

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM

APPROVAL OF THE UC DAVIS 2018 LONG RANGE DEVELOPMENT PLAN, FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, DAVIS CAMPUS

EXECUTIVE SUMMARY

The Regents approved the current UC Davis Long Range Development Plan (LRDP) in November 2003. The 2003 LRDP requires updating to reflect new growth projections and plans for the UC Davis campus. The proposal for a 2018 LRDP builds on prior campus planning efforts with projections for potential population growth and land use designations for new initiatives.

UC Davis completed a thorough development and review process for the proposed 2018 LRDP with extensive public outreach, consultation with internal campus groups, and consideration of the long-term needs for campus growth. The 2018 LRDP provides an overall framework for potential growth at the Davis campus and is intended to support flexibility for meeting the academic and related core mission initiatives for the University of California. The 2018 LRDP focuses on the following key principles that were articulated throughout the LRDP planning process:

- support the academic enterprise, research, and public service mission,
- enrich community life, and
- create a sustainable future for the campus.

Along with potential population and new academic facilities, the 2018 LRDP envisions a dramatic increase in on-campus housing through a combination of new residence halls, new apartment complexes, and new faculty/staff housing. The two project-specific student housing proposals, as part of the broader 2018 LRDP planning efforts, represent ambitious progress for near-term student housing by UC Davis.

The Regents are being asked to: 1) certify the Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA), 2) adopt the Mitigation Monitoring and Reporting Program, 3) adopt the CEQA Findings and Statement of Overriding Considerations, and 4) approve the UC Davis 2018 Long Range Development Plan.

RECOMMENDATION

The President of the University recommends that, following review and consideration of the environmental consequences of the proposed UC Davis 2018 Long Range Development Plan (LRDP), as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Finance and Capital Strategies Committee recommend that the Regents:

- A. Certify the Environmental Impact Report.
- B. Adopt the Mitigation Monitoring and Reporting Program.
- C. Adopt the CEQA Findings and Statement of Overriding Considerations.
- D. Approve the UC Davis 2018 LRDP.

BACKGROUND

Planning Program

The 2018 LRDP is intended to support the teaching, research, and public service missions of the University of California. The plan's growth assumptions are based on campus population projections and an understanding of campus needs and goals. The 2018 LRDP represents the long-term planning document for the UC Davis campus, and it involves updates to the previous land use plan established as part of the 2003 LRDP.

Forecasting continued growth beyond the levels anticipated in the 2003 LRDP, the 2018 LRDP planning effort anticipates that the on-campus student population could grow from approximately 33,825 (2016-17 academic year) to approximately 39,000. In response to this potential increase in the student population and anticipated increases in mission-based activities, UC Davis anticipates that its faculty and staff population could increase from approximately 12,365 to approximately 14,500 in the same time frame. To accommodate the increased population and respond to evolving higher education needs at UC Davis, the 2018 LRDP proposes the development and construction of an additional two million square feet of academic and administrative building space. Substantial additional on-campus housing will also be developed to accommodate 100 percent of the new students as well as a portion of the existing campus population.

Table 1 shows enrollment and campus population growth accommodated by the 2018 LRDP. Under the 2018 LRDP, the total on-campus population, including dependents, non-UC employees, and Los Rios Community College Center students, could grow from 47,550 (2016-

17 academic year) to an estimated 57,269; total campus population is forecast to grow by 9,719. The 2018 LRDP population projections were developed based on potential increases, state population growth trends, and historical trends and do not assume a specific timeline/phasing for implementation.

Table 1 Existing and Projected Campus Population

| Population | 2014-2015 | 2015-2016 | Existing Condition (2016-2017) | Potential 2018 LRDP Population | Net New Compared to 2016-2017 |
|--|---------------|---------------|--------------------------------|--------------------------------|-------------------------------|
| Enrollment ¹ | 32,130 | 32,663 | 33,825 | 39,000 | 5,175 |
| Employment | 12,095 | 12,181 | 12,365 | 14,500 | 2,135 |
| Los Rios Davis Community College Center | 615 | 615 | 615 | 1,230 | 615 |
| Dependents (of UC residents) | 505 | 505 | 460 | 1,949 | 1,489 |
| Non-UC employees (USDA, daycare, third-party support staff, mixed use, K-12) | 285 | 285 | 285 | 590 | 305 |
| Total campus population | 45,630 | 46,249 | 47,550 | 57,269 | 9,719 |

Notes: 2018 LRDP = 2018 Long Range Development Plan; UC = University of California; USDA = U.S. Department of Agriculture.

