

4.12

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, gas and electric service, telecommunications, schools, and parks and recreation. Documents referenced to prepare this section include the *City of Davis SB 610 Water Supply Assessment, Covell Village Development* (“WSA”)¹; the *City of Davis General Plan*²; the *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)³; and the City of Davis Public Works Department website⁴, 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 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 (See Appendix M). In addition, the Department also serves a number of individual customers under special arrangement with the City Council. 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. Because the 2001 City of Davis General Plan deleted the Covell Village project site from the City’s land use planning area, the 2001 UWMP did not specifically address water demands associated with development of the site. Therefore, the City was required to prepare the current WSA pursuant to State Water Code §10910. While the City relies in part on data included in the 2001 UWMP, the WSA includes additional information pertinent to the Covell Village Project.

Demand

In 2003, existing City water customers used 14,546 acre-feet of water. The WSA (p. 2) notes that 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; because other uses of water (i.e. “projects”) are not currently proposed in the City’s service area, the WSA states that this estimate essentially reflects the City’s 20-year water demand. However, as noted above, neither the 2001 General Plan or the 2001 UWMP addressed water supply or demand in the Covell Village project area.

The WSA further notes that as part of the General Plan process, the City has not estimated development occurring after 2010. However, the City has estimated long-range projected water demand based on the 2002 Joint City of Davis/U.C. Davis Water Supply Feasibility Study (“Feasibility Study”). The study indicates that long-range projected water demand for the City’s service area is as follows:

- 2005: 14,935 afy
- 2010: 15,826 afy
- 2015: 16,769 afy
- 2020: 17,769 afy
- 2025: 18,829 afy

It should be noted that these estimates are not identical to, but generally correspond with, demand projections in the General Plan and the UWMP.

The City plans to meet anticipated 20-year water demands (based on the 2002 Feasibility Study figures listed above) by completing its pending deep replacement well capacity project and requiring new development projects to obtain adequate additional supply capacity from the deep aquifer to meet their corresponding demands. During dry or multiple dry years, annual demands are expected to be less than in normal years, due to voluntary conservation measures. In the event of severe drought conditions, mandatory conservation measures as set forth in the UWMP would also reduce demands on the system. The General Plan (p. 200) notes that in 1991, during a multi-year drought, Davis residents reduced per capita water consumption by about ten percent as compared to the historic average.

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.

The productive aquifers in the Davis area of Yolo County occur in the Plio-Pleistocene and younger deposits. In some areas of Yolo County, the very productive sands and gravels of the Tehama Formation are wide in extent, but in most areas they are thin, discontinuous layers between silt and clay deposits. The aquifers below 200 feet tend to be confined, having little short-term interaction with the shallow water table. In much of the eastern portion of the County, productive aquifers are found up to 700 feet below ground surface. Few productive aquifers are found in the 700 to 1,000 foot depth range. In the area around Davis (especially to the west), good quality water is also found in the Tehama Formation at depths of approximately 1,200 to 1,500 feet. The base fresh water is between 2,600 and 2,700 feet below surface, near the contact between the Tehama Formation and the underlying Miocene marine sediments according to natural gas well logs from the area and DWR (WSA, p. 8).

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 to the shallow aquifer. 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.

Vertical interaction between aquifers at different depths takes place gradually. In the intermediate zone (200-700 below surface), vertical continuity has been increased by the substantial numbers of wells that have been screened at all productive zones. This causes the well columns to act as open pipes to equalize the water pressure of aquifers at different depths.

Pumping from confined intermediate depth aquifers in Yolo County has caused approximately two feet of subsidence in the area between the cities of Davis and Woodland, 8 miles to the north of the study area. Four feet of subsidence has occurred near Zamora, 16 miles north of the study area. This subsidence is due to a lowering of water pressures in the aquifers below their historical minimums, and the subsequent one-time extraction of water from the fine-grained inter-layers as they are compressed by differential pressure (City of Davis Deep Aquifer Study).

The deep aquifer has the characteristics of a confined aquifer system based on observed calculated storage coefficient values from the City of Davis Deep Aquifer Study (March,

1999). In the same study, the deep aquifers were found to be very confined and receive little downward vertical leakage. This means that the vertical recharge area for the deep aquifer zone extends well beyond the boundaries of the City and UC Davis area even for moderate amounts of pumping.

The study also recommended that future exploration in the deep aquifer should concentrate on the center of the City and areas to the north where the Project is located (City of Davis Deep Aquifer Study). High water quality is expected from the deep aquifer zone in those portions of the City.

In summary, the deep aquifer has the following characteristics:

1. The aquifer appears to exist throughout the study area, but may be less predominant toward the east;
2. The aquifer conducts water moderately well in the horizontal direction;
3. The aquifer is highly confined, meaning that future deep wells in the study area could interfere with each other and draw recharge water from a wide area;
4. The aquifer has chemical and isotopic water quality characteristics which are distinct from the intermediate aquifer zone;
5. The aquifer has overall better water quality than intermediate depth wells;
6. The aquifer has higher arsenic, manganese and temperature than intermediate depth wells, especially in the eastern portion of the study area;
7. The City's west area deep wells and UC Davis deep wells appear to be tapping similar deep aquifer zones. However, the geologic connectivity seems to fade going east from the western area of the City based on the 2004 pump test data; and
8. Annual recharge of the deep aquifer apparently occurs, although at a slower rate than for intermediate depth zones.

Studies have indicated that water from the deep aquifer is generally of higher quality than water from the intermediate aquifer (UWMP, pp. 7-9; Deep Aquifer Study, p.1-5.). 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

According to the WSA, 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. This amount is identified by the WSA as enough to provide water supplies for existing customers.

During variable hydrologic conditions, the City’s water well system is expected to be reliable for meeting recent levels of demand without necessitating the need for demand reductions. The City has reduced per capita water use by approximately 15 percent comparing recent data to the historic average of 230 gallons per capita per day (gpcd). During extended dry periods the City would institute further demand reduction measures including implementation of contingency plans set forth in the UWMP as necessary to ensure water levels do not drop below pump set levels.

The City’s plans to shift groundwater extraction from the intermediate to the deep wells, reduces the probability of impacts resulting from prolonged dry periods. The reduction in the risk of adverse impacts is due to the fact that the deep and intermediate aquifers are separated by a very thick clay layer, which prevents interaction between the two aquifers (WSA, p. 5). The intermediate depth aquifer is shallower, has faster recharge, and reacts more immediately to changes in hydrologic conditions compared to the deep aquifer. Therefore, by diversifying the City’s reliance amongst the two aquifers, the probability of impacts from prolonged dry periods, which most directly impact the shallower aquifers, would be reduced. Table 4.12-1 shows the annual water supplies for Davis during the 2003 calendar year.

