

# 1 INTRODUCTION

This chapter summarizes the purposes of the environmental impact report (EIR) for the University of California, Davis (UC Davis) 2018 Long Range Development Plan (LRDP) (project). The following discussion addresses the environmental procedures that are to be followed according to State law, the intended uses of the EIR, the EIR scope and organization, and a summary of the agency and public comments received during the public review period for the Notice of Preparation (NOP) of an EIR.

In addition to analyzing the potential impacts of campus growth under the 2018 LRDP at a program level, this EIR also addresses the potential project-specific environmental effects associated with two components of the 2018 LRDP: the West Village Expansion component and the Orchard Park Redevelopment component. The programmatic environmental analysis of the overall LRDP is provided in Volume 1 of this Draft EIR; 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 this EIR, incorporating information from Volume 1 as relevant, and expanding upon this information as needed.

## 1.1 PURPOSE AND INTENDED USES OF THIS EIR

This Draft 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) (Public Resources Code [PRC] Sections 21000-21177) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Division 6, Chapter 3, Sections 15000-15387). The Regents is serving as the lead agency under CEQA for consideration of certification of this EIR and potential project approval; CCR Section 151367 defines the lead agency as the agency with principal responsibility for carrying out and approving a project. UC Davis is part of the University of California, a constitutionally created entity of the State of California, with "full powers of organization and government" (Cal. Const. Art. IX, Section 9). As a constitutionally created State entity, the University considers and provides authority for all land use decisions on property owned or controlled by the University that are in furtherance of the University's education purposes.

According to CEQA, if the lead agency determines that the project may have a significant effect on the environment, the lead agency shall prepare an EIR (CCR Section 15064(f)(1)). An EIR is an informational document used to inform public agency decision-makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

CEQA requires that public agencies consider the environmental effects of projects over which they have discretionary authority before taking action on those projects (PRC Section 21000 et seq.). CEQA also requires that each public agency avoid or mitigate to less-than-significant levels, wherever feasible, the significant environmental effects of projects it approves or implements. If a project would result in significant and unavoidable environmental impacts (i.e., significant effects that cannot be feasibly mitigated to less-than-significant levels), the project can still be approved, but the lead agency must prepare and issue a "statement of overriding considerations" explaining in writing

the specific economic, social, or other considerations that make those significant effects acceptable (PRC Section 21002; CCR Section 15093).

## 1.2 RESPONSIBLE AND TRUSTEE AGENCIES

Under CEQA, responsible agencies are state and local public agencies other than the lead agency that have the authority to carry out or approve a project or that are required to approve a portion of the project for which a lead agency is preparing or has prepared an EIR. Trustee agencies are state agencies with legal jurisdiction over natural resources affected by a project that are held in trust for the people of the State of California.

The following agencies may have responsibility for or jurisdiction over implementation of elements of the project. The following list also identifies potential permits and other approval actions that may be required before implementation of certain project elements. The list is not intended to imply that specific permits or actions would occur; rather, it lists agencies that *may* have responsibilities over project components and the potential associated reasons. Chapter 3 of this EIR provides detailed analysis that explores further the potential for the need for responsible agency action.

This EIR and any environmental analysis relying on this EIR are expected to be used to satisfy the California Environmental Quality Act requirements of the listed responsible and trustee agencies. Further, this analysis is anticipated to provide useful information for any federal agency that may issue a permit in support of 2018 LRDP development.

### FEDERAL

In addition to these CEQA responsible agencies, the project may also require approvals from federal agencies. While not considered responsible agencies, federal agencies may use the environmental information in a CEQA document to help inform their permitting decisions.

- ▲ U.S. Fish and Wildlife Service (Responsible Agency) – To comply with the Federal Endangered Species Act (ESA) for any take of listed species.
- ▲ U.S. Army Corps of Engineers (Responsible Agency) – To comply with Clean Water Act, Section 404 requirements related to any impacts to Waters of the U.S.

### STATE

- ▲ California Department of Fish and Wildlife (Responsible and Trustee Agency) – To comply with the California ESA for potential take of state listed species and to comply with the California Fish and Game Code with respect to work within a river, stream, lake, or its tributaries.
- ▲ California Department of Transportation (Caltrans) (Responsible Agency) – To provide temporary access for construction within Caltrans rights-of-way.
- ▲ California Public Utilities Commission (Responsible Agency) – To provide temporary access for construction within the existing Union Pacific Railroad right-of-way.
- ▲ Central Valley Regional Water Quality Control Board (Responsible Agency) – To provide waste discharge requirements for impacts to waters of the state and stormwater pollution prevention plan for construction/operation.