¹. Three-quarter average headcount of Davis-based student population.

Source: UC Davis 2018

The 2018 LRDP is the planning document for the main UC Davis campus and accordingly, the plan and growth projections are specific to the UC Davis main campus. The 2018 LRDP does not address planning or growth for UC Davis facilities outside of the Davis area, such as at the UC Davis Sacramento Medical Center, Tahoe Environmental Research Center, or Bodega Marine Laboratory. While not mandating a level of growth or its pace, the 2018 LRDP is based on a forecast of growth that is anticipated to occur over the next ten or so years and so the forecast year used for impact analysis in the 2018 LRDP EIR is the 2030-31 academic year. Growth may take longer or could occur over a slightly shorter time frame. The 2018 LRDP provides a guide to the land development patterns and associated physical infrastructure that could be built to support a potential level of enrollment and growth. LRDP's do not expire but remain in effect until updated or replaced.

Planning Process

UC Davis began the planning process for the 2018 LRDP by engaging various campus stakeholders and the public in a comprehensive community engagement process. Public outreach for the 2018 LRDP began in the fall of 2015 with a series of public open houses at the UC Davis Nelson Hall gallery. The community engagement and public outreach process at the Nelson Hall gallery was well attended and UC Davis received the 2017 merit award for public outreach/best practices, a professional recognition award, from the Sacramento Valley Section of the American Planning Association. In May of 2016, UC Davis released a preliminary planning scenario for

the 2018 LRDP and conducted additional outreach with the campus community and within the City of Davis.

Through the summer of 2016, UC Davis continued to refine the 2018 LRDP planning scenario and then conducted on- and off-campus public outreach in the fall of 2016. During the public outreach process, UC Davis campus planners listened carefully to the concerns and interests of both on- and off-campus commenters. The public feedback allowed UC Davis to incorporate many suggestions and to consider options for certain suggestions that could not be accommodated. Through the public outreach process, UC Davis has made major and minor revisions to the 2018 LRDP planning proposal and issued a series of program descriptions or infographics with each successive version providing an overview of the updated planning effort that identified targeted areas for growth under the plan. The following list provides approximate dates and titles of the graphical summaries of the planning effort at that time:

| | |
|----------------|---|
| October 2015 | Conceptual Planning Scenario |
| May 2016 | Preliminary Planning Scenario |
| September 2016 | Draft Planning Scenario |
| December 2016 | Updated Draft Planning Scenario |
| January 2017 | 2018 LRDP Notice of Preparation Infographic |
| March 2018 | Revised Planning Scenario and Draft 2018 LRDP |

In general, the comments received were reactions to the October 2015 and May 2016 planning scenarios that proposed development of several sites for student housing purposes. After consideration of the comments, UC Davis revised the proposed land scenario and removed student housing from certain locations. Additional comments during the planning process indicated a desire for more student housing in the 2018 LRDP. UC Davis continued to evaluate campus land options as described below for additional housing and additional density options that could result in more student housing during the implementation of the 2018 LRDP.

Through 2017, UC Davis continued to refine the draft 2018 LRDP, considering additional options to increase student housing on the campus (an important issue raised by the City of Davis and the Davis community) and maintaining flexibility for maximizing housing capacity and density. The result of these efforts is an increase in the student housing capacity in the 2018 LRDP, from the January 2017 projection of new on-campus housing for 6,200 students to the current planning proposal for new on-campus housing for 9,050 students.

PROJECT DESCRIPTION

Campus Background and Context

UC Davis is composed of four main colleges (Agricultural and Environmental Sciences, Biological Sciences, Engineering, and Letters and Science) and six professional schools (School of Law, Graduate School of Management, Betty Moore School of Nursing [located in Sacramento], School of Veterinary Medicine, School of Education, and School of Medicine

[located in Sacramento]). In support of its continued mission to provide a diverse array of leading academic programs, UC Davis prepared the 2018 LRDP to guide future campus growth and development. An LRDP is defined by statute (Public Resources Code 21080.09) as a “physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education.”