Table 4.12-1			
City of Davis Annual Water Supplies: 2003 Calendar Year			
<i>Source</i>	<i>Normal Year</i>	<i>Single Dry Year</i>	<i>Multiple Dry Year</i>
Deep Wells	3,636 afy	3,636 afy	3,636 afy
Intermediate Wells	10,910 afy	10,910 afy	10,910 afy
Total Production AFY	14,546 afy	14,546 afy	14,546 afy

Source: WSA, City of Davis, 2004.

The City is not projecting reduced water supplies as a result of a short duration dry period (up to four years), based on its experience from recent droughts, including the 1986-1992 drought, and diversification of supplies amongst the intermediate and deep aquifers accomplished since the most recent dry period.

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, away from the Covell project site (WSA, p. 6).

The City's overall ability to supply water to its customers is not expected to vary significantly as a result of well replacement projects because the purpose is to replace lost well capacity in order to provide existing customers with a reliable level of service. Thus, the City would meet its projected supply requirements by developing necessary additional supply capacity from the deep aquifer. The City plans to locate these additional deep wells primarily in the central, southern, and eastern portions of its service area where lost well capacity has occurred or where intermediate-depth well capacity would be phased out as replacement deep well capacity is brought online.

The City will continue to obtain supply for existing and planned future uses from existing intermediate and deep wells in amounts consistent with historical levels and the physical and water quality limitations of each individual well. As the City develops deep replacement wells as discussed above, pumping from those new wells would replace declining quality and capacity of existing intermediate-depth wells.

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. It should be noted that surface water obtained from the Sacramento River would be of higher quality than any available groundwater. Furthermore, the water in the City's distribution system does not go through a central treatment or distribution facility; the only treatment administered is disinfection with chlorine (sodium hypochlorite).

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). The City has indicated that current (2004) average dry weather flow at the plant is 6.23 MGD and the sewer population is 65,800. 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.⁵ 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 facts 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 (3) to 10 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 66,000 people, on a total annual budget of approximately \$6.7 million.⁶ The Fire Department provides prevention services and emergency response. The prevention services include fire safety inspections, fire investigation, plan review, public education, weed abatement, youth fire diversion, water supply issues, and permits. The emergency responses include pre-hospital emergency medical services, fire suppression, hazardous materials response, technical rescue, and public assistance.

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. A letter from the Fire Department (dated August 31, 2004) stated that the current service ratio for the Fire Department is 0.67 firefighters per 1,000 population.

The Department's three fire stations are 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 squad unit, two grass/wildland units, one water tender, and two reserve engines, as well as two antique fire apparatus units.

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 August 2004 letter from the Fire Department indicates that the City of Davis Fire Department's current ISO rating is four (4).

The 2001 General Plan states that the Fire Department attempts to operate within a standard of a five-minute response time 90 percent of the time; however, according to the August 2004 letter provided by the Fire Department, 49 percent of the time the Department's current response time is within five minutes. The General Plan notes that portions of the City are located outside the five-minute response time area. This includes the Wildhorse development, which is located adjacent to the Covell Village project site to the east, and according to the August 2004 letter, the Covell Village project would also not be able to be adequately served. For this reason, the City Council has directed the Fire Department to pursue planning for a fourth station (Station 30). The Fire Department is seeking three acres to provide space for the fourth station and a training facility. The Fire Department has stated that while funding for the ongoing staffing and maintenance of the fourth fire station has not been identified, \$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 modern 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 102 full-time employees, 60 are sworn officers and 42 are civilians⁷. These numbers are supplemented by 6 part-time staff, 35 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 16 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 0.92 officers per 1,000 population.⁸ The highest volume of calls for police response stem from property crimes (theft and burglary), domestic violence, noise complaints, and automobile theft/burglary. According to Table 5C-1 in the General Plan Update EIR, between 1991 and 1995 total crime in these categories decreased dramatically. 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 64 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.

Local solid waste management planning is governed by the Integrated Waste Management Act of 1989. 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.

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. Due to the ongoing negative effects of electric utility industry deregulation in California, in 2002 the City of Davis commissioned a study to investigate the possibility of exercising its constitutional prerogative to establish a locally controlled electric utility⁹. The City retains legal rights to serve and take possession of PG&E facilities by exercising its power of eminent domain. The study concluded that the most feasible alternative for strengthening local electric utility control would be for the City to enter into an agreement with the Sacramento Municipal Utilities District (SMUD) under a joint resolution with the City of West Sacramento and possibly the City of Woodland.

The City of Davis is a partner in the Yolo Energy Efficiency Project (YEEP). 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.

Telecommunications

The 2001 City of Davis General Plan states that telecommunication infrastructure and services have been identified as important community resources, which are likely to be as important to the continuing economic development of the community as basic infrastructure such as water, sewer, and road systems. The use of advanced telecommunications technologies provide a means to reduce traffic (telecommuting and telework), strengthen business and attract potential high-tech business (economic development), and increase citizen participation in local government (electronic democracy), as well as generally improving the quality of life for residents.

The City of Davis oversees the development of telecommunications infrastructure through the City Telecommunications Ordinance. The City is in the process of revising the existing franchise ordinance to reflect the substantial changes that have taken place in telecommunications in the 15 years since the original ordinance was last updated.

The City is also a partner in the Yolo Area Regional Network (YARN), an organization promoting and coordinating the development of regional information infrastructure and services in a manner intended to most fully benefit the residents of the Yolo County area.

Schools

Grades K-12

The City of Davis is served by the Davis Joint Unified School District (DJUSD). The DJUSD covers an area of 126 square miles and employs approximately 1,000 people. The district maintains eight (8) standard elementary schools, one (1) small “magnet” elementary school, three (3) junior high schools, one (1) comprehensive high school, one small “magnet” high school, one School for Independent Study, and one continuation school. The City also has four (4) private schools: Davis Waldorf School (K-8); St. James School (K-8); Montessori-Portage Bay (K-3); and Merryhill Country Day School (K-8).

The DJUSD opened a third junior high school (grades 7-9), Harper Junior High, in East Davis this year (August 24, 2004). In addition, a new elementary school is under construction in East Davis, with a scheduled opening of August 2005. The District is currently exploring options for whether the facility should be used as an elementary (K-6) school and/or for other District purposes. The District’s only 10-12 senior high school, Davis High, is currently undergoing an expansion construction project. The University of California, Davis (UCD) has included planning for a satellite high school facility (grades 10-12) in its proposed new residential neighborhood. Timing of construction has not been determined. The UCD-school district plans provide for the junior high students coming from that proposed new residential neighborhood area to be housed in the current three junior high schools. A small elementary school on the UCD property is planned to provide a school facility for the number of elementary age students living in the UCD new residential neighborhood planned area.

