand of 15,531 acre-feet per year (afy), based on a maximum population of 64,000. The 2001 General Plan anticipated development of the project site for General Commercial, Business Park, and Public/Semi-Public uses.

## Supply

### *Groundwater Basin Description*

Many studies have been conducted regarding the groundwater resources in Yolo County. The regional groundwater basin is not covered by any groundwater management plan. The California Department of Water Resources has not determined that the groundwater basin in Yolo County is over-drafted (WSA, p. 8). Since the construction of Indian Valley Reservoir and conveyance of surface waters through the Cache Creek system to farmers in Yolo County, shallow water well levels seem to have stabilized and in some cases recovered since those improvements have been in place.

The Davis area is part of the Sacramento Valley groundwater basin. Extensive barriers to north-south groundwater flow from the Montezuma Hills to Stony Creek on the west side of the Sacramento Valley do not exist. The Plainfield Ridge, an extension of the Dunnigan Hills anticline, creates a minor restriction to east-west groundwater flow just west of the City, but no other major restrictions to horizontal groundwater flow are in the area.

Recharge to the aquifers in the Davis area comes from a number of sources. Deep percolation of irrigation water and rainfall are major components of groundwater recharge. Other significant sources include infiltration in streambeds, channels, and the Yolo Bypass. Relatively coarse-grained deposits line both Putah Creek and Cache Creeks, allowing substantial infiltration.

Studies have indicated that water from the deep aquifer is generally of higher quality than water from the intermediate aquifer (UWMP, pp. 7-9). This information indicates that water from the deep aquifer is a suitable water supply. This may be due, in part, to the thick clay layer that separates the deep aquifer from shallower aquifers, which impedes the percolation of trace constituents from the intermediate aquifer to the deep aquifer. In addition, the intermediate aquifer is more susceptible to the influences of surface contamination sources. The City will continue to monitor groundwater quality in both aquifers, to ensure that the City provides its customers with quality drinking water that meets or exceeds all federal and state standards.

### *Available Water Supply*

The City water supply system consists of 17 intermediate-depth wells ranging in depth from 300 to 600 feet; four (4) deep wells in excess of 700 feet deep; one elevated 200,000-gallon water storage tank; one four million gallon aboveground, pre-stressed concrete storage tank. The system also includes over 145 miles of water distribution piping ranging from six to 14 inches in diameter. Most of the wells are operated by electric motor, and two portable generators provide emergency power. The system produces an average of 11 million gallons per day, and total groundwater production in 2003 was 14,546 acre-feet

The City will continue to replace older intermediate depth wells with new, better constructed, and higher quality deep wells as part of its capital improvement program. The City is currently completing a Deep Replacement Well EIR to allow the next 4-6 deep replacement well projects to move forward in a timely fashion to maintain the integrity of the existing water system and improve water quality for both drinking and wastewater discharge purposes. These deep replacement wells will primarily be located in the southern and eastern portions of the City service area.

### Quality

Groundwater in the Davis area is typically very hard (high in calcium) and high in dissolved solids, prompting the use of water softeners in over half of the City's single-family homes. Water from the system's older, shallow and intermediate-depth wells suffers from the effects of high nitrate and boron concentrations. Arsenic, hexavalent chromium, and selenium are other problematic constituents, but they are not present in high enough concentrations to harm human health. Water from the City's deep wells (in excess of 700 feet deep) is of higher quality, and the City anticipates that the continued construction of such wells will result in improved quality for the municipal supply.

### **Wastewater Treatment**

Wastewater treatment for the project area is provided by the City of Davis Public Works Department. The City's wastewater treatment plant is located approximately six miles northeast of Davis on County Road 28H, and is supplied by over 150 miles of sewer line. The plant was designed to accommodate an average dry weather flow of 7.5 million gallons per day (mgd). Average dry weather flow at the plant (as of August 2004) is somewhat less than six mgd, which equates roughly to 90 gallons per resident per day. Treated effluent is discharged into the Willow Slough Bypass, a tributary to the Yolo Bypass. In the summer, the discharge is used for irrigation; in winter, the discharge flows into the Delta.

