

This section describes and evaluates potential impacts associated with the provision of police protection, fire protection and emergency services, schools, parks and recreation, and other services for the proposed project. The information in this section is derived from:

- City of Davis General Plan (City of Davis 2007, as amended through 2013),
- City of Davis Police Department website (<http://cityofdavis.org/police/>),
- City of Davis Fire Department website (<http://cityofdavis.org/fire/>),
- Davis Fire Department 2011 Annual Report, School Accountability Report Card (Davis Joint Unified School District 2012),
- Personal communication: Michael Adell, Director of Facilities, DJUSD,
- City of Davis, Parks and Recreation Facilities Master Plan Update (City of Davis 2012), and
- Yolo County website (<http://www.yolocounty.org/Index.aspx?page=189>).

Comments were received during the public review period or scoping meeting for the Notice of Preparation regarding this topic from the following: BJ Klosterman (April 11, 2012). Each of the comments related to this topic is addressed within this section.

3.13.1 EXISTING CONDITIONS

POLICE PROTECTION

The City of Davis Police Department currently operates out of a single station at 2600 Fifth Street in Davis. There are currently 61 sworn police officers, 45 support professionals and normally two police patrol dogs, plus Police Department volunteers. The Police Department provides professional law enforcement, maintenance of public order and safety, crime prevention planning, and coordination services that contribute to discouraging criminal behavior and enhancing community livability and sustainability.

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, although direct officer-to-officer communication is severely limited due to non-compatible radio systems.

The demand for police services and the need for police staff will grow in direct proportion to the growth of population and businesses within the City. Table 3.13-1 provides statistics on police calls/service from 2007 through 2011. Table 3.13-2 provides crime statistics during that same period. The most frequent types of calls for police services from 2007 through 2011 are related to

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Drug/Alcohol (24.5%), and Nuisance (62.9%) complaints. Violent crimes accounted for 6.8% of calls.

TABLE 3.13-1: DAVIS POLICE DEPARTMENT CALL/SERVICE STATS (2007-2011)

	2007	2008	2009	2010	2011
Total PD Calls for Service	53,245	61,328	56,315	57,540	60,930
Total Fire Calls for Service	4,081	4,287	4,193	4,092	4,640
Total Police Reports (Including Traffic Collisions)	6,968	6,984	5,769	5,407	4,791
Traffic Collision Reports	374	364	389	309	294
Total (Non parking) Citations	6,053	6,866	5,270	4,901	7,217
Cases (not including collisions)	6,750	6,619	5,765	5,403	4,497

SOURCE: DAVIS POLICE DEPARTMENT 2011 ANNUAL REPORT.

TABLE 3.13-2: DAVIS POLICE DEPARTMENT CRIME STATS (2007-2011)

CALL TYPE	CALL CATEGORY	2007	2008	2009	2010	2011
DUI	Drug/Alcohol	203	339	273	271	290
Drunk in Public	Drug/Alcohol	288	357	330	354	349
Alcohol	Drug/Alcohol	125	104	99	70	80
Drugs	Drug/Alcohol	191	156	168	132	163
Panhandling	Nuisance	53	73	83	89	73
Noise	Nuisance	646	601	439	508	427
Music	Nuisance	514	698	575	594	550
Party	Nuisance	1548	1381	1497	1522	1214
Mental Health	Mental Health	151	173	194	211	207
Battery	Violent	294	253	274	222	208
Assault	Violent	38	36	37	30	20
Fight	Violent	25	10	25	17	17

SOURCE: DAVIS POLICE DEPARTMENT 2011 ANNUAL REPORT.

FIRE PROTECTION AND EMERGENCY SERVICES

The City of Davis Fire Department (Fire Department) provides pre-hospital emergency medical services at the EMT-1D level; minimizes loss from fires, hazardous materials incidents and natural disasters and other emergency services; and ensures that the community's emergency service resources are effectively and efficiently managed. The Fire Department coordinates citywide planning for large scale disasters and emergency incidents.

The Fire Department is staffed by 44 shift personnel (nine captains and 35 firefighters), one fire chief, two division chiefs, one fire prevention captain and three administrative staff. The department consists of three fire stations located in Central, West, and South Davis. 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 rescue, one squad, two grass/wildland units, one water tender and two reserve engines and two antique fire apparatus.

The Fire Department has contractual agreements with the East Davis County Fire Protection District, the Spring Lake Fire Protection District and No Man's Land Fire Protection District for emergency response to these areas. The city and these three districts are divided into three emergency first-response areas. These areas provide a clearly defined territory for dispatching the nearest fire and EMS personnel and equipment to an emergency.

The Fire Department has an automatic aid agreement with the University of California at Davis and the cities of Woodland, West Sacramento and Dixon and a mutual aid agreement with all other fire protection agencies in Yolo County and in the State of California.

The demand for fire services and the need for fire staff will grow in direct proportion to the growth of population and businesses in the City. Table 3.13-3 provides statistics on fire calls/service in 2011. The most frequent types of calls for fire services in 2011 are related to Medical (59.5%). Fires represented 3.5% of all calls.