Table 4.12-2 provides the current enrollment for the schools within the DJUSD. Projected enrollments show increased enrollments, although the district also shows a modest temporary decline in grades K-6 enrollments. According to a memo provided to RP&M by Golden State Planning Group (the District’s demographics consultant), it is anticipated that new residential developments, particularly the proposed Covell Village development and proposed UC Davis housing (as indicated above), may require additional schools and/or additions to schools. The projections for total enrollments by school types (i.e., “elementary, junior high, high”) include the number of students in that grade level span who are now being accommodated in the district’s two-classroom School for Independent Study and for whom the district reserves spaces in the regular schools.

Table 4.12-2 Davis Joint Unified School District: 2004 School Enrollment and Capacity			
<i>School</i>	<i>Enrollment</i>	<i>District-Adopted Size</i>	<i>Percent of Target</i>
Elementary Schools	4,407 + 35*		
Birch Lane (K-6)	628	550	
Cesar Chavez (K-6)	565	550	
Fairfield (K-3)	58	60	
Montgomery (K-6)	498	550	
North Davis (K-6)	496	550	
Patwin (K-6)	458	550	
Pioneer (K-6)	540	550	
Valley Oak (K-6)	600	550	
Robert Willet (K-6)	564	550	
Junior High Schools (7-9)	2,021 + 60*		
Ralph Waldo Emerson	715	800	
Oliver Wendell Holmes	790	800	
Frances Ellen Watkins Harper	516	800	
High Schools (10-12)	2041 + 86*		
Davis Senior High + Leonardo Da Vinci High (on DHS campus)	1972	1600	
King High (continuation school)	69	60	
TOTAL	8,469 + 181*		
Data Sources: Davis Joint Unified School District, 2004, available at www.djUSD.k12.ca.us/District/students/enrollment.shtml ; and Raney Planning & Management, Inc., 2004.			
* Davis School for Independent Study			

Projected Enrollment

Historically, the District’s enrollment increased from 6,053 in 1990/91 to 8,633 in 2003/04. The enrollment is projected to decline slightly over the next several years to a

low of 8,529 before once again increasing due to age distribution factors (a new growth wave of kindergarteners is projected to begin in 2006 and continue for many years). By 2021/22, enrollment is expected to reach 9,335 (this number is based on the assumption that only minor infill lots would be developed beyond that which was anticipated in the 2001 General Plan).

When the 4,569 potential new residential housing units in Davis is factored into the enrollment projections (this includes Covell Village), an additional 2,559 students could be generated, bringing the potential 2021/22 enrollment to 11,984. If this were to occur, the District would need additional schools. The greatest challenge would be providing student facilities for grades 10-12, where the enrollment could reach 2,590 – the existing senior high school could not accommodate this number based on the District capacity policy.

DJUSD Master Plan

The District's 10-year Facilities Master Plan was adopted by the Board on January 6, 2000, and called for a \$90 million building program to include: two new elementary schools (K-6); one new junior high school (7-9); expansion of Davis Senior High School (10-12); and modernization, technology, and equity upgrades at existing schools. Implementation of the Plan is underway, and is expected to be completed within the next few years – ahead of the 10-year timetable.

Parks and Recreation

The Davis Parks and Community Services Department manages parks and recreation facilities in the City, and is responsible for a variety of recreational programs as well. Additionally, City schools, U.C. Davis, and private organizations provide recreational facilities and services to the City. In fiscal year 2003-2004, the Parks and Community Services Department maintained 125 full-time employees and approximately 350 part-time employees¹⁰.

According to the General Plan Update EIR, total park acreage in the City is approximately 236 acres. The General Plan projects approximately 300 acres planned for future park development between 1995 and 2010. The City and the DJUSD have historically collaborated to place park facilities adjacent to schools so that the facilities can be used jointly to meet recreational and educational needs.

Examples of recreational programs operated by the Parks and Community Services Department include swimming, gymnastics, arts and crafts, and dance classes. In addition, various groups use the City recreational facilities, including high school sports teams, adult softball and basketball, the gymnastics team, little league, and the youth soccer league. The U.C. Davis athletic program is home to a wide variety of intramural and intercollegiate sports, many of which provide spectator opportunities for the public (<http://www.city.davis.ca.us/pcs>).

The City's General Plan establishes a standard of 5 acres of parkland per 1,000 residents (Table 14, p. 231). The General Plan also establishes standards for a community park within 1½ miles of all dwelling units and a neighborhood park (minimum 5 acres) within 3/8 mile of all dwelling units (pp. 220 and 221).

In addition, according to Action item POS 3.1 (l) of the General Plan, 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). The General Plan standard for greenbelt provision is as follows: 10 percent of newly developing residential land should be developed as open space, primarily greenbelt. Greenbelt land is required to be improved by the developer of the residential project. Parks and Open Space Standard 3.1h establishes a minimum greenbelt width of 35 feet, with an overall average width of 100 feet.

The City's standard for the provision of parkland acreage for new developments is codified in Chapter 36 of the Davis Municipal Code, Subdivision Ordinance, Section 36.08.040 - Parkland dedication. The standard requires the provision of 0.0131 acres of parkland per dwelling unit. Fees may be approved in lieu of parkland dedication, but the City does not have a practice of allowing parkland to be reduced in large subdivisions.

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.

SB 610/SB 221

Senate Bills 610 and 221, which took effect January 1, 2002, require, specific information about water availability be presented and considered by land use agencies during the processing of certain land use entitlement applications. SB 610 and SB 221 apply to projects that include more than 500 residential units.

SB 610

SB 610 refers to numerous details that must be addressed in the water supply assessment, which are described in portions of the amended Water Code §10910:

(d)(1) The assessment required by this section shall include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and a description of the quantities of water received in prior years by the public water system...under the existing water supply entitlements, water rights, or water service contracts.

(2) An identification of existing water supply entitlements, water rights, or water service contracts held by the public water system [...] shall be demonstrated by providing information related to all of the following: (A) Written contracts or other proof of entitlement to an identified water supply. (B) Copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system. (C) Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply. (D) Any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.

(e) If no water has been received in prior years by the public water system [...] under the existing water supply entitlements, water rights, or water service contracts, the public water system [...] shall also include in its water supply assessment [...] an identification of the other public water systems or water service contract holders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts, to the same source of water...