The treatment plant's design was based upon the 1987 City of Davis General Plan estimate of a Year 2010 population of approximately 75,000. The 1987 General Plan anticipated a City sewer service population of 67,793 in 2010, excluding U.C. Davis group housing not served by City facilities. The 2000 Davis General Plan Update EIR states that the plant is expected to accommodate demand through 2010; however, little excess capacity would remain to handle additional development. Developers are required to pay for trunk and all other lines needed to accommodate new development, so that the only cost borne by the City would be for maintenance of the lines.

Increased demand is not the only wastewater treatment concern faced by the City. In the *Status Report on Municipal Wastewater Treatment Facilities* (March 2003), the Public Works Department anticipates that increasingly strict State and federal wastewater discharge regulations would require major upgrades to the existing treatment facilities.<sup>5</sup> The main component of the treatment plant consists of 120 acres of eight-foot-deep secondary treatment oxidation ponds, which were constructed beginning in 1972. Ponds

are less than ideal due to the fact that they tend to grow algae, do not remove some types of contaminants, and are subject to uncontrolled variables such as weather and ecological factors. Later improvements to the system, including an overland flow system, aeration equipment, and a wetlands system (the Davis Wetlands) have resulted in treated municipal wastewater effluent containing concentrations of organic and suspended solids ranging from 45 to 90 mg/L, which is typical of older wastewater facilities.

Modern plants, such as the one recently constructed by U.C. Davis, produce much cleaner effluent water, with suspended solid concentrations in the three to ten mg/L range. Although the City has thus far been able to adapt to changing regulatory requirements, the *Status Report* states that the City's combination of natural and modified natural wastewater treatment processes may not be sustainable, reliable, or consistent with the State's wastewater treatment and disposal objectives. For instance, the system is not capable of meeting upcoming treatment standards for nitrogen (such as ammonia) and pathogens, including viruses.

Furthermore, compliance with more restrictive wastewater discharge standards may be dependent in part upon improved drinking water quality. Wastewater discharge requirements for some contaminants (for instance, copper) are much more stringent than standards for the same contaminants in drinking water; thus, water quality problems of the potable water supply may actually compound the difficulty of producing wastewater discharge which meets standards.

The *Status Report* calls for the City to make major improvements to the wastewater treatment system to achieve the following objectives if the City is to continue discharging its treated wastewater into the Willow Slough Bypass:

- Production of effluent with organic and suspended solids concentrations comparable to typical background values.
- Production of effluent essentially free of human pathogenic organisms.
- Production of effluent meeting California Toxics Rule (CTR) and related toxicity criteria.
- Construction of wastewater treatment facilities that have reliable wastewater performance characteristics.
- Construction of wastewater treatment facilities that maximize removal of contaminants and minimize addition of (or concentration of) contaminants during the wastewater treatment process.

## **Fire Protection**

Fire protection for the project area is provided by the City of Davis Fire Department. According to the Fire Department website, the Fire Department serves a 133-square mile area containing a population of over 67,000 people, on a total annual budget of approximately \$7.2 million.<sup>6</sup> Aside from fire protection services, the Fire Department provides pre-hospital emergency medical services at the EMT-1D level, and response to

hazardous materials incidents, natural disasters, and other emergencies. The Fire Department also provides citywide planning for large-scale disasters and emergency incidents, as well as plan checking, construction inspection, fire and life safety inspections, fire code investigations, public education, and weed abatement.

The Fire Department maintains a staff of 45 shift personnel (nine captains and 36 firefighters), one fire chief, three division chiefs, one fire prevention captain, and four administrative staff, for a total of 54 employees. RP&M contacted the Davis Fire Department Headquarters to obtain the most recent information for the Fire Department. According to the Fire Department, the current service ratio goal for the Fire Department is 0.67 firefighters per 1,000 population.<sup>7</sup>

The Department's three fire stations are located in Central, West, and South Davis. The proposed project would be served by Fire Station 33 located at 425 Mace Blvd, approximately 0.75 miles south of the project site. The shift personnel (firefighters) are divided into three shifts, each shift working a 24-hour day (56-hour work week). Fire Department equipment consists of three engines, one squad unit, two grass/wildland units, one water tender, and two reserve engines, as well as two antique fire apparatus units. In addition, the City has access to the University's ladder truck.