TABLE 3.13-3: DAVIS FIRE DEPARTMENT CALL/SERVICE STATS (2011)

CALL TYPE	NUMBER OF INCIDENTS
FIRE	154
<i>Structure</i>	62
<i>Vehicle</i>	28
<i>Natural Vegetation</i>	33
<i>Outside Rubbish</i>	22
<i>Special Outside Fire</i>	9
MEDICAL	2,453
HAZARDOUS CONDITION	396
<i>Vehicle Accident</i>	304
<i>Other</i>	92
STEAM/OVERPRESSURE	2
SERVICE CALL	387
<i>Assist Invalid</i>	182
<i>Water Problem</i>	18
<i>Smoke, Odor Problem</i>	16
<i>Unauthorized Burning</i>	5
<i>Public Service Assistance, Other</i>	166
GOOD INTENT	238
CANCELLED ENROUTE	187
FALSE ALARM/FALSE CALL	301
OTHER	3
TOTAL CALLS FOR SERVICE	4,121
AUTO/MUTUAL AID GIVEN	97

SOURCE: DAVIS FIRE DEPARTMENT 2011 ANNUAL REPORT.

SCHOOLS

Davis Joint Unified School District

The Davis Joint Unified School District (DJUSD) is the major provider of K-12 educational services for the City of Davis. The DJUSD covers an area of 126 square miles and employs approximately

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1,000 people. The district maintains eight (8) standard elementary schools, one (1) “magnet” elementary school (César Chávez), three (3) junior high schools, one (1) comprehensive high school, one “magnet” high school, one School for Independent Study, and one continuation school. The District's total enrollment during the 2010/2011 school year was 8,432 students according to the School Accountability Report Cards for each school. Table 3.13-4 provides the enrollment for each school within the DJUSD.

TABLE 3.13-4: DAVIS JOINT UNIFIED SCHOOL DISTRICT: SCHOOL INVENTORY AND 2011/2012 ENROLLMENT

<i>SCHOOL</i>	<i>ENROLLMENT</i>
Elementary Schools	4,285
Birch Lane (K-6)	610
Cesar Chavez (K-6)	640
Fairfield (K-3)	53
Fred T. Korematsu (K-6)	519
Marguerite Montgomery (K-6)	407
North Davis (K-6)	596
Patwin (K-6)	438
Pioneer (K-6)	499
Robert Willet (K-6)	523
Junior High Schools (7-9)	1,865
Ralph Waldo Emerson	404
Oliver Wendell Holmes	732
Frances Ellen Watkins Harper	729
High Schools (10-12)	1,773
Davis Senior High (10-12)	1,718
Martin Luther King Jr. (10-12) (continuation school)	55
Other	620
Da Vinci Charter Academy (10-12)	489
Independent Study (K-12)	131
TOTAL	8,543

SOURCE: DAVIS JOINT UNIFIED SCHOOL DISTRICT, 2011 CBEDS, AND MICHAEL ADELL, DIRECTOR OF FACILITIES, DJUSD, SEPTEMBER 2012.

The District's policy for desired school size is:

- Elementary, 600 enrollment and 12 net acres site (with Class Size Reduction).
- Junior high, 800 enrollment and 22 net acres site (with Class Size Reduction).
- High school, 2,000 enrollment and 50 net acres site (with Class Size Reduction).

LIBRARY SERVICES

Library services in the City of Davis are provided by Yolo County at two locations: the Mary L. Stephens Library, and the South Davis Montgomery Library. The Mary L. Stephens library is a Yolo County Branch Library located at 315 E. 14th St. Davis, CA 95616. The South Davis Montgomery library is a Satellite Branch located at the Marguerite Montgomery Elementary School. Yolo County also operates an additional book drop at Patwin Elementary School in Davis. The City does not have an adopted services or facilities standard for libraries.

PARKS AND RECREATION SYSTEM

The park and recreation system in Davis provides residents with 481.4 acres of parks and special use facilities, 696.4 acres of greenbelts and open space, an additional 2,791 acres of open space under easement, and numerous community buildings. The following provides a discussion of these facilities and is based on the City of Davis Parks and Recreation Facilities Master Plan Update (2012).

Park Inventory

Parks can be divided into four types of parks and recreational areas. These include: Community Parks; Neighborhood Parks; Mini Parks and Special Use Parks. Table 3.13-5 provides an inventory of park facilities within the city. There are a total of 89.5 acres of Community Parks, 96.3 acres of Neighborhood Parks, 6.4 acres of Mini Parks, and 289.8 acres of Special Use Parks.