(f) If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water supply assessment:

- (1) A review of any information contained in the urban water management plan relevant to the identified water supply for the proposed project.
- (2) A description of any groundwater basin or basins from which the proposed project will be supplied. For those basins for which a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has the legal right to pump under the order or decree. For basins that have not been adjudicated, information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will become overdrafted if present management conditions continue, in the most current bulletin of the department that characterizes the condition of the groundwater basin, and a detailed description by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), of the efforts being undertaken in the basin or basins to eliminate the long-term overdraft condition.
- (3) A detailed description and analysis of the amount and location of groundwater pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), for the past five years from any groundwater basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.
- (4) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), from any basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.
- (5) An analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project.

A water supply assessment shall not be required to include the information required by this paragraph if the public water system determines...that the sufficiency of groundwater necessary to meet

the initial and project demand associated with the project was addressed in [its urban water management plan].

SB 221

SB 221 requires supporting documentation of verification that sufficient water supplies are available for a project. SB 221 provides that in determining whether water supply is sufficient, the water agency shall consider a myriad of factors:

- (A) The availability of water supplies over a historical record of at least 20 years.
- (B) The applicability of an urban water shortage contingency analysis [...] that includes actions to be undertaken by the public water system in response to water supply shortages.
- (C) The reduction in water supply allocated to a specific water use sector pursuant to a resolution or ordinance adopted, or a contract entered into, by the public water system [...]
- (D) The amount of water that the water supplier can reasonably rely on receiving from other water supply projects, such as conjunctive use, reclaimed water, water conservation, and water transfer, including programs identified under federal, state, and local water initiatives such as CALFED and Colorado River tentative agreements [...]

If the water agency relies upon water supplies not then available to it, then the written verification must be based on the following elements, to the extent each is applicable:

- (1) Written contracts or other proof of valid rights to the identified water supply that identify the terms and conditions under which the water will be available to serve the proposed subdivision.
- (2) Copies of a capital outlay program for financing the delivery of a sufficient water supply that has been adopted by the applicable governing body.
- (3) Securing of applicable federal, state, or local permits for construction of necessary infrastructure associated with supplying a sufficient water supply.
- (4) Any necessary regulatory approvals that are required in order to be able to convey or deliver sufficient water supply to the subdivision.

If water supply for the proposed subdivision includes groundwater, the public water system shall also evaluate, based on substantial evidence, the extent to which it or the landowner has the right to extract the additional groundwater needed to supply the proposed subdivision.

The water agency's written verification must also "include a description, to the extent that data is reasonably available based on published records maintained by federal and state agencies, and public records of local agencies, of the reasonably foreseeable impacts of the proposed subdivision on the availability of water resources for agricultural and industrial uses within the public water system's service area that are not currently receiving water from the public water system but are utilizing the same sources of water." The water agency may rely upon a prior CEQA document for this analysis.

If the water agency determines that water supplies are insufficient, the local agency may override that decision. "The local agency may make a finding [based on substantial evidence], after consideration of the written verification by the applicable public water system, that additional water supplies not accounted for by the public water system are, or will be, available prior to completion of the subdivision that will satisfy the requirements of this section."

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

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.

Telecommunications

City of Davis General Plan

- Goal C&T 1 Encourage development of new infrastructure and service to allow all who live, work, and study in Davis to utilize new technologies to communicate with individuals and institutions locally, regionally, nationally, and globally.
- Policy C&T 1.1 Implement a program of technology, planning, installation, and education.
- Policy C&T 1.2 Make information regarding City government and decision-making, local services, and opportunities to participate in City governance available to Davis citizens in electronic form.
- Policy C&T 1.3 Encourage educational opportunities regarding science, computers, and technology for Davis residents.
- Goal C&T 2 Pursue telecommunications as a means to reduce transportation impacts that can improve air quality and personal convenience and reduce dependency on non-renewable resources.
- Policy C&T 2.1 Encourage telecommuting for the City government and community.
- Policy C&T 2.2 Encourage major employers in the City to allow telecommuting.
- Goal C&T 3 Develop an awareness that Davis is a city that understands and supports high technology communications.
- Policy C&T 3.1 Convey through the City's promotional documents that the City government and community understand and use modern communication technologies.

Schools

City of Davis General Plan

- 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.

- 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

City of Davis General Plan

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

IMPACTS AND MITIGATION MEASURES

Standards of Significance

An impact to the public services and utilities of the proposed project area would be considered potentially 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;
- allow residences in areas that cannot be adequately served with police or fire services
- 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;
- require expansion of the existing school system;
- result in the need for a new system or substantial alteration to power or natural gas utilities; or
- not provide adequate parkland or greenbelt.

Methods 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. The responsible agencies for each service have been contacted regarding the potential impacts on their facilities.

Project Impacts and Mitigation Measures

4.12-1 Adequate ratio of fire department personnel to residents.

Proposed Project

The Proposed Project involves the construction of 1,515 residential units, which would result in a population increase in the City of Davis of approximately 4,441. The current service ratio for the Fire Department is 0.67 firefighters per 1,000 population. Utilizing the Department's service ratio standard, the Proposed Project would generate the need for an additional three (3) personnel (Personnel required = total project population (4,441)/1,000 x 0.67). Therefore, the Proposed Project would have a *significant* impact to fire protection services.

High Density Alternative

The High Density Alternative involves the development of 1,990 residential units on the project site in addition to the commercial village center, recreation facilities, hospice, and other amenities, which would create a greater demand for fire protection services, including fire protection personnel.

Utilizing the Department's service ratio standard, the High Density Alternative would generate the need for an additional 3.7 personnel (Personnel required = total alternative population (5,463)/1,000 x 0.67). Therefore, the High Density Alternative would have a *significant* impact to fire protection services.

Mitigation Measure(s)

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

The following measure is identified for the Proposed Project and the High Density Alternative.

4.12-1 *Prior to recordation of the first final map for the Project, the City Council shall approve the fiscal plan for the Covell Village development establishing how the fire department personnel will be provided, in accordance with the phasing for the Project, consistent with acceptable City-wide service level standards. Allocation of standard funding sources such as new property tax and other revenues anticipated from the proposed development may be supplemented with other funds provided by the developer, or other funds as identified by the City Council.*

4.12-2 Adequate ratio of law enforcement personnel to residents.

Proposed Project

The Proposed Project involves the construction of 1,515 residential units, which would result in a population increase in the City of Davis of approximately 4,441.