The Davis Fire Department has contractual agreements with the East Davis County Fire Protection District, the Springlake Fire Protection District, and the No Man's Land Fire Protection District to provide emergency response to these areas. The City and these three districts are divided into three emergency first-response areas. These areas provide clearly defined territories for dispatching the nearest fire and EMS personnel and equipment to an emergency. The Fire Department also has automatic aid agreements with the University of California at Davis Fire Department and the cities of Woodland, West Sacramento, and Dixon, as well as other fire protection agencies throughout California.

Insurance Services Office (ISO) ratings are used by insurance companies to determine fire insurance rates. The rating takes into account the number of firefighting personnel and equipment available to an area and the average emergency response times. Ratings range from one through ten, with one indicating excellent fire service and ten indicating minimal or no protection. The Fire Department indicates that the City of Davis Fire Department's current ISO rating is four.<sup>8</sup>

The 2001 General Plan states that the Fire Department's current average response time is within five minutes 49 percent of the time. The General Plan notes that portions of the City are located outside the five-minute response time area. For this reason, the City Council has directed the Fire Department to pursue planning for a fourth station (Station 30). The Fire Department has stated that \$1 million in Mello-Roos funds have been set aside for the capital costs of the station.

## **Law Enforcement**

The Davis Police Department (DPD) operates out of a station located at 2600 Fifth Street, approximately 1.25 miles east of the former station at 226 F Street in downtown Davis. The Police Department serves an area of approximately nine (9) square miles and provides service to approximately 65,000 City residents. Of the 101 full-time employees, 60 are sworn officers and 41 are civilians.<sup>9</sup> These numbers are supplemented by 4 reserves, 7 part-time staff, 40 volunteers, and 7 cadets. The sworn officers perform law enforcement tasks as well as administration and supervision, while the civilian personnel perform tasks including administration, support, supervision, dispatch, parking enforcement, and community service duties. The Police Department maintains 17 patrol vehicles, and has a mutual service agreement with the U.C. Davis Police Department.

The City's service ratio standard is 1.3 officers per 1,000 population; the existing service level is roughly 0.93 officers per 1,000 population.<sup>10</sup> The highest volume of calls for police response stem from property crimes (theft and burglary), domestic violence, noise complaints, and automobile theft/burglary. On any given shift, four police officers, one sergeant, and two police service specialists are on duty. The officers and sergeant work 12-hour shifts, while the police service specialists work eight hours. On average, the Police Department responds to over 80 new incidents in each 12-hour shift.

## **Solid Waste Disposal**

Solid waste collection and disposal in the City of Davis (including the project site) is provided by Davis Waste Removal, Inc. (DWR). DWR has a drop-off and buy-back center and provides residential curbside, apartment, and business collection services. Along with the weekly garbage service, DWR 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.

All non-recyclable waste generated by the City of Davis is disposed of at the 770-acre Yolo County Central Landfill, which is located off County Road 28H near the intersection with County Road 104. The landfill is owned and operated by the Yolo County Department of Public Works and Transportation. As of January 1998, the landfill had a remaining capacity of 8.5 million tons and is projected to reach capacity in the year 2021. Under the landfill's existing permit, the facility is allowed to receive up to 1,800 tons per day for 360 days a year. The 2001 City of Davis General Plan states that on average, the landfill receives approximately 700 tons of solid waste per day. 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 at no charge to County residents on designated Saturdays throughout the year.

## **Gas and Electric Service**

Gas and electric service in the City of Davis is provided by Pacific Gas & Electric (PG&E) under a franchise granted to PG&E by the City. The City of Davis is a partner in the Yolo Energy Efficiency Project (YEPP). At little or no cost to the public, the program provides businesses and residential property owners with both energy-efficient hardware (such as compact fluorescent light bulbs) and outreach programs providing information, infrastructure development, technology improvement, and innovative market approaches. The program is anticipated to result in annual net savings of over 6.5 million kilowatt-hours, worth approximately \$1 million per year to the program's customers.