TABLE 3.13-5: PARK FACILITIES INVENTORY

<i>TYPE OF PARK/RECREATION AREA</i>	<i>EXISTING ACREAGE</i>	<i>PLANNED ADDITIONS</i>	<i>TOTAL ACREAGE</i>
COMMUNITY PARKS			
Arroyo Park	15.8	0	15.8
Central Park	4.8	0	4.8
Community Park	30.4	0	30.4
Mace Ranch Park	23	0	23
Walnut Park	15.5	0	15.5
<i>Subtotal Community Parks</i>	<i>89.5</i>	<i>0</i>	<i>89.5</i>
NEIGHBORHOOD PARKS			
Chestnut Park	6.1	0	6.1
Covell Park	5.2	0	5.2
John Barovetto Park	6.9	0	6.9
La Playa Park	4.8	0	4.8
Northstar Park	13.5	0	13.5
Oak Grove Park	2.5	0	2.5
Oxford Circle Park	3.9	0	3.9
Pioneer Park	6.1	0	6.1
Putah Creek Park	2.3	0	2.3
Redwood Park	3.3	0	3.3

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<i>TYPE OF PARK/RECREATION AREA</i>	<i>EXISTING ACREAGE</i>	<i>PLANNED ADDITIONS</i>	<i>TOTAL ACREAGE</i>
Robert Arneson Park	5	0	5
Sandy Motley Park	5.2	0	5.2
Slide Hill Park	12	0	12
Sycamore Park	5.8	0	5.8
West Manor Park	2.9	0	2.9
Westwood Park	6.2	0	6.2
Willowcreek Park	4.6	0	4.6
<i>Subtotal Neighborhood Parks</i>	<i>96.3</i>	<i>0</i>	<i>96.3</i>
MINI PARKS			
Cedar Park (K Street)	0.6	0	0.6
College Park	0.9	0	0.9
Hacienda Park	1	0	1
N Street Mini Park	0.2	0	0.2
Northstar Pocket Park	0.5	0	1
Village Park	0.8	0	0.8
Whaleback Park	1.4	0	1.5
Woodbridge Mini Park	0.4	0	0.4
<i>Subtotal Mini Parks</i>	<i>5.8</i>	<i>0</i>	<i>6.4</i>
SPECIAL USE PARKS			
Civic Center Ball Fields	4	0	4
Davis Municipal Golf Course	261	0	261
Little League Park	5.5	0	5.5
Playfields Park	16.5	0	16.5
Toad Hollow Dog Park	2.8	0	2.8
Sports Complex	0	100	0
<i>Subtotal Special Use Parks</i>	<i>289.8</i>	<i>100</i>	<i>289.8</i>

SOURCE: CITY OF DAVIS, PARKS AND RECREATION FACILITIES MASTER PLAN UPDATE 2012.

Greenbelts and Open Space Inventory

Greenbelts and open spaces are essential elements of the City's Parks System. Greenbelts are linear parcels inside of development areas that are undeveloped and landscaped, and which are used for recreation and non-motorized transportation. Open space is a general category that includes all undeveloped land that is set aside for passive recreation, habitat preservation, buffering of the City from surrounding uses, and/or agriculture. Table 3.13-6 provides an inventory of the greenbelts and open space within the City. There are a total of 167 acres of greenbelts, and 530.9 acres of open space. There is an additional 2,791 acres of open space under easement that is not included in this table.

TABLE 3.13-6: CITY OF DAVIS GREENBELTS AND OPEN SPACE

<i>TYPE OF PARK/RECREATION AREA</i>	<i>EXISTING ACREAGE</i>
Greenbelts	167
Open Space	530.9
Total Greenbelts & Open Space	697.9

SOURCE: CITY OF DAVIS, PARKS AND RECREATION FACILITIES MASTER PLAN UPDATE 2012.

Community Buildings Inventory

Community Buildings provide citizens with indoor meeting areas for a variety of purposes. Table 3.13-7 provides an inventory of community buildings within the city. There are a total of 13 facilities that range in size from 996 square feet to 25,929 square feet. The City of Davis Community Services Department has determined that these facilities are adequate to serve the community's needs.

TABLE 3.13-7: CITY OF DAVIS COMMUNITY BUILDINGS

<i>FACILITY NAME</i>	<i>ADDRESS</i>	<i>SIZE (SF)</i>	<i>FEATURES</i>
Brady Building	23 Russell Blvd.	1,300	Small meeting/training room, offices and storage for swimming groups
Chestnut Park Roundhouse	1020 Chestnut Ln.	1,712	Multi-purpose room, kitchenette, restrooms
Civic Center	23 Russell Blvd.	17,348	Public offices with a 4,217 Community Chambers/auditorium
Civic Center Gymnasium	23 Russell Blvd.	13,346	Large gym, small gym room, restrooms, storage
Community Pool Building	203 E. 14th St.	996	Meeting space and snack bar counter
Hattie Weber Museum	445 C St.	1,270	Meeting space, exhibit space, restrooms, sink
Redwood Park Community Building	1001 Anderson Rd.	2,100	Portable multi-purpose room
Senior Center	646 A St.	10,280	Multi-purpose room, community use room, game room, kitchen, greenhouse, ceramics area, storage
Veteran's Memorial Center	203 E. 14th St.	25,929	Studios, multi-purpose room, Club Room, Game Room, kitchen, theatre
Explorit	3141 5th St.	2,000	Science Center operated by non-profit
Pence Gallery	212 D St.	4,880	Art gallery and educational outreach operated by non-profit
Third & B	303 Third St.	4,750	US Bicycling Hall of Fame
Hunt Boyer Mansion	604 Second St.	3,500	Offices (leased)

SOURCE: CITY OF DAVIS, PARKS AND RECREATION FACILITIES MASTER PLAN UPDATE 2012.