According to Captain Steve Pierce of the Davis Police Department, the City's service ratio standard is 1.3 officers per 1,000 population and the existing service level is roughly 0.92 officers per 1,000 population. Utilizing the City's service ratio standard, the project would generate the need for an additional 5.8 officers (Officers required = total project population/1,000 x 1.3). Therefore, the proposed project would have a *significant* impact to police protection services.

High Density Alternative

The High Density Alternative involves the construction of 1,990 residential units, which would result in a population increase in the City of Davis of approximately 5,463. Utilizing the City's service ratio standard, the High Density Alternative would generate the need for an additional 7.1 officers (Officers required = total project population/1,000 x 1.3). Therefore, the High Density Alternative would have a *significant* impact to police protection services.

Mitigation Measure(s)

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

The following measure is identified for the Proposed Project and the High Density Alternative.

4.12-2 *Prior to recordation of the first final map for the Project, the City Council shall approve the fiscal plan for the Covell Village development establishing how the police department personnel will be provided, in accordance with the phasing for the Project, consistent with acceptable City-wide service level standards. Allocation of standard funding sources such as new property tax and other revenues anticipated from the proposed development may be supplemented with other funds provided by the developer, or other funds as identified by the City Council.*

4.12-3 Residences outside five-minute response time.

Proposed Project

All of the residential areas of the Proposed Project are outside the five-minute response time area for Fire Department services.

The 2001 City of Davis General Plan identified the need for a fourth fire station in the City (page 311). The site plan for the Proposed Project includes the dedication of a 1.7-acre fire station site in the southwestern corner of the site, north of Covell Boulevard. A fire station within the Proposed Project would satisfy the response time standard for the Proposed Project as well as other areas of Davis that are outside the response time area.

However, the Davis Fire Department currently does not have the necessary funding in its current budget to staff and maintain the fourth fire station. In addition, although 1 million dollars in Mello-Roos funds have been set aside for the capital costs for the station, this is inadequate to cover the projected costs of construction and equipment. Without funding in place, the Fire Department cannot build or operate the station and will therefore be unable provide services within the geographic area necessary to meet the goal of a five-minute response time. Therefore, construction of residences outside the response time radius would be considered a *significant* impact.

High Density Alternative

As with the Proposed Project, the High Density Alternative also establishes residential uses outside the response time area for existing City of Davis fire services. Because the City does not have identified resources to construct or operate the fire station, construction of residences outside the response time radius would be considered a *significant* impact under the High Density Alternative.

Mitigation Measure(s)

The following mitigation would reduce the magnitude of the impact. However, because the mitigation is not sufficient to ensure that the fire station will be constructed and operated, the impact would remain *significant and unavoidable*.

The following measure is identified for the Proposed Project and the High Density Alternative.

- 4.12-3 *Prior to issuance of building permits, or at such other time as established in the City's fee schedule, the project shall pay its fair share of the costs of constructing and equipping the fire station within the Proposed Project.*

The City and the applicant are continuing to explore mechanisms to provide additional capital and operating funding for the fire station. Funding sources may include public safety tax, property tax and other revenues anticipated from the proposed development, other funds provided by the developer, or other funds as identified by the City Council. Some combination of these funding sources might be sufficient to reduce the impact to a less-than-significant level. However, at this time, these funding sources are not within the control of the applicant and therefore cannot be considered as mitigation to reduce impacts to less-than-significant levels.

4.12-4 Increased demand for wastewater disposal.

Proposed Project

Wastewater Treatment

A memo was prepared by the project engineer (See Appendix L), Cunningham Engineering, which evaluated the project's wastewater needs in addition to the current City of Davis Wastewater Treatment Plant (WWTP) specifications. The memo states that the estimated Davis population for 2004, plus the populations of El Macero and North Davis Meadows, which receives wastewater service, is 65,550 residents, resulting in a total demand of 6.25 MGD from the WWTP. Furthermore, the City has indicated that between 2005 and 2010, even if major new development is not approved, vacant land would still be developed and some "densification" would most likely occur, resulting in an increase in influent to the WWTP to get the plant demand to approximately 7.0 MGD (Additional flow estimate based upon the existing General Plan zoning and the City's expectations of reasonable infill development).

According to the memo, the Covell Village project would require the service of wastewater to 4,534 residents. This total project population estimate of 4,534 is higher than the population number used in other areas of this section (i.e., police, fire, parks, etc.) because this estimate also includes "non-residents" who would still require wastewater service. For example, this population estimate includes an additional 58 persons for the proposed hotel (1 person per hotel room). The total projected dry weather wastewater treatment demand from the Proposed Project is 0.43 MGD. The demand from the Proposed Project, coupled with the additional demand on the WWTP of 6.25 MGD, would result in a total wastewater treatment demand of 6.68 MGD. The memo states that the City of Davis Public Works Department has indicated that the existing WWTP capacity is 7.50 MGD. Therefore, the existing WWTP has enough capacity to accommodate the Proposed Project.

Wastewater Conveyance

Existing sewer lines through the project site consist of parallel 42-inch and 21-inch diameter lines running north-south and a 12-inch line running from Pole Line Road to the 42-inch line through the central portion of the site. The 21-inch line is abandoned. The 42-inch line runs north and then east to the City's WWTP. A private 24-inch sewer line that previously carried processing waste from the Hunt Wesson and ConAgra operations is proposed for removal or abandonment in place. The depths of the existing lines would allow the project to be served entirely by a network of gravity lines – typically 6 to 8-inches in diameter. In order to adequately serve the project, new connections would be made to the 12 and 42-inch lines.

The Cunningham Engineering Memo states that the Davis Public Works Department has indicated that the 42-inch line has adequate capacity to serve the project and that trunk sewer capacity improvements are not required. The Memo further notes that this conclusion is consistent with the findings of the prior analyses conducted for the Crossroads and Covell Center projects (See Chapter 1, Introduction, for a description of these projects). Furthermore, the applicant would be required to pay sewer connection fees. As a result, a *less-than-significant* impact would occur to wastewater treatment capacity and conveyance from implementation of the Proposed Project.

High Density Alternative

Wastewater Treatment

The memo prepared by Cunningham Engineering also evaluated the wastewater treatment and delivery needs of the High Density Alternative. The High Density Alternative would result in the construction of 1,990 units as compared to 1,515, which would be constructed for the Proposed Project. Therefore, wastewater treatment needs would be greater under the High Density Alternative. The memo states that the High Density Alternative would generate approximately 0.54 MGD. Based on the assumption identified above in the proposed project discussion, the plant capacity is 7.5 MGD and is estimated to have a demand of 7.0 MGD in the year 2010. Therefore, the WWTP capacity in year 2010 would be exceeded by approximately 0.04 MGD (40,000 gpd). It should be noted, however, that the 0.54 MGD estimate is a conservative estimate based upon the highest possible generation and the 7.0 MGD use of the plant in 2010 is also a conservative estimate based upon the highest possible generation. The City has noted that a typical estimate has a plus or minus range of approximately 50,000 gpd. However, because the High Density Alternative has the potential to slightly exceed the plant capacity, an adverse impact would occur.