The approximately 5,300-acre UC Davis campus is located in Yolo and Solano Counties approximately 15 miles from Sacramento. Both counties support a predominantly agricultural land use, with interspersed smaller cities and towns. The campus is surrounded by extensive agricultural uses to the west and south and by residential, institutional, and commercial land uses in the city of Davis to the north and east. The city of Davis, located in Yolo County, is a largely university-oriented community with more than 68,000 residents. Larger urban areas lie approximately 15 miles to the east in the cities that make up the Sacramento metropolitan area. San Francisco is located approximately 70 miles to the southwest. Interstate 80 (I-80), which serves as a major transportation corridor between Sacramento and San Francisco, bisects the campus east to west, and State Route (SR) 113, which is a smaller, regional freeway, bisects the campus north to south. Each of these corridors provides direct access to the campus.

UC Davis facilities located outside the Davis area, such as the UC Davis Sacramento Medical Center in Sacramento, Tahoe Environmental Research Center, and Bodega Marine Laboratory, are not a part of the 2018 LRDP. The UC Davis Sacramento Medical Center in Sacramento is the subject of its own LRDP, approved by the Regents in November 2010.

Planning Objectives

The overall objective of the 2018 LRDP is to support the teaching, research, and public service missions of the UC. The plan’s growth assumptions are based on campus population projections and an understanding of campus needs and goals. The planning goals for the 2018 LRDP are structured as three interrelated types of actions: support the academic enterprise, enrich community life, and create a sustainable future. These planning goals, actions, and associated facility needs are further categorized below.

Support the Academic Enterprise: The 2018 LRDP structures the physical environment to support the academic enterprise of UC Davis, a land-grant institution. The fundamental aspects of any land-grant university pertain to education, research, and public service, all of which are oriented toward the betterment of the individual, the immediate community, and society in general.

Enrich Community Life: The 2018 LRDP structures the physical environment to enrich community life on campus. UC Davis promotes a diverse collection of campus programs and services that augment the academic mission and contribute to a strong sense of community. The formal and informal landscapes of campus provide a rich and diverse environment for people to gather and engage with one another.

Create a Sustainable Future: The 2018 LRDP structures the physical environment to create a more sustainable campus and conserve natural and cultural resources for future generations. As a land-grant institution, UC Davis is committed to the stewardship of natural and cultural resources, as well as scholarship and research on sustainability. The UC Sustainable Practices Policy and the UC Carbon Neutrality Initiative prioritize investments in more sustainable infrastructure and guide the physical development of campus.

LAND USE PLAN

The 2018 LRDP proposes general types of campus development and land uses to support projected campus population growth and enable expanded and new program initiatives. The proposed land use scenario for the 2018 LRDP is shown in Exhibit 1. The 2018 LRDP identifies the following land use categories to support anticipated campus growth:

- Academic Land Use Designations
 - Academic & Administrative—land and structures that facilitate teaching, research, and public service mission
 - Teaching & Research Fields—land for teaching research and for support of academic programs, primarily in the plant and animal sciences
- Open Space Land Use Designations
 - Arboretum & Public Garden—larger landscaped areas to balance and complement the built environment
 - Putah Creek Riparian Reserve
 - Campus Recreation & Athletics—indoor and outdoor athletic fields and facilities
 - Community Gardens—small-plot agricultural lands managed by student groups, primarily for household food production
 - Undeveloped Open Space—underused and informally used areas currently without a designated use
- Residential Land Use Designations
 - Student Housing—residence halls or apartments
 - Faculty & Staff Housing—single-family units, townhouses, and/or apartments
- Infrastructural Land Use Designations
 - Streetscapes & Roadways
 - Parking
 - Campus Utilities
 - University Airport

Table 2 shows the difference in acreages per land use designation between existing conditions in the baseline year of 2016-17 and those in the proposed 2018 LRDP scenario.