## **REGULATORY CONTEXT**

---

Existing policies, laws, and regulations that would apply to the proposed project are summarized below.

### **Domestic Water Supply**

#### Federal Government

The Federal Clean Water Act (CWA) establishes regulatory requirements for potable water supplies including raw and treated water quality criteria. The City of Davis is required to monitor water quality and conform to regulatory requirements of the CWA.

The Federal Safe Drinking Water Act (SDWA), which was enacted in 1974, gives the United States Environmental Protection Agency (EPA) the authority to set standards for contaminants in drinking water supplies. The SDWA was amended in 1986 and amended and reauthorized in 1996. For each of the 83 contaminants listed in the SDWA, the EPA sets a maximum contaminant level or treatment technique for contaminants in drinking water.

#### State of California

The State Water Resources Control Board (SWRCB) manages all water rights and water quality issues in California under the terms of the Porter-Cologne Water Quality Control Act (1969). The California Department of Health Services (DHS) has been granted primary enforcement responsibility for the SDWA (see above). Title 22 of the California Administrative Code establishes DHS authority and stipulates drinking water quality and monitoring standards. These standards are equal to or more stringent than the federal standards.

#### City of Davis General Plan

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 2 Ensure sufficient supply of high quality water for the Davis Planning Area.
  
- Policy WATER 2.1 Provide for the current and long-range water needs of the Davis Planning Area, and for protection of the quality and quantity of groundwater sources.
- Policy WATER 2.2 Manage groundwater resources so as to preserve both quantity and quality.
- Policy WATER 2.3 Maintain surface water quality.

### **Wastewater Treatment**

#### City of Davis General Plan

- 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.

### **Stormwater Drainage**

#### City of Davis General Plan

- Goal WATER 3 Design stormwater drainage and detention facilities to maximize recreational, habitat, and aesthetic benefits.
  
- Policy WATER 3.1 Coordinate and integrate development of storm ponds and channels Citywide, to maximize recreational, habitat, and aesthetic benefits.
- Policy WATER 3.2 Coordinate and integrate design, construction, and operation of proposed stormwater retention and detention facilities City-wide, to minimize flood damage potential, and improve water quality.

## **Fire Protection**

### City of Davis General Plan

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.

## **Law Enforcement**

### City of Davis General Plan

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

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

## **Fire and Police Service Capacity and Response Times**

### City of Davis General Plan

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

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

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

## **Solid Waste Disposal and Recycling**

### State

The California Integrated Waste Management Act of 1989 (Public Resources Code Section 40000 et seq.) requires each county and its cities to adopt an Integrated Waste Management Plan that establishes standards for solid waste disposal and recycling. That plan is certified by the State Integrated Waste Management Board as to compliance with the Act. The Act requires cities and counties to reduce the waste stream being disposed of

in landfills, to provide for the safe collection of household hazardous wastes, and to expand recycling and reuse programs. The countywide plan also establishes criteria for siting landfills. The Yolo County landfill is administered by the County Department of Planning and Public Works Division of Integrated Waste Management.

The Act established strict mandates for local agencies to achieve a 25 percent reduction in solid waste disposed of by 1995 and a 50 percent reduction by the year 2000. Each city is required to prepare, adopt, and submit to the County a Source Reduction and Recycling Element (SRRE). Counties must also prepare a SRRE for unincorporated areas.

#### City of Davis General Plan

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     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.

#### **Energy (Gas and Electric Service)**

#### City of Davis General Plan

Goal ENERGY 1    Reduce per capita energy consumption in Davis.

Policy ENERGY 1.1   Develop programs to increase energy conservation on the household and business levels.

Policy ENERGY 1.2   Develop a comprehensive program to reduce City government energy consumption.

Policy ENERGY 1.3   Promote the development and use of advanced energy technology and building materials in Davis.

Policy ENERGY 1.4   Continue to enforce landscaping requirements that facilitate efficient energy use or conservation.

Policy ENERGY 1.5   Encourage the development of energy-efficient subdivisions and buildings.