Wastewater Conveyance

Similar to the Proposed Project, the memo determined that the 42-inch on-site line has adequate capacity to serve the Alternative and that trunk sewer capacity improvements would not be required. Furthermore, the applicant would be required to pay sewer connection fees.

As a result, although a *less-than-significant* impact would occur to wastewater treatment capacity and conveyance from implementation of the High Density Alternative, a *significant* impact would occur to treatment plant capacity because the Alternative would generate a demand that would slightly exceed the plant's capacity.

Mitigation Measure(s)

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

The following measure is identified for the High Density Alternative.

4.12-4 *Prior to the issuance of building permits, the applicant shall prepare a wastewater plan that indicates the sewer-conservation measures to be implemented in the proposed project in order to ensure that the sewer generation is reduced by 40,000 gpd.*

4.12-5 Increased demand for water supply.

Proposed Project

According to the WSA (p. 2), existing City water customers used 14,546 acre-feet of water in 2003. For the year 2010, the Davis General Plan projects a water demand of 15,531 acre-feet per year (afy), or roughly 13.9 million gallons per day (mgd), based on a maximum population of 64,000. Additionally, the 2002 Feasibility Study utilized by the City has projected a Year 2010 water demand of 15,826 afy.

Using the projections in Table 4.12-3, the projected water demands of existing and planned future uses in 2010, in addition to the Proposed Project, would be 16,550 afy.

According to the WSA (p. 7), the City's existing and replacement well infrastructure cannot meet the additional water pumping demands associated with completion of the Proposed Project. Therefore, the Project applicant would need to cooperate with the City to site and develop one to two additional deep wells to supply water for the Project, which would be connected to the existing City infrastructure.

The WSA states that based upon the experience of the City and available evidence, one or two wells would provide adequate pumping capacity to serve the needs of the Proposed Project and the deep aquifer would support this additional pumping. The exact location of each well and whether one or two wells would ultimately be necessary to serve the Project would depend on the results of test wells drilled as part of the well development process. Therefore, because well locations and the exact numbers of wells have not yet been determined, a *significant* impact would result from the Proposed Project.

High Density Alternative

Using the projections in Table 4.12-3, the projected water demands of existing and planned future uses in 2010, in addition to the High Density Alternative, would be 16,815 afy.

According to the WSA (p. 7), the City’s existing and replacement well infrastructure cannot meet the additional water pumping demands associated with completion of the High Density Alternative. Therefore, the applicant would need to cooperate with the City to site and develop one to two additional deep wells to supply water for the Alternative, which would be connected to the existing City infrastructure.

The WSA states that based upon the experience of the City and available evidence, one or two wells would provide adequate pumping capacity to serve the needs of the High Density Alternative and the deep aquifer would support this additional pumping. The exact location of each well and whether one or two wells would ultimately be necessary to serve the Alternative would depend on the results of test wells drilled as part of the well development process. Therefore, because well locations and the exact numbers of wells have not yet been determined, a *significant* impact would result from the High Density Alternative.

	<i>Proposed Project</i>	<i>High Density Alternative</i>
Population	4,441	5,593
Average Daily Demand (Gallons/Capita/Day)	205	205
Average Daily Demand (Million Gallons/Day)	0.9104 mgd	1.1466 mgd
Total Demand (Acre-Feet/Year)	1,019 afy	1,284 afy
<hr/>		
Peak Demand	2.73 mgd	3.44 mgd
Fire Protection	0.36 mgd	0.36 mgd
10 Percent Reserve	0.273 mgd	0.344 mgd
Total Peak Demand During Max. Month (Peak+Fire+Reserve)	3.363 mgd or 2,335 gpm	4.144 mgd or 2,877 gpm
Source: WSA, City of Davis, 2004.		

Mitigation Measure(s)

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

The following measures are identified for the Proposed Project and the High Density Alternative.

- 4.12-5(a) *Prior to the approval of final map(s), the applicant shall work with the City Engineer to construct well(s), which provide the flow rates for the total peak demand shown in Table 4.12-3 of the EIR.*

4.12-5(b) *Final well location(s) shall provide acceptable buffer from adjacent city well sites as determined by the City Engineer.*

4.12-6 Impacts to the groundwater aquifer.

Proposed Project

The City is currently preparing a Well Replacement Capacity Project EIR to enable new deep wells to be installed in place of old intermediate depth wells that have already been taken out of service or will be upon development of replacement capacity. The EIR proposes that replacement wells would be primarily located in the eastern and southern areas of the City water service area, although one or more of the replacement wells may be located near the deep wells proposed for the Project should the other locations prove to be infeasible well sites. Nonetheless, the resultant deep well network, taking into account the City's existing and planned deep wells and the wells proposed for the Project, would result in a widely dispersed deep well network located throughout the service area. Further study would be necessary to conclude whether this would enable all deep wells to operate without causing excessive impacts from well interference. The City is currently in the process of conducting a deep aquifer study to be completed in late 2004 or early 2005. The results of this study would enhance the City's understanding of the deep aquifer. In addition, the City and UC Davis are jointly pursuing the possibility of obtaining surface water supply to supplement groundwater extraction in the future, should such measures become necessary to maintain water quality levels in the system.

The new deep well(s) needed for the Proposed Project would tap the deep aquifer at depths greater than 700 feet below ground surface. Based on existing pump test data from deep aquifer studies to date, minimal impacts would result, if any, on neighboring City deep wells or on existing intermediate wells serving agricultural needs to the north. In addition, the Proposed Project wells would not cause any significant direct or indirect impacts on deep wells at UC Davis because of the distance between the Proposed Project wells and UC Davis deep wells.

Historically most of the groundwater pumping has been by agricultural users from the shallow and intermediate depth aquifers. Yolo County farmers use surface water more than groundwater except during dry years when surface water is curtailed and groundwater increases. Urban groundwater use has been increasing for many decades. The reliance on the deep aquifers by urban users is a growing trend due to its higher quality. Assuming that the project site's current agricultural water use is equivalent to 3.0 af/acre/year, existing groundwater demand would be 1,241 afy, which is more than the 1,019 afy projected for the Proposed Project. This is supportive of the fact that typically when converting land from agricultural to urban water use, the resultant urban water use is equal to or less than the agricultural use. In addition, the completion of Project wells

would result in shifting water use from the intermediate aquifer to the deep aquifer, resulting in a beneficial reduction in reliance on the intermediate aquifer.