Other Facilities

There are numerous other facilities located in or around the City of Davis, including UC Davis and privately owned facilities. These facilities limit access to members of the university or private organizations, and many are available for rental.

3.13.2 REGULATORY SETTING

STATE

Uniform Fire Code

The Uniform Fire Code with the State of California Amendments contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the California Fire Code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The Fire Code contains specialized technical regulations related to fire and life safety.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code. This includes regulations for building standards (as also set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

California Code of Regulations

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

LOCAL

City of Davis General Plan

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

SERVICE CAPACITY AND RESPONSE TIME

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.

POLICE

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 PROTECTION

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

Goal Y&E 1 Ensure that high quality formal and informal learning opportunities exist for youth and adults.

Policy Y&E 1.1 Develop and participate in collaborative consortiums that will bring educational and recreational program providers together.

Policy Y&E 1.2 Provide a supportive environment for diverse forms and styles of learning.

Goal Y&E 2 Address social and recreational needs of youth, with an emphasis on youth experiencing at-risk situations, in energetic, innovative, and caring ways.

Policy Y&E 2.1 Provide a comprehensive range of services to serve youth with an emphasis on youth experiencing at-risk situations.

Policy Y&E 2.2 Involve youth and family members together in recreational and social programs offered by the City.

Goal Y&E 3 Encourage participation by youth in a variety of community service and public policy activities.

Policy Y&E 3.1 Bring youth into the process of making and implementing public policy and program decisions.

Policy Y&E 3.2 Draw upon youth as a source of innovation and pride.

Goal Y&E 4 Recognize and celebrate youth and their accomplishments.

Policy Y&E 4.1 Recognize and celebrate the accomplishments of youth developed in a wide array of educational settings.

Goal Y&E 5 Promote, encourage, and support environmental education with a special focus on youth involvement.

Policy Y&E 5.1 Support educational programs that address the role of people in shaping the natural environment and their relationship to the environment.

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Goal Y&E 6 Provide a broad range of vocational and career opportunities to meet the needs of all Davis residents and to ensure a diverse and appropriately trained work force.

Policy Y&E 6.1 Establish a program of vocational and career education.

Goal Y&E 7 Work with the Davis Joint Unified School district and private school operators to provide for public schools and educational facilities that serve as neighborhood focal points and maintain a quality learning and recreational environment.

Policy Y&E 7.1 It shall be the policy of the City to integrate public schools physically and functionally as focal points of their surrounding neighborhoods.

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, RECREATION, 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 1.1 Use systematic and comprehensive planning to guide the development, operation, and allocation of resources for all City parks, facilities, and recreation programs.

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 1.3 Involve individuals and citizen groups reflecting a cross section of Davis citizens (including youth and adults) in the planning, design and maintenance of parks, recreation facilities and recreation programs.

Policy POS 1.4 Make all parks, greenbelts, open space areas, and recreation facilities attractive, safe, and easy to maintain.

Policy POS 1.5 Attempt to provide all City residents with convenient access to parks and recreation programs and facilities.

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

Policy POS 1.8 Support regional and statewide effort that encourage open space preservation.

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.

Policy POS 3.3 Implement specific projects to augment the existing greenbelt/open space system.

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).

Goal POS 7 Reflect a balance between preservation, education, recreation, and public health and safety in park and open space planning.

Policy POS 7.1 Proceed with park and open space planning in a balanced fashion, pursuing all the varying and sometimes competing uses of Open Space as opportunities are identified. These competing uses include resource conservation (farm land and

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groundwater recharge), wildlife and habitat needs, buffering of the agricultural and urban interface, alternative transportation corridors, and active and passive recreation uses.

3.13.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Consistent with Appendix G of the CEQA Guidelines, the proposed project will have a significant impact on public services if it would result in:

Substantial adverse physical impacts associated with the provisions of new or physically altered government facilities, and/or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

- Fire Protection
- Police Protection
- Schools
- Parks
- Other public facilities

IMPACTS AND MITIGATION MEASURES

Impact 3.13-1: Project implementation may result in effects on fire staffing (Less than Significant with Mitigation)

The current service ratio for the City of Davis Fire Department is .66 firefighters (uniformed personnel) per 1,000 people (44 firefighters/65,915 people). The service standard for the Fire Department is .70 firefighters per 1,000 people, which means that there is currently a deficit of 2.6 firefighters within the Fire Department.