### **IMPACTS AND MITIGATION MEASURES**

---

#### **Standards of Significance**

An impact to the public services and utilities of the proposed project area would be considered significant if the proposed project would:

- require additional law enforcement staff and equipment to maintain acceptable service ratios;
- require additional fire protection staff and equipment to maintain acceptable levels of service;
- require substantial expansion of water supply treatment or distribution facilities;
- require extension of sewer mains with capacity to serve new development;
- require substantial expansion of water pollution control facilities;
- result in the degradation of existing wastewater infrastructure;
- produce solid waste in excess of available landfill capacity; or
- result in the need for a new system or substantial alteration to power or natural gas utilities.

### **Method of Analysis**

The Impacts and Mitigation Measures section evaluates the impacts of the proposed project on the existing public services that would occur if the project is developed as currently proposed. Impact significance is determined by comparing project conditions to the existing conditions. This impact analysis is also based in part on correspondence with applicable service providers and city staff.

### **Project Impacts and Mitigation Measures**

#### **4.11-1 Fire department response.**

The project site is located within the jurisdiction of the Davis Fire Department (DFD). The proposed project would be served by Fire Station 33 located at 425 Mace Blvd, approximately 0.75 miles south of the project site. According to the Fire Department, the project site is within a five-minute response time from Station 33.<sup>11</sup>

Although the proposed project involves a request for a General Plan and East Davis Specific Plan Amendment to General Retail, the type and intensity of uses proposed for the site are similar to the uses anticipated for the site in the General Plan and East Davis Specific Plan. Therefore, the proposed project would have *less-than-significant* impacts to the provision of fire protection services.

Mitigation Measure(s)

*None Required.*

#### **4.11-2 Law enforcement response.**

Although the proposed project is requesting a General Plan Amendment and an East Davis Specific Plan Amendment, the type and intensity of uses proposed for the site are similar to the uses anticipated for the site in the General Plan and East Davis Specific Plan. Additionally, the proposed project is a commercial/retail

development and would not add residents to the City of Davis. The General Plan Update EIR (p. 5C-24) concluded that, based on the construction of a new police station, the results of a fiscal study prepared for the General Plan, and existing General Plan policies, law enforcement service impacts related to buildout of the General Plan would be less-than-significant. Additionally, the Target store would have its own store security force, which would patrol the store and all outside areas. Target has indicated that they would also install a series of closed circuit security cameras (CCTV) both inside the store and in the parking lot. The CCTVs would be monitored at all times when the security force is operational. The proposed security force would reduce the need for police services to patrol the site. Target has also indicated that for their stores, calls to police for all incidents, average 25 - 35 per year (2 to 3 per month). This low level of police calls as well as the proposed security system would result in the project having a *less-than-significant* impact on law enforcement services.

Mitigation Measure(s)

*None Required.*

**4.11-3 Increased demand for wastewater disposal.**

A proposed 8-inch sewer main north of the proposed Target store (east-west direction) would be constructed to handle the sewer demands from the Target store and from building pads A and D. This sewer main would continue to the west and eventually tie-in to an existing 10-inch sewer main along the adjacent property. Both building pads B and C would be served by the existing 8-in sewer line that is currently located between the two proposed buildings to the north.

It should be noted that a portion of the existing 10-inch sewer main along the Faraday Avenue (600± LF) would need to be removed or abandoned. A segment of the existing line would be in conflict with the proposed Target store and would not be utilized. In addition, a portion of the existing 8-inch sewer main to the north would also need to be removed / abandoned and re-routed in order to avoid the potential conflict with building pad C at the northeast corner of the site.

Although the proposed project is requesting a General Plan Amendment and an East Davis Specific Plan Amendment to General Retail, the type and intensity of use proposed for the site is similar to the uses anticipated for the site in the General Plan and East Davis Specific Plan. For example, if the project site was built-out pursuant to existing zoning, possible uses could include auto dealers, retail uses, a hotel, commercial recreation gym, etc. Furthermore, the total on-site building square footage possible under existing zoning build-out would be similar or greater than the square footage proposed for the project. The General Plan Update EIR (p. 5C-41) concluded that buildout of the General Plan would add 10,794 people to the service area. The proposed project is a commercial/retail development and would not add residents to the City of Davis. The 2000 General Plan Update EIR states that the capacity of the wastewater treatment plant is 7.5

MGD and is expected to meet the demands of the development anticipated by the General Plan. Additionally, the General Plan Update EIR determined that buildout of the existing General Plan would result in less-than-significant impacts to wastewater treatment facilities.