- ▲ State Water Resource Control Board (Responsible Agency) – To provide coverage under General Construction and Industrial Storm Water permits.
- ▲ Central Valley Flood Protection Board (Responsible Agency)—To provide approvals for levee modifications, upgrades, and maintenance.

## LOCAL

- ▲ Yolo-Solano Air Quality Management District (Responsible Agency) – To comply with stationary source permitting requirements (e.g., Authority to Construct and Permit to Operate).
- ▲ City of Davis - Potential approval of roadway, bike path, sidewalk improvements.

## 1.3 LRDP BACKGROUND

Each campus within the University of California system prepares a LRDP to guide campus development in anticipation of potential growth of student enrollment and new University-added programs. For the main UC Davis campus consisting of approximately 5,300 acres, the 2018 LRDP will propose a land use plan to support potential growth predominantly through redevelopment of existing facilities and construction on previously developed land. UC Davis anticipates that, under the 2018 LRDP, the on-campus population could grow from approximately 33,825 students, 12,365 faculty and staff, and 615 students associated with Los Rios Davis Community College Center in 2016–2017 (academic year) to include approximately 39,000 students, 14,500 faculty and staff, and 1,230 students associated with Los Rios Davis Community College Center. To accommodate the increased population, the 2018 LRDP will propose facility renewal and capacity for an additional 2 million gross square feet of academic and administrative building space. The 2018 LRDP will not include planning or growth for UC Davis facilities that are located outside of the Davis area, such as the UC Davis Sacramento Medical Center, the Tahoe Environmental Research Center, or the Bodega Marine Laboratory. The 2018 LRDP proposes to accommodate all of the anticipated growth in student enrollment and increase the current ratio of students living on-campus compared to those living off-campus. The 2018 LRDP would accommodate approximately 18,800 students in campus housing, compared to a current on-campus housing capacity for approximately 9,800 students.

Much like a city/county General Plan, the LRDP does not mandate growth or the provision of new facilities. Varying factors affect whether campus population levels may increase, decrease, or remain unchanged and the provision of new facilities may or may not occur with the increased population. The LRDP provides a guide to the land development patterns and associated physical infrastructure that could be built to support a forecasted level of enrollment and growth. Further, the LRDP does not sunset, and there is no set timeframe when a new LRDP would be needed.

However, for analytical purposes, this EIR assumes the forecasted student and faculty/staff growth would occur by the 2030-2031 academic year, along with development of related facilities and housing. The 2018 LRDP EIR will use the 2016-2017 academic year as the baseline year to reflect existing environmental conditions, unless otherwise specified and explained in relation to a specific topic addressed in the EIR (Ascent 2018). This is consistent with the CEQA guideline recommendation that the date of issuance of the NOP (2017) should normally constitute the baseline conditions upon which comparison of the project should be based.

## 1.4 PLANNING PROCESS

The Regents adopted the most recent LRDP for UC Davis, the 2003 LRDP and its EIR, on November 20, 2003. The 2003 LRDP requires updating to reflect new growth projections and plans. LRDPs do not expire but remain in effect until updated or replaced. 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. The 2018 LRDP will accommodate growth in UC Davis's student, faculty, and staff campus population while supporting the academic program, enriching community life and creating a sustainable future.

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 campus planners 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 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

Many public comments during the planning efforts mentioned housing location and housing quantities as key concerns. Comments regarding housing location indicated a desire to avoid housing on campus areas known as Toomey Field, Howard Field, and Russell Field to maintain these student athletic and recreational spaces. These comments were reactions to the October 2015 and May 2016 planning scenarios that proposed development of these sites for student housing purposes. After consideration of these comments, UC Davis revised the proposed land scenario and removed student housing from these locations. Additional comments during the planning process indicated a desire for more student housing in the 2018 LRDP. UC Davis has 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.

After the January 2017 CEQA NOP 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.

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 maintain flexibility for maximizing housing capacity and density. In May 2017, UC Davis issued a request for proposals (RFP) to enlist a development partner for two new student housing projects. The RFP process identified student housing targets at West Village for 1,875 students and at Orchard Park for 900 students. The RFP identified that the housing targets were flexible; that developers were encouraged to propose housing quantities in excess of the targets; and that the proposed developments contained no height limits and no limits on building density. The RFP respondents proposed a mixture of housing quantities and the selected developer proposed housing for 3,800 students at West Village and 1,400 students at Orchard Park. In addition, UC Davis increased housing projections for other campus student housing locations. 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.