The Cannery's land use mix would result in the addition of up to 551 new residential units and approximately 1,493 residents, based on the most recent residential unit counts proposed by the project. The proposed project also includes a mixed-use business component that identifies approximately 171,270 square feet of uses and provide employment opportunities for approximately 600 to 850 people.

The proposed project would require one additional firefighter according to the service standard of .70 firefighters per 1,000 people. There would continue to be a deficit of 2.6 firefighters regardless of the proposed project. This deficit is not a direct or indirect impact of the proposed project. Rather, fire protection service is evaluated and addressed annually on a city-wide level by the Davis City Council and Fire Chief. The City Council adopts an annual budget allocating resources to

fire protection services, which effectively establishes the service ratio for that particular year. The annual budget is based on community needs and available resources as determined by the City Council and the Fire Chief.

The City collects impact fees from new development based upon projected impacts from the development, for purposes of mitigating for project impacts on public facilities, including fire protection facilities. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with anticipated future facilities demands, assessed on a fair share basis for new development. In addition, the project may be required to form a special benefit assessment district, pay a special tax, or provide a similar mechanism to provide adequate funding for ongoing maintenance and operation of fire protection and related services. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from future services assessments or special taxes (if any), property taxes, sales taxes, and other revenues generated by the project, would ensure that project impacts to fire services are **less than significant**.

MITIGATION MEASURES

Mitigation Measure 3.13-1: *Prior to the issuance of Certificates of Occupancy, the applicant shall pay all applicable project impact fees per the impact fee schedule. In the event that project-generated revenues are inadequate to fund required service levels, the applicant may be required to establish a special benefit assessment district, special tax, or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services.*

Impact 3.13-2: Project implementation may result in effects on fire response times (Significant and Unavoidable)

The Fire Department currently operates three fire stations, located in the downtown (core) area, south Davis and west Davis. The closest fire station to the project site is currently Station 31 located at 530 Fifth Street, approximately 0.75 miles from the southern boundary of the project site and 1.2 miles from the northern boundary of the project site.

According to the U.S. Fire Administration/National Fire Data Center, the nation-wide average response time is approximately five minutes 50 percent of the time, and approximately 11 minutes 90 percent of the time. These national averages include urban and rural areas combined.

The City of Davis General Plan Policy POLFIRE 1.2 requires the City to “develop and maintain the capacity to reach all areas of the City with...fire service within a five-minute emergency response time, 90% of the time.” Based on response time maps prepared by the Fire Department, the southern boundary of the project site is located within a four minute drive time of Station 31. With dispatch, turnout, and travel time, the project site is estimated to be within a 6-7 minute response time of Station 31. The estimated 6-7 minute response time is also applicable to numerous areas within the City and the City Council has directed the Fire Department to pursue planning for a fourth fire station to improve five minute response time coverage. A fourth fire station was

included in the Covell Village project located immediately adjacent to the project site. The Covell Village project, including the fourth fire station, failed to obtain approval through a special election held on November 8, 2005.

The General Plan EIR concluded that the fire protection infrastructure was inadequate to maintain fire service standards. The City Council found that fire response times would remain deficient until such time as a fourth fire station is constructed to serve the northern portion of the City of Davis, which includes the project site. The Davis City Council adopted Findings of Fact and a Statement of Overriding Considerations that found that the specific economic, legal, social, technological, and other considerations supported approval of the General Plan despite the significant and unavoidable impact. Therefore, consistent with the analysis of the Davis General Plan and General Plan EIR, the proposed project would have a **significant and unavoidable** impact to fire protection services as regards response times in the northern portion of the City of Davis. This impact would be reduced when, or if, the City builds a fourth fire station to serve the northern portion of the city in accordance with the General Plan.

Impact 3.13-3: Project implementation may result in effects on police staffing (Less than Significant)

The current service ratio for the City of Davis Police Department is .92 officers per 1,000 people (61 sworn officers/65,915 people). The service standard for the Police Department is 1.2 officers per 1,000 people, which means that there is currently a deficit of 18 sworn officers within the Police Department.

The Cannery's land use mix would result in the addition of up to 551 new residential units and approximately 1,493 residents, based on the most recent residential unit counts proposed by the project. The proposed project also includes a mixed-use business component that could identify approximately 171,270 square feet of uses and provides employment opportunities for approximately 600 to 850 people.

The proposed project would require an additional 1.8 sworn officers according to the service standard of 1.2 officers per 1,000 people. There would continue to be a deficit of 18 sworn officers regardless of the proposed project. This deficit is not a direct or indirect impact of the proposed project. Rather, police service is evaluated and addressed annually on a city-wide level by the Davis City Council and Police Chief. The City Council adopts an annual budget allocating resources to police services, which effectively establishes the service ratio for that particular year. The annual budget is based on community needs and available resources as determined by the City Council and the Police Chief.

The City collects impact fees from new development based upon projected impacts from the development. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with anticipated future facilities demands, assessed on a fair share basis for new development. In addition, the project may be required to form a special benefit

assessment district or similar mechanism to provide adequate funding for ongoing maintenance and operation of police protection and related services. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from special assessments or special taxes (if any), property taxes, sales taxes, and other revenues generated by the project, would ensure that project impacts to police services are **less than significant**.