| Land Use Designations | Existing Acreage | 2018 LRDP Acreage | Net Change |
|--|------------------|-------------------|-------------|
| Academic Land Use Designations | | | |
| Academic & Administrative | 613.79 | 688.07 | 74.28 |
| Teaching & Research Fields | 2,885.64 | 2,757.02 | -128.62 |
| Open Space Land Use Designations | | | |
| Arboretum & Public Garden | 153.90 | 190.44 | 36.54 |
| Putah Creek Riparian Reserve | 657.18 | 661.21 | 4.03 |
| Campus Recreation & Athletics | 115.45 | 118.93 | 3.48 |
| Community Gardens | 7.03 | 7.00 | -0.03 |
| Undeveloped Open Space | 143.02 | 0.00 | -143.02 |
| Residential Land Use Designations | | | |
| Student Housing | 174.24 | 216.15 | 41.91 |
| Faculty & Staff Housing | 5.47 | 58.50 | 53.03 |
| Infrastructural Land Use Designations | | | |
| Streetscapes & Roadways | 128.87 | 135.01 | 6.14 |
| Parking | 70.79 | 82.06 | 11.27 |
| Campus Utilities | 245.16 | 286.15 | 40.99 |
| University Airport | 77.92 | 77.92 | 0.00 |
| Total acreage | 5,278.46 | 5,278.46 | 0.00 |
| Source: UC Davis 2018 | | | |

Planning for Campus Housing

Student Housing: More than 9,800 students lived on campus in 2016-17, with more than 5,000 students living in residence halls and more than 4,000 students living in apartments. Implementation of the 2018 LRDP would provide additional student housing potential through redevelopment of existing Student Housing-designated areas (e.g., Orchard Park) and designation of other areas (approximately 42 additional acres) of campus as Student Housing. As shown in Table 3, the 2018 LRDP plans land uses to support up to an additional 8,000 students in residence halls and apartments.

Table 3 Existing and Projected Campus Housing Projection

| | Existing Condition (2016-2017) | Projected Total | Net New Compared to 2016-2017 |
|-------------------------------|-----------------------------------|-----------------|----------------------------------|
| Students | 9,818 | 18,868 | 9,050 |
| Employees—West Village | 40 | 525 | 485 |
| Employees—Aggie Village | 40 | 40 | 0 |
| Dependents | 526 | 1,949 | 1,423 |
| Total housing capacity | 10,424 | 21,382 | 10,958 |

Note: Student housing reflects construction for 8,500 plus additional capacity for 550 students in West Village existing apartments.

Source: UC Davis 2018

Faculty and Staff Housing: The Faculty & Staff Housing land use designation primarily pertains to land in the West Village neighborhood but also Aggie Village. West Village is planned as local, affordable employee housing. Aggie Village, currently the main faculty and staff housing on campus, is a small residential area with a mixture of building types. It has traditional detached single-family homes, duplexes, and garden cottages. The Faculty & Staff Housing land use designation includes the individual parcels associated with the housing, as well as the local streets, parking, and community center. As shown in Table 3, above, approximately 500 additional faculty/staff housing units are planned for development within the campus boundary, primarily in the 50+-acre area located north of West Village.

Relationship with Other Campus Planning Efforts

The proposed 2018 LRDP represents one of many planning efforts by UC Davis but serves as an overall umbrella of campus planning and development activities. The LRDP is largely a guiding document for the development of land and physical facilities, the organization, placement, sizing, and type of which aid UC Davis in implementing other campus planning efforts. Of the other campus planning efforts conducted by UC Davis, four types of planning documents (strategic plans, the Capital Financial Plan, the Physical Design Framework, and sustainability planning) are closely related to the 2018 LRDP and the 2018 LRDP is generally consistent with these planning efforts. With approval of the proposed 2018 LRDP, implementation of the UC Davis Physical Design Framework will continue with modifications and updates as needed.

CEQA COMPLIANCE

A summary of the California Environmental Quality Act (CEQA) process and the environmental impacts of the proposed 2018 LRDP are provided in Attachment 2. Pursuant to CEQA and University of California Procedures for Implementation of CEQA, an Environmental Impact Report (EIR) for the UC Davis 2018 LRDP has been prepared. The EIR and CEQA Findings, provided in Attachments 3 and 4, have been prepared to support the University’s determination regarding project impacts, mitigation measures, and CEQA alternatives.