The resultant well network from existing, planned, and new development needs (including the Proposed Project) would be widely dispersed throughout the service area, and would spread the City's water supply reliance over both the deep and intermediate aquifers. Thus, the WSA (p. 12) concludes that significant impacts would not result to deep aquifer users if the Proposed Project is approved and necessary deep well capacity is developed as discussed above in Impact 4.12-4.

Summary

According to the WSA, based on available information, the Davis area aquifer system has sufficient source capacity to supply water to existing City customers, new customers anticipated by planned future uses, and new customers resulting from completion of the Proposed Project. Therefore, the Proposed Project would have a *less-than-significant* impact to the deepwater aquifer.

High Density Alternative

The new deep well(s) needed for the High Density Alternative would tap the deep aquifer at depths greater than 700 feet below ground surface. Based on existing pump test data from deep aquifer studies to date, minimal impacts would result, if any, on neighboring City deep wells or on existing intermediate wells serving agricultural needs to the north. In addition, the High Density Alternative wells would not cause any significant direct or indirect impacts on deep wells at UC Davis because of the distance between the Proposed Project wells and UC Davis deep wells.

According to the WSA, based on available information, the Davis area aquifer system has sufficient source capacity to supply water to existing City customers, new customers anticipated by planned future uses, and new customers resulting from completion of the High Density Alternative. Therefore, the Alternative would have a *less-than-significant* impact to the deepwater aquifer.

Mitigation Measure(s)

None Required.

4.12-6 Increased demand for school resources.

Proposed Project

The Proposed Project includes the development of 1,515 residential units, which would result in the introduction of additional students to the Davis Joint Unified School District. Table 4.12-4 shows the number of students by grade that would be expected to be generated by the Covell Village project.

As can be seen in Table 4.12-4, the Covell Village project would be expected to generate 792 additional students, which would attend the DJUSD. As mentioned previously, the construction of major residential projects not anticipated in the General Plan would require the construction of new schools.

The Covell Village site plan designates a 10-acre site in the south-central portion of the project site. The applicant and the DJUSD have entered into an agreement (See Appendix M) to ensure that the school impacts generated by the project would be less-than-significant. In addition to the dedication of the 10-acre site to the DJUSD, the agreement includes the payment of \$4,202,138 by the project applicant to the DJUSD over a period of ten years. The applicant's compliance with the agreement would ensure that project impacts to existing District facilities are *less-than-significant*.

<i>Housing Type</i>	<i># of Units</i>	<i>K-6 Yield/Enrollment</i>	<i>7-9 Yield/Enrollment</i>	<i>10-12 Yield/Enrollment</i>	<i>Total Yield/Enrollment</i>
Single Family	893	0.418 / 373	0.150 / 134	0.130 / 116	0.698 / 623
Multi-Family (Regular)	284	0.208 / 59	0.102 / 29	0.034 / 10	0.345 / 98
Multi-Family (Affordable) (35% of total)	153	0.295 / 45	0.094 / 14	0.075 / 12	0.465 / 71
Total	1,330*	475	177	138	792

*Note: This figure does not include senior-only home sites.
 Source: Golden State Planning Group, August 2004.

High Density Alternative

The High Density Alternative includes the development of 1,990 residential units, which would result in the introduction of additional students to the Davis Joint Unified School District. Table 4.12-5 shows the number of students by grade that would be expected to be generated by the High Density Alternative.

<i>Housing Type</i>	<i># of Units</i>	<i>K-6 Yield/Enrollment</i>	<i>7-9 Yield/Enrollment</i>	<i>10-12 Yield/Enrollment</i>	<i>Total Yield/Enrollment</i>
Single Family	1,236	0.418 / 517	0.150 / 185	0.130 / 161	0.698 / 863
Multi-Family (Regular)	490	0.208 / 102	0.102 / 50	0.034 / 17	0.345 / 169
Multi-Family (Affordable) (35% of total)	264	0.295 / 78	0.094 / 25	0.075 / 20	0.465 / 123
Total	1,990	697	260	198	1,155

Source: Golden State Planning Group, August 2004.

As can be seen in Table 4.12-5, the Covell Village project would be expected to generate 1,155 additional students, which would attend the DJUSD. These new students would exceed the current capacity of the DJUSD. However, similar to the Proposed Project, the High Density Alternative designates a 10-acre site in the south-central portion of the project site. Furthermore, the applicant and the DJUSD have entered into an agreement to ensure that the school impacts generated by the Alternative would be *less-than-significant*. It should be noted that under the both scenarios, the student yield generated by this project may be accommodated at other existing and future schools outside of the project boundaries, and the ten acre site mentioned above may be used by the district for any other uses including potential development.

Mitigation Measure(s)

None Required.

4.12-8 Increased demand for solid waste disposal/recycling services.

Proposed Project

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.

The project would introduce approximately 4,441 people to the City of Davis. Using the General Plan Update EIR’s generation rate of 3.12 pounds per person per day, this results in the project generating approximately 13,856 pounds (approximately 0.0000095 million cubic yards per day or 0.034675 million cubic yards per year). Although the project site was not anticipated to be built-out in the 2001 Davis General Plan, an additional 0.034675 million cubic yards per year would not exceed the Landfill’s capacity of 25 million cubic yards.

However, the Proposed Project would include alley pick-up of solid waste, which could have a significant adverse effect on recycling and costs of waste collection and pavement maintenance. Therefore, the Proposed Project would have a *significant* impact on solid waste disposal and recycling.

High Density Alternative

The High Density Alternative would introduce approximately 5,593 people to the City of Davis. Using the General Plan Update EIR's generation rate of 3.12 pounds per person per day, this results in the project generating approximately 17,450 pounds (0.0000118 million cubic yards per day or 0.004307 million cubic yards). Although the project site was not anticipated to be built-out in the 2001 Davis General Plan, an additional 0.004307 million cubic yards of solid waste per year would not exceed the Landfill's capacity of 25 million cubic yards.

However, similar to the Proposed Project, the Alternative would include alley pick-up of solid waste, resulting in possible adverse effects on recycling and costs of waste collection and pavement maintenance. Therefore, *significant* impact on solid waste disposal and recycling would occur as a result of the High Density Alternative.

Mitigation Measure(s)

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

The following measure is identified for the Proposed Project and the High Density Alternative.