Impact 3.13-4: Project implementation may result in effects on schools (Less than Significant with Mitigation)

The Cannery's land use mix would result in the addition of up to 551 new residential units and approximately 1,493 residents, based on the most recent residential unit counts proposed by the project. The proposed project also includes a mixed-use business component that identifies approximately 171,270 square feet of uses and provides employment opportunities for approximately 600 to 850 people.

The increase in population of 1,493 people would result in the introduction of additional students to the Davis Joint Unified School District. Table 3.13-8 presents the estimated increase in student enrollment as a result of the proposed project.

TABLE 3.13-8: STUDENT GENERATION ESTIMATES FOR PROPOSED PROJECT

HOUSING TYPE	# OF UNITS	K-6		7-9		10-12		TOTAL	
		RATE	ENROLLMENT	RATE	ENROLLMENT	RATE	ENROLLMENT	RATE	ENROLLMENT
Low Density	87	0.41	35.67	0.15	13.05	0.13	11.31	0.69	60.30
Medium Density	212	0.2	42.4	0.1	21.20	0.03	6.36	0.33	69.96
High Density	228	0.29	66.12	0.09	20.56	0.07	15.96	0.45	102.60
High Density (Commercial)	24	0.29	6.96	0.09	2.16	0.07	1.68	0.45	10.80

SOURCE: MICHAEL ADELL, DIRECTOR OF FACILITIES, DJUSD, SEPTEMBER 2012.

The proposed project is expected to generate 244 additional students for the DJUSD. Under the provisions of SB 50, a project's impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees established pursuant to Government Code Section 65995. In November 2011, the owner of the project site entered into an annexation agreement with the DJUSD, consenting to the annexation of the project site into the DJUSD Community Facilities District #2. Properties subject to Community Facilities District #2 are subject to an annual special assessment by the DJUSD in lieu of payment of school facilities fees under SB50. As of the date of the release of this Draft EIR for public review, the applicant and the DJUSD are evaluating options for prepayment of special assessments under Community Facilities District #2. Regardless, through payment by the applicant or of special assessments by property owners within the project, payment of any applicable impact fees by the project applicant, and ongoing revenues that would come from taxes, would ensure that project impacts to school services are **less than significant**.

3.13 PUBLIC SERVICES AND RECREATION

MITIGATION MEASURES

Mitigation Measure 3.13-2: Prior to the issuance of a building permit, either (1) the subject property shall be subject to special assessments for school facilities pursuant to DJUSD Community Facilities District #2, or (2) the applicant shall pay applicable school fees mandated by SB 50 to the Davis Joint Unified School District and provide a receipt of payment to the Department of Community Development and Sustainability.

Impact 3.13-5: Project implementation may result in effects on parks (Less than Significant with Mitigation)

PARK PROXIMITY STANDARDS

The General Plan establishes park proximity standards for residential uses. The General Plan states that all residential dwellings should have a community park within 1.5 miles and a neighborhood park within 3/8 of a mile. The closest community park is located 0.25 miles west of the southern boundary of the project site, and approximately 0.6 miles from the northernmost boundary of the project site. The proposed project is consistent with the General Plan park proximity standards. The proposed project includes a neighborhood park that would ensure consistency with the General Plan proximity standard for neighborhood parks.

PARK DEDICATION STANDARDS

The General Plan establishes a park dedication standard of five acres of parkland per 1,000 residents. This standard can be broken into four categories of Standard Recreation parks including: 1.8 acres of Community Park, 1.8 acres of Neighborhood Park, 0.2 acres of Mini Park, and 1.2 acres of Other Park. There are no established standards for Special Use Parks or Greenbelts and Open Space. Table 3.13-9 presents park standards.

TABLE 3.13-9: PARK STANDARD AND PARK ACREAGE (2008)

PARK TYPE	STANDARD (ACRES/1,000 PERSONS)
STANDARD RECREATION	
Community Parks	1.8
Neighborhood Parks	1.8
Mini Parks	0.2
Other Parks*	1.2*
Total	5.0

SOURCE: CITY OF DAVIS GENERAL PLAN 2007.

* THIS CATEGORY INCLUDES THE EXISTING CENTRAL PARK AND OTHER FUTURE ACTIVE PARKS AND RECREATION AREAS, INCLUDING THE POSSIBILITY OF ATHLETIC FIELDS, REGIONAL PARK OR OTHER FACILITIES.