This EIR consists of three volumes which cover the 2018 LRDP and two student housing projects. 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 this EIR. 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. UC Davis's pursuit of these two substantial student housing projects, concurrent with the 2018 LRDP, represents the campus's positive response to comments received on the NOP for the 2018 LRDP EIR and comments received during the broader planning process.

The January 2018 Revised Planning Scenario, with increased on-campus student-housing capacity, demonstrates the campus commitment to principles that were articulated throughout the planning process. The principles can be summarized as:

- ▲ support the academic enterprise,
- ▲ enrich community life, and
- ▲ create a sustainable future.

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 10 or so years; the horizon year for this population is the 2030-2031 academic year. Growth may take longer or could occur over a slightly shorter timeframe. The 2018 LRDP provides a guide to the land development patterns and associated physical infrastructure that could be built to support a forecasted level of enrollment and growth.

### 1.4.1 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 improvement 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. The four types of planning documents are described below.

#### STRATEGIC PLAN

UC Davis is beginning development of a strategic plan and campus-wide vision. This planning effort will identify academic programming needs based on anticipated changes in higher education trends for UC Davis and the UC system. The planning will identify academic priorities and business planning strategies for the campus.

This strategic planning effort will focus on advancing the teaching, research, and public service efforts of UC Davis, the furtherance of strategic partnerships in pursuit of the university's mission, and initiatives that advance alumni relations, collaboration with government and non-government organizations, and efforts to serve the emerging needs of society. In this way, the strategic planning will be complementary with the LRDP, which focuses on capacity for enrollment and employment growth and the development of land and physical facilities.

#### CAPITAL IMPROVEMENT PLAN

Capital planning is a continuous and iterative process that evaluates the capital funding needs identified by academic plans (such as the Strategic Plan) and land use plans (2018 LRDP) and assesses alternatives to meet such needs in the context of anticipated capital resources. UC Davis prepares three capital improvement plans each year. The Ten-Year Capital Financial Plan is the comprehensive plan that informs the other plans, the Six-Year State- and Non-State-Funded Capital Improvement Plan, and the Five-Year State-Funded Capital Improvement Plan. The Capital Financial Plan identifies all prospective projects, budget estimates, and anticipated fund sources over a ten-year planning horizon. It is updated annually and requires endorsement by the Regents prior to implementation.

Capital planning anticipates investments necessary to provide new facilities and infrastructure and to maintain the quality of campus assets. Specific types of improvements include:

- ▲ teaching, research, student service, and administrative facilities;
- ▲ student housing and other student life activity centers and programs;
- ▲ utility infrastructure, including water, sewer, building heating and cooling, telecommunications, and other systems;
- ▲ energy-conservation projects; and
- ▲ roadways, bike paths and public spaces.

## PHYSICAL DESIGN FRAMEWORK

The UC Davis Physical Design Framework describes a vision for creating a physical environment at UC Davis that supports the academic mission, enhances personal and environmental health, and brings meaning and enjoyment to all who participate in the campus community. The Framework establishes criteria by which UC Davis will evaluate the success of proposed projects with regard to planning and design. The plan is currently used by campus planners, architects and others to guide the effective incorporation of these goals into all projects that modify the built environment of the campus. The Framework also provides a list of design elements, as well as campus-wide systems, to be used, where appropriate, for specific projects on-campus. With respect to the 2018 LRDP, the Framework provides more specific direction for site planning, landscape design and architecture for future development identified by the 2018 LRDP.

## SUSTAINABILITY ACTIONS AND PLANS

Consistent with the UC's and UC Davis's focus on sustainability, including implementation of the UC Sustainable Practices Policy, UC Davis has implemented and is continuing to implement a number of energy conservation and sustainability programs throughout campus. Campus conservation programs focus on behavior-based programs that encourage faculty/staff/students to reduce energy and water consumption and waste generation, among other environmental sustainability actions; such programs include but are not limited to the Green Workplace program, the Aggie Green Pledge Program, and the #MyLastTrash program. Campus energy efficiency programs include both the implementation of energy conservation programs and the development of tools for expanding energy efficiency. These efforts include, but are not limited to, the Smart Lighting Initiative, adaptive management of building temperatures based on exterior temperatures, and Trim the Waste, an energy education campaign.