4.12-8 *Prior to approval of final maps, a recycling and waste collection plan shall be submitted by the applicant which shall be subject to the review and satisfaction of the Public Works Director.*

4.12-9 Increased demand for park and recreation services and facilities.

Proposed Project

The City's standard for the provision of parkland acreage for new developments requires the provision of 0.0131 acres of parkland per dwelling unit. Therefore, the proposed project would be required to provide 19.8 acres of parkland (1,515 dwelling units * 0.0131 acres per dwelling unit = 19.8 acres).

The General Plan standard for greenbelt provision of 10 percent of newly developing residential land. The amount of residential land proposed for the

project is 238.6 acres. Therefore, 23.6 acres of greenbelt are required to be dedicated and improved as part of the project.

The current site plan indicates that the project would provide numerous parks totaling 19.3 acres, including a 10.7-acre centrally located park and the five miniparks. Figure 4.12-1 shows the residential areas and proximity to current and proposed neighborhood and community park facilities. The amount of parkland proposed for the project is slightly less than the required amount, and a small portion of the residential units are farther than the minimum distance from a neighborhood park. In terms of greenbelt acreage, the site plan shows that sufficient acreage would be provided (28.6 acres). However, the possibility exists that a portion of this acreage does not qualify as greenbelt according to City standards. Therefore, because the provision of parkland acreage is not consistent with City requirements and because the total amount of greenbelt acreage may not qualify as greenbelt (according to City standards), a *significant* impact would result.

High Density Alternative

The High Density Alternative involves the construction of 1,990 residential units, a commercial village center, recreation facilities, and other amenities. Utilizing the City's standard for the provision of parkland acreage for new developments, the Alternative would be required to provide 26.1 acres of parkland (1,990 dwelling units * 0.0131 acres per dwelling unit = 26.1 acres).

The General Plan standard for greenbelt provision is as follows: 10 percent of newly-developing residential land should be developed as open space, primarily greenbelt. The amount of residential land proposed for the Alternative is the same as the Proposed Project = 238.6 acres. Therefore, 23.6 acres of greenbelt are also required to be dedicated and improved as part of the Alternative.

Because the High Density Alternative includes the same amount of parkland and greenbelt acreage proposed for the project, a *significant* impact would result due to the fact that the High Density Alternative would not meet the City's parkland and greenbelt standards.



Mitigation Measure(s)

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

The following measure is identified for the Proposed Project and the High Density Alternative.

- 4.12-9(a) *Developer shall dedicate, and provide for the improvement of, the greenbelt acreage in accordance with city policies and regulations, at the time of approval of Final Map(s)*
- 4.12-9(b) *Developer shall dedicate parkland in accordance with the provisions of State law and city ordinances.*
- 4.12-9(c) *The applicant shall redesign the project so that all residential units are within 3/8 of a mile from a neighborhood park; or the City shall determine, at the time of approval of the first tentative map, that the proposed parks are substantially in conformance with the General Plan standard.*

4.12-10 Impacts to gas and electric facilities.

Proposed Project

The Proposed Project would result in the construction of 1,515 residential units, a commercial Village Center, and the dedication of a fire station site and a school site. As a result, the Proposed Project would require gas and electric service for the many residences and businesses proposed for the project site. Currently, a high-pressure gas transmission pipeline traverses the central portion of the project site in a north-south direction. In addition, other PG&E utility lines are located within Pole Line Road, which could serve the project site. Mr. Lew Blevins from PG&E has indicated that adequate capacity exists to serve the project site should the appropriate infrastructure be constructed.¹¹ The applicant would be required to construct the necessary infrastructure to serve the project site, which would ensure that impacts are *less-than-significant*.

High Density Alternative

The High Density Alternative would result in the construction of 1,990 residential units, a commercial Village Center, and the dedication of a fire station site and a school site. As a result, the Alternative would require gas and electric service for the many residences and businesses proposed for the project site. Currently, a high-pressure gas transmission pipeline traverses the central portion of the project site in a north-south direction. In addition, other PG&E utility lines are located within Pole Line Road, which could serve the project site. Mr. Lew Blevins from PG&E has indicated that adequate capacity exists to serve the project site should the appropriate infrastructure be constructed.¹¹ The

applicant would be required to construct the necessary infrastructure to serve the project site, which would ensure that impacts are *less-than-significant*.

Mitigation Measure(s)

None Required.

Cumulative Impacts and Mitigation Measures

4.12-11 Long-term impacts to public services and facilities from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

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 the goals and policies included in the General Plan ensure that adequate services will be available for build-out of the General Plan according to the current Land Use Diagram. The current Land Use Diagram shows the project site as Agriculture. Therefore, development of the project site with urban uses would exceed the demand for public services and facilities anticipated in the Davis General Plan. However, as demonstrated in this Draft EIR, with the incorporation of mitigation measures, 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, although certain facilities would be adversely impacted as a result of Project implementation, cumulative impacts associated with public services and facilities would be considered *less-than-significant* with mitigation incorporated.

High Density Alternative

Implementation of the High Density Alternative would contribute to an increased demand for public services and facilities compared the demand generated by the Proposed Project. However, as would be the case with the Proposed Project, this Draft EIR has demonstrated that with the incorporation of mitigation measures, impacts to public services and facilities generated by the High Density Alternative would be less-than-significant. In addition, because future developments within the Davis area would be required to pay their fair share fees towards the further expansion and/or creation of public services and facilities, the cumulative effect of the High Density Alternative on public services and facilities, in combination with other development in and around Davis, would be considered *less-than-significant*.

Mitigation Measure(s)
None Required.

Endnotes

-
- ¹ *City of Davis SB 610 Water Supply Assessment, Covell Village Development.* November 5, 2004.
² *City of Davis General Plan, May 2001.*
³ *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.
⁴ <http://www.city.davis.ca.us/pw/>
⁵ City of Davis Public Works. *Status Report on Municipal Wastewater Treatment Facilities* (March 2003)
⁶ Davis Fire Dept Website <http://www.city.davis.ca.us/fire/GeneralInfo.cfm>
⁷ Personal communication with Capt. Steve Pierce, Davis PD, August 10, 2004.
⁸ Ibid.
⁹ Navigant Consulting, Inc. *City of Davis Municipal Electric Utility Options Analysis Phase 1 Report* (unpublished). 2002.
¹⁰ <http://www.city.davis.ca.us/pcs/aboutpcs.cfm>
¹¹ Personal communication with Mr. Lew Blevins, PG&E, November 17, 2004.
¹¹ Personal communication with Mr. Lew Blevins, PG&E, November 17, 2004.