In addition to functioning as a program EIR for the potential overall enrollment and development proposed in the 2018 LRDP, the 2018 LRDP EIR functions as a project EIR for two student housing projects on the UC Davis campus: (1) the West Village Expansion project is analyzed at a project level in Volume 2 of the EIR, and involves constructing and operating student housing at the UC Davis West Village neighborhood; (2) the Orchard Park Redevelopment is analyzed at a project level in Volume 3 of the EIR, and includes the redevelopment of the site of the former Orchard Park Apartments with student housing.

The EIR is organized according to the following sections:

Volume 1: 2018 LRDP Program EIR; Appendices A through H for the EIR.

Volume 2: West Village Expansion Project Analysis.

Volume 3: Orchard Park Project Analysis.

Volume 4: Comments and Responses to Comments.

General Public Comments

The following types of comments were received during the Notice of Preparation (NOP) and the Draft Environmental Impact Report (DEIR) comment periods:

- housing, in particular the percentage of students living off-campus compared to other universities within the UC system. Local individuals and communities have expressed a desire for UC Davis to include more on-campus housing;
- potential traffic impacts associated with continued growth of the UC Davis campus;
- impacts on local jurisdictions within the vicinity of UC Davis;
- concern regarding potential modifications to Russell Field;
- potential impacts to existing utilities and the need for expanded water supplies and wastewater treatment capacity;
- impacts to threatened and endangered species as a result of additional campus development;
- impacts to agricultural resources, both direct and indirect; and
- phasing of campus growth and housing construction.

All of the substantive environmental issues raised in the NOP comment letters, the scoping meeting, and the DEIR comments have been addressed or otherwise considered during preparation of this EIR and the responses to comments in the Final EIR.

Key to Acronyms

| | |
|------|---|
| CEQA | California Environmental Quality Act |
| DEIR | Draft Environmental Impact Report |
| EIR | Environmental Impact Report |
| LRDP | Long Range Development Plan |
| MMRP | Mitigation Monitoring and Reporting Program |
| NOP | Notice of Preparation |

ATTACHMENTS

| | |
|---------------|---|
| Attachment 1: | 2018 UC Davis Long Range Development Plan: Link to 2018 LRDP: http://campustomorrow.ucdavis.edu/app_pages/view/187 |
| Attachment 2: | Environmental Impact Summary |
| Attachment 3: | 2018 LRDP EIR Link to LRDP EIR: http://campustomorrow.ucdavis.edu/app_pages/view/433 |
| Attachment 4: | CEQA Findings |

ENVIRONMENTAL IMPACT SUMMARY

The 2018 LRDP EIR has been prepared under the Board of Regents of the University of California's (The Regents') direction in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Regents are serving as the lead agency under CEQA for consideration of certification of the EIR and potential project approval.

CEQA Environmental Review Process

In accordance with CEQA, a Notice of Preparation (NOP) was prepared and circulated on January 4, 2017, for a minimum 30-day period of public and agency comment. The original public review period was scheduled to end on February 3, 2017, but at the request of the City of Davis, the public review was extended to February 17, 2017. A public scoping session was held January 25, 2017 in Ballroom A of the UC Davis Conference Center; and at the request of the City of Davis, UC Davis staff were also available to answer questions at the February 8, 2017 City of Davis City Council meeting.

A program EIR, as defined by CEQA Guidelines Section 15168 was prepared for the 2018 LRDP. The EIR consists of four volumes which cover the 2018 LRDP (Volume 1) and two student housing projects (Volumes 2 and 3) and Volume 4 (Comments and Responses to Comments). The 2018 LRDP is the proposed project for this volume (Volume 1) of the EIR. In addition, the two project-specific components are described and evaluated at a project level in Volumes 2 (West Village Expansion) and 3 (Orchard Park Redevelopment) of the EIR.

The EIR is organized according to the following sections:

- Volume 1: 2018 LRDP Program EIR; Appendices A through H for the EIR.
- Volume 2: West Village Expansion Project Analysis.
- Volume 3: Orchard Park Project Analysis.
- Volume 4: Comments and Responses to Comments.