The UC Davis Office of Sustainability prepares sustainability plans such as the Climate Action Plan, the Zero Waste Plan, and the Water Action Plan. These plans set the vision for campus action and outline strategies and efforts to enable the campus to achieve the UC Sustainable Practices Policy goals. Refer to Sections 3.6, "Energy;" 3.8, "Greenhouse Gas Emissions and Climate Change;" and 3.17, "Utilities and Service Systems" for further information regarding UC Davis sustainability planning efforts.

## 1.5 EIR PROCESS

In accordance with PRC Section 21092 and CCR Section 15082, a 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 was extended to February 17, 2017. The NOP was submitted to the State Clearinghouse and the clerk-recorder for both Solano and Yolo counties; the campus is located in both counties. A copy of the NOP is provided in Appendix A. A public scoping session was held January 25, 2017 in Ballroom A of the UC Davis Conference Center; UC Davis staff was also available to answer questions at the February 8, 2017 City of Davis City Council meeting. A summary of the NOP process is provided in Section 1.7, below.

This Draft EIR is being circulated for a 45-day period of review and comment by the public and other interested parties, agencies, and organizations. A public hearing will be held on May 3, 2018 at 7 p.m. to receive input from agencies and the public on the Draft EIR. The public hearing will be held on the UC Davis campus at the International Center building at the southwest corner of Russell Boulevard and California Avenue. Copies of the Draft EIR are available at the following locations for review:

*On-line:* <http://campustomorrow.ucdavis.edu>

*Public Libraries:*

- ▲ Davis: Mary L. Stephens Branch Library, 315 East 14th Street, Davis, CA 95616
- ▲ UC Davis: Shields Library, Shields Avenue, University of California
- ▲ Dixon: Dixon Public Library, 230 N. First St. Dixon, CA 95620
- ▲ Woodland: Woodland Public Library 250 First Street, Woodland, CA 95695
- ▲ West Sacramento: Arthur F. Turner Branch Library, 1212 Merkley Avenue, West Sacramento, CA 95691
- ▲ Winters: Winters Community Library, 708 Railroad Avenue, Winters, CA 95694

*UC Davis:* Draft EIR and project reference materials. Office of Campus Planning and Environmental Stewardship, Suite 436 in Mrak Hall, north end of Mrak Hall Drive at UC Davis

The public review period will conclude at 5:00 p.m. on May 29, 2018. All comments on the Draft EIR should be addressed to:

Matt Dulcich, AICP  
Director of Environmental Planning  
Campus Planning and Environmental Stewardship  
University of California, One Shields Avenue  
Davis, CA 95616  
[environreview@ucdavis.edu](mailto:environreview@ucdavis.edu)

After close of the public comment period, responses to written and oral comments on environmental issues will be prepared. Consistent with CCR Section 15088(b), commenting agencies will be provided a minimum of 10 days to review the proposed responses to their comments before any action is taken on the Final EIR or project. The Final EIR (consisting of this Draft EIR and the Response to Comments document) will then be considered for certification (in accordance with CCR Section 15090) and approval by The Regents. If The Regents finds that the Final EIR is “adequate and complete,” The Regents may certify the Final EIR in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

1. The EIR shows a good faith effort at full disclosure of environmental information, and
2. The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project with consideration given to its environmental impacts.

The level of detail contained throughout this EIR is consistent with CCR Section 15151 of the CEQA Guidelines and recent court decisions, which provide the standard of adequacy on which this document is based. The Guidelines state as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of the environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.



CEQA requires that when a public agency makes findings based on an EIR, the public agency must adopt a reporting or monitoring program for those measures it has adopted or made a condition of the project approval to mitigate significant adverse effects on the environment. The reporting or monitoring program must be designed to ensure compliance during project implementation. The Mitigation Monitoring Program for the project will be prepared and considered by The Regents in conjunction with the Final EIR review.

## 1.6 SCOPE OF THE DRAFT EIR

This EIR is a program EIR, which is defined in Section 15168 of the CEQA Guidelines as: “An EIR addressing a series of actions that can be characterized as one large project and are related either:

- (1) geographically;
- (2) as logical parts in the chain of contemplated actions;
- (3) in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
- (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental impacts which can be mitigated in similar ways.”

A program EIR can be used as the basic, general environmental assessment for an overall program of projects developed over a multi-year planning horizon, and therefore is an appropriate review document for the proposed Plan. A program EIR has several advantages. For example, it provides a basic reference document to avoid unnecessary repetition of facts or analysis in subsequent project-specific assessments. It also allows the lead agency to consider the broad, regional impacts of a program of actions before its adoption and eliminates redundant or contradictory approaches to the consideration of regional and cumulative impacts.