Therefore, given that the type and intensity of land use is similar to what was analyzed in the General Plan, that the General Plan Update EIR determined that adequate wastewater treatment capacity exists for the General Plan buildout, and that the proposed project would not add residents to the City, the proposed project would have a *less-than-significant* impact to wastewater treatment facilities.

Mitigation Measure(s)

*None Required.*

**4.11-4 Increased demand for water supply.**

The proposed project consists of a 126,842 square foot Target building with a 10,000 square foot garden center, as well as Building Pads A – D, which total 46,000 square feet for future retail development.

In order to serve the property's fire requirements, a private, 12-inch fire line would be constructed from the north entry drive along Second Street and loop around the Target store where the line would eventually connect to the 12-inch water main along the southern part of the site. Fire service lines would be placed accordingly to serve the Target store and Buildings A, B, C, and D. Fire hydrants and other appurtenances would be connected along the loop as required.

A 4-inch domestic service line and a 3-inch irrigation service line would be tapped from the existing 8-inch water main at the entry driveway. The domestic water line would be routed to the west towards the Target store and would split into two (2) lines in order to serve both the Target store and the four adjacent buildings. A portion of the existing 8-inch water main along the Faraday Avenue would need to be removed or abandoned, as it would be in conflict with the proposed Target store.

The project site was included in the City's 2001 General Plan area, and therefore was anticipated in the City's long-term water planning efforts most specifically addressed in the City's 2001 Urban Water Management Plan (UWMP). Furthermore, the Principal Engineer for the City of Davis has indicated that the City would have enough capacity to serve the proposed project and that the level of development anticipated for the site under current zoning would be expected to be similar to that generated by the proposed project.<sup>12</sup>

The General Plan Update EIR (p. 5C-38) concluded that buildout of the General Plan would add 10,794 people to the service area and estimates that buildout of the General Plan would require an additional 2,329 water service connections and

a total distribution of 12,807 acre-feet per year. According to the General Plan Update, the City has determined that through capital improvements and water conservation measures, the City's water system is capable of accommodating the projected increase in demand; therefore, the General Plan Update EIR determined the impacts to water supply to be less-than-significant. Therefore, the proposed project would have a *less-than-significant* impact to water supply.

Mitigation Measure(s)

*None Required.*

**4.11-5 Increased demand for solid waste disposal/recycling services.**

Solid waste services (collection and recycling) are provided to the City of Davis by Davis Waste Removal, a private firm under contract with the City. All non-recyclable wastes collected from the City are 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. Average solid waste generation rates are calculated using a per capita factor derived by dividing total solid waste by the current population. Although done on a per capita basis, this rate reflects all land uses within the City. The "per person generation rate" in the City was estimated at 3.12 pounds per day in the 2000 General Plan Update EIR (p. 5C-9).

According to the General Plan Update EIR, the landfill has an estimated capacity of 25 million cubic yards. As of June 1999, 8.2 million cubic yards of capacity had been filled. The remaining lifespan of the landfill is estimated to be 20 years at current levels of disposal (General Plan Update EIR, p. 5C-9). The estimated year 2020 closure of the landfill is based on SACOG population projections for Yolo County and its cities, factored by current levels of waste production. Therefore, the General Plan Update EIR determined that the impact to landfill capacity under the existing General Plan buildout would be less-than-significant.

Although the proposed project is requesting a General Plan Amendment and an East Davis Specific Plan Amendment to General Retail, the type and intensity of use proposed for the site is similar to the uses anticipated for the site in the General Plan and East Davis Specific Plan. Target has indicated that the trash compactor included as part of this project holds approximately 16,000 lbs and that trash pick-up would occur 1 - 2 times per month. Additionally, Target has a program to reduce waste trash and promote recycling – 70 percent of all waste is recycled. Target's eventual goal is to become a "zero waste" company. In 2004, Target:

- Prevented 14,000 tons of plastic and 3,000 tons of metal from going to landfills last year by reusing 400 million hangers. The hanger recycling reduced greenhouse gas emissions by the equivalent of nearly 16,000 metric tons of carbon.