The most current housing unit plan for the proposed project includes 551 residential units, which is projected to increase the population by an estimated 1,493 (based on 2.71 persons per household). The estimate of 2.71 persons per household was generated by the City of Davis Public

Works department, as part of the City's efforts to adequately plan for future utility demands of the project and the City as a whole. The 2010 Census includes an estimate of 2.55 persons per household in the City of Davis in 2010. For the purposes of most of the analysis in this EIR, the higher rate of 2.71 persons per household has been used, which is considered a more conservative estimate. However, for the purposes of extractive and collecting fees to mitigate for increase park demands (Quimby Act), the California Government Code Section 66477 states: *The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4.*

Therefore, for the purposes of calculating park mitigation fees, as required by Mitigation Measure 3.13-3, the 2010 Census figure of 2.55 persons per household shall be applied to the proposed project. Using the population per household figures from the 2010 Census, the proposed project would accommodate 1,405 persons.

The proposed project would require an additional 7.03 acres of parks in the City of Davis in order to adhere to the requirement of providing 5.0 acres of parkland for every 1,000 residents (2.53 acres of Community Park, 2.53 acres of Neighborhood Park, 0.28 acres of Mini Park, and 1.69 acres of Other Park) according to the park standards established in the General Plan. The Project includes 5.8 net acres of parkland (5.25-acre Neighborhood Park and 0.55-acre Southwest Park). The value of the remaining parkland obligation of 1.23 net acres would be satisfied by the Project's contribution of in-lieu fees to the City, as required by Mitigation Measure 3.13-3.

PARK SIZE AND AMENITY STANDARDS

The General Plan establishes park size standards for Community Parks, Neighborhood Parks, Mini Parks, and Other Parks. The proposed project does not include a Community Park or Other Park so these standards do not apply. The proposed project does include a Neighborhood Park and Mini Park. The park size and design standards for these parks are as follows:

- Neighborhood Parks should be a minimum of five net acres...Amenities may include children playgrounds, picnic facilities, natural/landscaped areas, and multi-use open fields. All neighborhood parks should have accessible restrooms and public phones...
- Mini Parks are less than five acres...Amenities may include children's playgrounds, plazas, turf, picnic areas, and special features.

Park Size: The proposed neighborhood park is a 5.25-acre park planned within the center areas of the project site, as shown on Figure 2-7 (Area L). The proposed 5.25-acre neighborhood park meets the City's standards for the size (5.0 acres) of neighborhood parks.

The proposed mini park (“Southwest Park” in the project description) is 0.55 acres, which meets the City’s park size standards for mini parks. The proposed Southwest Park is consistent with the General Plan size standard for Mini Parks.

CONCLUSION

The proposed project is consistent with the General Plan proximity park standards with the existing community parks and proposed neighborhood park. This is a **less than significant** impact.

The proposed project would not satisfy the General Plan park dedication for the onsite development of 5 acres of park and for every 1,000 persons. Implementation of the following mitigation measure would ensure that this is a **less than significant** impact.

The proposed project is consistent with the General Plan park size standards for the 5.25-acre Neighborhood Park and the 0.55-acre mini park. This is a **less than significant** impact.

MITIGATION MEASURES

Mitigation Measure 3.13-3: *Prior to the issuance of a building permit, or such earlier time if provided by law, the applicant shall pay applicable park in-lieu fees to the City of Davis for the value of the remaining parkland obligation of 1.23 net acres. The final calculations for the park in-lieu fees shall be based on the total residential unit count and parkland acreage in the approved project plans, and shall be based on the 2010 Census figure of 2.55 persons per household.*

Impact 3.13-6: Project implementation may result in effects on greenbelts and open space (Less than Significant)

OPEN SPACE STANDARDS

The General Plan establishes standards for greenbelt and open space. The General Plan standards for these uses are as follows:

- Ten percent of the area in new residential development areas shall be greenbelt. The City may find developments to be in conformance with this requirement if they provide dedicated open space in keeping with Standard POS 6.2a, or in-lieu fees to be used for greenbelt acquisition or improvement.
- New residential development areas should be oriented around the greenbelt system.
- The location and design of greenbelts may be used to provide a buffer between disparate land uses.
- Greenbelts should serve as a visually unifying landscape element.

- Greenbelts should provide view corridors to points of orientation throughout the City; both for local, short range views to local landmarks, and long range views such as views to the Vaca Hills, Sutter Buttes and Sierra Nevada range.
- Greenbelts should be sited where feasible and appropriate to incorporate existing riparian or other wildlife or botanical habitat areas.
- Greenbelts should be located and designed to accommodate the management of stormwater drainage.
- Greenbelts should vary from a minimum width of 35 feet to an average width of 100 feet.
- Some areas in greenbelts should be located in close proximity to the highest density residential development in an area, when possible.
- Provide convenient greenbelt access points in all new development.
- New greenbelt links should be created in places where access to the existing greenbelt/bikeway system is currently lacking.
- Greenbelt requirements should be calculated separately from park acreage dedication or in-lieu fee payment requirements that are specifically authorized by the Quimby Act (Gov. Code 66477).
- Up to 20 percent of a project's greenbelt requirements may be used towards increasing the size of parks or other open-space within a development.

Open Space Amenities: The Project includes 20.8 acres of open space uses consisting of the open space/detention basin on the west edge, agricultural buffer on the north edge, agricultural buffer/urban farm on the east edge and greenbelts.