Additionally, within Volumes 2 and 3 of this EIR, two proposed developments (West Village Expansion and Orchard Park Redevelopment) are evaluated as components of the 2018 LRDP and at a project-level of analysis.

## 1.7 SUMMARY OF THE NOP PROCESS

CEQA requires an early and open process for determining the scope of issues that should be addressed in the EIR. The NOP provides formal notification to all federal, state, regional, and local agencies involved with funding or approval of the project, and to other interested organizations and members of the public, that an EIR will be prepared for the project. The NOP is intended to encourage interagency communication concerning the proposed action and to provide sufficient background information about the proposed action so that agencies, organizations, and individuals can respond with specific comments and questions on the scope and content of the EIR. A copy of the NOP is provided in Appendix A; the written comments received during the NOP comment period are provided in Appendix B. Comments received during public review of the NOP and at the public scoping meeting are summarized in a table at the beginning of Appendix B. A summary of the relevant NOP comments is provided at the beginning of each topical section in Chapter 3. The NOP is also available on the project website: <http://campustomorrow.ucdavis.edu>.

## 1.8 ORGANIZATION OF THE DRAFT EIR

As noted above, this volume of the EIR programmatically evaluates the 2018 LRDP. Volumes 2 and 3 present project-level evaluations of the West Village Expansion and Orchard Park Redevelopment components of the 2018 LRDP. All three volumes are generally consistent in their structure in that they provide a detailed description of either the 2018 LRDP (this volume) or the respective project component (for Volumes 2 and 3), analysis of potential environmental impacts that could result from project implementation, and evaluation of potential alternatives pursuant to CEQA. Consistent with CEQA Guidelines Section 15168, the programmatic analysis of the 2018 LRDP includes an evaluation of cumulative impacts and other CEQA considerations that also serves as the analysis of cumulative and growth-inducing impacts for each component under the plan. A more detailed summary of each volume and chapters contained within them is provided below.

### VOLUME 1

**Executive Summary** provides an overview of the environmental evaluation, including impact conclusions and recommended mitigation measures.

**Chapter 1: Introduction** describes the purpose, process, scope, and NOP comments of this EIR.

**Chapter 2: Project Description** describes the location of the project, the project background, existing conditions on the project site, and the nature and location of specific elements of the proposed project.

**Chapter 3: Existing Environmental Setting, Impacts, and Mitigation** includes a topic-by-topic analysis of impacts that would or could result from project implementation. The analysis is organized in 17 topical sections. Each section includes a discussion of the environmental and regulatory setting, impact analysis, and mitigation measures.

**Chapter 4: Cumulative Impacts** provides information regarding the potential cumulative impacts that would result from implementation of the project together with other past, present, and probable future projects.

**Chapter 5: Other CEQA Considerations** includes a discussion of growth inducement, and unavoidable adverse impacts.

**Chapter 6: Alternatives** describes feasible alternatives to the proposed project, including the no project alternative, describing the consequences of taking no action.

**Chapter 7: EIR Authors and Persons Consulted** identifies preparers of the Draft EIR.

**Chapter 8: References** lists all resources used throughout the Draft EIR.

**Chapter 9: Acronyms and Abbreviations** defines terms used throughout the Draft EIR.

The **Appendices** contain a number of reference items providing support and documentation of the analyses performed for this report.

### VOLUMES 2 AND 3

**Executive Summary** provides an overview of the 2018 LRDP component's environmental evaluation, including impact conclusions and recommended mitigation measures.

**Chapter 1: Introduction** describes the purpose of the project-level component evaluation, an explanation of its relationship to the 2018 LRDP, and the review and certification process for the project-level component.

**Chapter 2: Project Description** describes the location of the project-level component, its background, existing conditions at the site, and the nature and location of specific elements of the component.

**Chapter 3: Existing Environmental Setting, Impacts, and Mitigation** includes a topic-by-topic analysis of impacts specific to the project-level component that would or could result from its construction and operation. The analysis is organized in a manner similar to Volume 1 and incorporates by reference, where appropriate, the programmatic analysis of the 2018 LRDP. Each section includes a discussion of the environmental and regulatory setting, impact analysis, and mitigation measures.

**Chapter 4: Alternatives** describes feasible alternatives to the project-level component, including a no project alternative, describing the consequences of taking no action.

**Chapter 5: References** lists all resources used throughout the respective volume.

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