The Draft EIR was circulated for review and comment by the public and other interested parties, agencies, and organizations from April 13, 2018 to May 29, 2018. A public hearing was held on May 3, 2018 at 7 p.m. to receive verbal input from agencies and the public on the Draft EIR.

After close of the public comment period, responses to written and oral comments on environmental issues were prepared. Consistent with CCR Section 15088(b), commenting agencies were provided a minimum of 10 days to review the proposed responses to their comments before any action was taken on the Final EIR or project.

Environmental Impacts

Section 21100(b)(2)(A) of the State CEQA Guidelines provides that an EIR shall include a

detailed statement setting forth “in a separate section: any significant effect on the environment that cannot be avoided if the project is implemented.” Accordingly, the EIR provides a summary of significant environmental impacts of the plan that cannot be mitigated to a less-than-significant level.

Chapter 3, “Existing Environmental Setting, Impacts, and Mitigation,” provides a description of the potential environmental impacts of the plan and recommends various mitigation measures to reduce impacts, to the extent feasible. Chapter 4, “Cumulative Impacts,” determines whether the incremental effects of this plan are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. After implementation of the recommended mitigation measures, most of the impacts associated with development of the plan would be reduced to a less-than-significant level. The following impacts are considered significant and unavoidable; that is, no feasible mitigation is available or the mitigation measures available were not sufficient to reduce the plan’s impacts to a less-than-significant level. Note, this is only a summary of those impacts; it is important to review the discussions in Chapters 3 and 4 of the EIR to understand the full context of the impact determinations.

Implementation of the 2018 LRDP would result in the following significant unavoidable environmental impacts, following implementation of feasible mitigation measures:

Aesthetics

- Impact 3.1-1: Result in a substantial adverse effect on a scenic vista.

Agriculture and Forestry Resources

- Impact 3.2-1: Convert agricultural uses, including lands designated as Important Farmlands, to non-agricultural use or involve changes in the existing environment that could result in conversion of Important Farmland to non-agricultural use.

Air Quality

- Impact 3.3-1: Construction-generated emissions of ROG, NOX, and PM10.
- Impact 3.3-2: Operational emissions of criteria air pollutants and precursor emissions.
- Impact 3.3-6: Land use compatibility with off-site sources of toxic air contaminants and ultrafine particulates.

Archaeological, Historical, and Tribal Cultural Resources

- Impact 3.4-4: Impacts to historical resources.

Biological Resources

- Impact 3.5-11: Conflict with local policies or ordinances related to the protection of biological resources.

Population and Housing

- Impact 3.13-1: Directly or indirectly induce substantial population growth and housing demand.

Transportation and Circulation

- Impact 3.16-1: Freeway level of service impacts.
- Impact 3.16-2: Intersection level of service impacts.
- Impact 3.16-6: Cumulative impacts to freeway level of service.

In terms of cumulative impacts, significant and unavoidable cumulative impacts would occur with respect to agriculture and forest resources; air quality; archaeological, historical, and tribal cultural resources; and transportation, circulation, and parking. The Mitigation Monitoring Program for the project has been included in the Final EIR (within Attachment 1 (Volumes 1, 2, and 3 of the 2018 LRDP EIR)).

CEQA EIR Alternatives Evaluated

State CEQA Guidelines Section 15126.6, as amended, mandates that all EIRs include a comparative evaluation of the proposed plan with alternatives to the plan that are capable of attaining most of the plan's basic objectives, but would avoid or substantially lessen any of the significant effects of the plan. CEQA requires an evaluation of a "range of reasonable" alternatives, including the "no project" alternative. The following alternatives are under consideration for the 2018 LRDP:

Alternative 1: No Project. This alternative would involve the continued implementation of the 2003 LRDP. Planned growth as expressed in the 2003 LRDP would continue up to its planned capacity, which would primarily result in increases in faculty/staff.

Alternative 2: Reduced Development Program. Under this alternative, UC Davis would implement a long-range campus plan with an overall reduction in planned campus development. Under this alternative, housing for approximately 8,000 students and 500,000 square feet (sf) of new academic/administrative space would be provided, compared to 9,050 student beds and 2,000,000 sf of new academic/administrative space under the 2018 LRDP.