- Recycled 800 million pounds of cardboard, which represented the largest portion of Target's recycled materials by weight.
- Recycled 4 million pounds of shrink-wrap at Target's distribution centers.
- Recycled 20,000 pounds of rechargeable batteries collected from shoppers.
- Found reuse and recycling opportunities for 1 million pounds of metal store fixtures and 40,000 broken shopping carts.

Therefore, given that the type and intensity of land use is similar to what was analyzed in the General Plan, that the General Plan Update EIR determined that adequate solid waste capacity exists for the General Plan buildout, and that Target has an aggressive recycling program, the proposed project would have *less-than-significant* impacts to solid waste facilities.

Mitigation Measure(s)

*None Required.*

**4.11-6 Impacts to gas and electric facilities.**

The proposed project consists of a 126,842 square foot Target building with a 10,000 square foot garden center, as well as Building Pads A – D, which total 46,000 square feet for future retail development. As a result, the proposed project would require gas and electric service for the businesses proposed for the project site. According to PG&E, gas lines are not currently located within the project site. The applicant would be required to construct the necessary utilities needed to serve the project's gas and electric needs. Upon construction of the appropriate utilities, PG&E would be able to serve the project site, resulting in *less-than-significant* impacts.

Mitigation Measure(s)

*None Required.*

**Cumulative Impacts and Mitigation Measures**

**4.11-7 Long-term impacts to public services and facilities from the proposed project in combination with existing and future developments in the Davis area.**

Implementation of the proposed project would contribute toward an increased demand for public services and facilities within the City of Davis. Public service and facility needs for the City of Davis have been evaluated in the Davis General Plan and General Plan EIR as well as the East Davis Specific Plan and Specific Plan EIR, and the goals and policies included in the General Plan and East Davis Specific Plan ensure that adequate services would be available for build-out of the plans according to their respective land use diagrams. The current General Plan

Land Use Diagram shows the project site as General Commercial, Business Park, and Public/Semi-Public. In addition, the East Davis Specific Plan designates the project site for Service Commercial, Light Industrial/Business Park, and Public/Semi-Public uses. Therefore, development of the project site as proposed would be similar to the type of development anticipated for the site in the General Plan and East Davis Specific Plan. As demonstrated in this Draft EIR, impacts to public services and facilities as a result of the proposed project would be less-than-significant. Therefore, the project's cumulative contribution to the City's public service and facility needs would also be less-than-significant. Furthermore, other future development projects would be required by the City to pay their fair share fees toward the expansion and creation of public services and facilities. Therefore, cumulative impacts associated with public services and facilities would be considered *less-than-significant*.

Mitigation Measure(s)

*None Required.*

## Endnotes

- 
- <sup>1</sup> *City of Davis SB 610 Water Supply Assessment, Covell Village Development*. November 5, 2004.
  - <sup>2</sup> *City of Davis General Plan*, May 2001.
  - <sup>3</sup> *Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School* (General Plan Update EIR). January 2000.
  - <sup>4</sup> <http://www.city.davis.ca.us/pw/>
  - <sup>5</sup> City of Davis Public Works. *Status Report on Municipal Wastewater Treatment Facilities* (March 2003).
  - <sup>6</sup> Davis Fire Dept Website <http://www.city.davis.ca.us/fire/GeneralInfo.cfm>.
  - <sup>7</sup> Personal communication with Kathy Willhoff, Fire Business Manager, Davis FD, November 8, 2005.
  - <sup>8</sup> Ibid.
  - <sup>9</sup> Personal communication with Steve Pierce, Assistant Chief of Police, Davis PD, November 7, 2005.
  - <sup>10</sup> Ibid.
  - <sup>11</sup> Personal communication with Kathy Willhoff, Fire Business Manager, Davis FD, November 8, 2005.
  - <sup>12</sup> Personal communication with Don Lemmon, Principal Engineer, City of Davis Public Works Department, January 13, 2006.