OPEN SPACE – WEST EDGE

The Project's west edge (Areas O and P on Figure 2-7) will accommodate a sloped, naturalized bio-swale feature with water quality functions, habitat area and greenbelt. The bio-swale, vegetated with native species, will capture and treat stormwater runoff from the site and convey flows to the storm drain system and detention basin along the northern edge of the site. In some storm events, the bio-swale will provide storage capacity for stormwater.

The greenbelt on the east edge of the buffer (along the upper bench of the sloped swale) will include landscaping and a ten-foot multi-use path. A safety fence will be located along the length of the railroad right-of-way. Tree plantings would be installed between the railroad and the west edge of the Project to create a visual and sound screen. Residential uses are setback a minimum of 130 feet from the railroad tracks.

3.13 PUBLIC SERVICES AND RECREATION

OPEN SPACE – AGRICULTURAL BUFFER/DETENTION BASIN – NORTH EDGE

Along the Project's north edge, a 150-foot agricultural buffer is planned (Area N on Figure 2-7). The Agricultural Buffer/Detention Basin creates a definable edge and will be dedicated to the City for ownership.

The buffer will include a stormwater detention basin area with water quality functions, habitat area and a greenbelt. The detention basin is designed to receive flows from the bio-swales on the west and east sides of the Project and, in storm events, detain and treat stormwater flows. The basin will be naturalized with vegetation and gentle side slopes. Landscaping and the multi-use path separate the detention area from rear yards of adjacent lots.

OPEN SPACE – AGRICULTURAL BUFFER/URBAN FARM – EAST EDGE

Along the Project's east edge (Area M on Figure 2-7), a 150-foot agricultural buffer is planned consisting of a 100-foot buffer and 50-foot urban/agricultural transition area.

North of Loop C (North), the 150-foot agricultural buffer will include a portion of the stormwater detention basin, habitat areas and a greenbelt. The greenbelt will include shade trees, natural and edible landscaping and a 10-foot wide multi-use path with seating and interpretive exhibits. North of Loop C (North), the 10-foot wide multi-use path will be located along the west edge of the 50-foot urban/ag transition area.

Southeast of Loop C (North), the eastern 120 feet of the buffer area will contain a 7.4-acre urban farm. South of Loop C (North), the 50-foot urban/agricultural transition area will contain the 10-foot bioswale, 10-foot multi-use path and 7-foot landscape parkway with parallel parking along east edge of Loop C (East). Farm operations would extend east to the property line.

Primary access to the urban farm will be available from Entry Road B north of the Project entry and extend along a ten-foot gravel maintenance road the entire length of the farm to provide access to individual plots. Irrigation will be provided through the rehabilitation of existing agricultural wells or installation of a new agricultural well. Facilities such as a small barn, cooler, packing shed, and equipment, composting and storage areas will be located in the southern end of the farm, near East Covell Boulevard. Equipment storage areas will be screened in the southern portion of the site by landscaping. The Project will construct and the Center for Land-Based Learning (CLBL) may operate the urban farm. The farm site is proposed to be dedicated to the City following construction of the farm facilities.

GREENBELTS

Approximately 2.8 acres are planned as greenbelts (Area J on Figure 2-7), linear landscaped features which contain water quality treatment features and swales. Within the greenbelts, a paved, pedestrian/bicycle path is planned.

Conclusion

The proposed project includes 20.8 acres of Open Space (2.8 acres greenbelt, 3.9 acres of open space and detention on the West Edge, 6.7 acres of Ag buffer and detention basin on the North Edge, and 7.4 acres of Ag buffer and urban farm on the East Edge). The proposed project is responsible for 10 percent of 54.0 gross acres of residential area. The proposed project would be required to provide 5.4 acres of greenbelt to ensure consistency with the General Plan standards. The proposed project provides 2.8 acres of designated greenbelt and an additional 18 acres of Ag buffer, detention basins, and the 7.4-acre urban farm. The proposed project is consistent with the General Plan greenbelt and open space standards. This is a **less than significant** impact.

Impact 3.13-7: Project implementation may result in effects on other public facilities (Less than Significant)

The proposed project would increase demand for other public facilities within the City of Davis, such as libraries and community buildings. However, given that the additional population increase associated with the project is a small percentage of the population of the City as a whole, significant impacts due to increased demand on library and community facilities are not expected. The proposed project does include a clubhouse (Area K on Figure 2-7), which is planned on the north edge of Loop C and will serve as a recreation, activity and information hub for the neighborhood. The facility will include a pool, barbeque areas, outdoor decks, and meeting space, community information, and lounge areas. The clubhouse will be a homeowner's association facility available for use by residential units and accessory dwelling units within the Project that contribute fees or assessments for the facility's operation and maintenance.

For impacts to other public facilities, the City collects impact fees from new development based upon projected impacts from the development. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with the service or facility. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the project, would ensure that project impacts to other public facilities are **less than significant**.

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