Alternative 3: Net Student Growth Only. Similar to Alternative 2, UC Davis would implement a long-range campus plan that reduces the anticipated level of development, compared to the 9,050 student beds and 2,000,000 sf of new academic/administrative space of the 2018 LRDP. This alternative would provide up to 5,200 student beds, which would correspond to the projected increase in student enrollment at UC Davis, and up to 500,000 sf of new academic/administrative space.

Alternative 4: 2018 LRDP with Additional Student Housing. This alternative would include development of the campus similar to the 2018 LRDP with additional student housing development (approximately 2,200 beds) at the Nishi site, located southeast of the central campus, and additional beds at the West Village Expansion (1,800 beds) and Orchard Park (500 beds) beyond the 2018 LRDP. In total, implementation of this alternative would result in approximately 23,400 total student beds within the UC Davis campus, compared to the 18,868 total student beds with implementation of the 2018 LRDP.

The State CEQA Guidelines section 15126.6 states that an EIR should identify the “environmentally superior” alternative. “If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.” Consistent with State CEQA Guidelines (California Code of Regulations Section 15126.6 [e][2]), because the environmentally superior alternative was identified as the No Project Alternative, another environmentally superior alternative shall be identified. Based on the environmental analysis contained in this Draft EIR, the environmentally superior alternative would be either the 2018 LRDP or Alternative 3, depending on decisions prioritizing types of environmental benefits and adverse effects by UC Davis. In essence, decision-makers must weigh the relative importance of greater construction-related impacts associated with the 2018 LRDP, compared to the greater operational impacts associated with Alternative 3. Nonetheless, each of the alternatives considered would result in long-term, significant and unavoidable environmental impacts. Therefore, the environmental impact differences between these two alternatives are not substantial enough that one is clearly superior over the others. Attachment 3 provides additional detail regarding the consistency of CEQA alternatives with the objectives of the 2018 LRDP and detail related to rejecting or accepting project alternatives.

Public Comments

After the January 2017 CEQA Notice of Preparation and scoping period, UC Davis carefully reviewed all of the agency and public comments to consider LRDP planning revisions and EIR issues for the LRDP EIR. Included in the scoping comments, were several requests for incorporating housing alternatives into the Draft EIR, and the results of these requests are reflected in the EIR and the EIR alternatives section. In addition, after the scoping period, UC Davis continued to interact with commenting and other agencies, including the City of Davis, Yolo County, Yolo County Transportation District, Yolo-Solano Air Quality Management District, and the California Department of Transportation. On-going interaction with these agencies assisted with refining the baseline conditions, developing the impact methodology, and projecting the cumulative conditions in this EIR.

During the Draft EIR comment period, approximately 40 comment letters were received. Pursuant to CEQA, responses to all comments are included in Volume 4 of the EIR. The comment letters and the verbal comments provided at the May 3, 2018 public hearing did not raise any new issues that were not adequately analyzed in the EIR. Therefore, no substantial changes or amendments to the EIR were warranted based on public comments and recirculation of the document was not required.

Findings

CEQA findings for the 2018 LRDP EIR are provided in Attachment 4. These findings propose final determinations for the disposition of environmental impacts, mitigation measures, and project alternatives related to the proposed adoption and implementation of the 2018 LRDP EIR.

Even with implementation of project-specific mitigation measures, significant and unavoidable impacts would result from implementation of the proposed LRDP related to the CEQA environmental resource topics of: aesthetics, agricultural and forestry resources, air quality,

archaeological, historical, and tribal cultural resources, biological resources, population and housing, and transportation, circulation and parking.

Because unavoidable significant adverse impacts would result from the Project, the University, acting as Lead Agency, must prepare and adopt a “Statement of Overriding Considerations” before it can approve the project. A Statement of Overriding Considerations states that the decision-making body has balanced the benefits of the proposed Project against its unavoidable significant environmental effects and has determined that the benefits of the Project outweigh the adverse effects and, therefore, the adverse effects are considered to be acceptable. The Statement of Overriding Considerations for the 2018 LRDP EIR is included in the CEQA findings (Attachment 4).