

## 3.13 POPULATION AND HOUSING

This section describes the existing population, employment, and housing conditions for UC Davis, the City of Davis (City), and surrounding cities and counties. This section estimates the changes to those conditions that could be created with implementation of the project. This section also characterizes the population, employment, and housing changes that could result in adverse physical effects.

In response to the NOP, comments were received that identified population growth, housing supply, student behavior, and housing affordability concerns. General concerns related to the level and the need for additional on-campus housing under the 2018 LRDP have been addressed through plan modifications since the release of the NOP. Refer to Section 1.3, “LRDP Background” of Chapter 1, “Introduction” of this volume for further clarification. Issues pertaining to economic issues, such as housing affordability, are not subject to CEQA. All other population and housing-related comments are addressed in the environmental analysis of this section.

### 3.13.1 Regulatory Setting

#### FEDERAL

There are no federal regulations related to population and housing that apply to the 2018 LRDP.

#### STATE

##### Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as the Regional Housing Needs Allocation and is based on a Regional Housing Needs Plan developed by councils of government. The Sacramento Area Council of Governments (SACOG) is the lead agency for developing the Regional Housing Needs Plan for a six-county area that includes Yolo County and the City of Davis. The 2003 LRDP is accounted for in the current housing need projections developed by SACOG as part of the 2013-2021 Regional Housing Needs Plan. If approved, the 2018 LRDP would be included as part of future housing need projections developed by SACOG.

##### California Education Code

The University of California Master Plan for Higher Education provides enrollment goals for new and transfer students. The California Education Code contains several provisions mandating enrollment access levels. Section 66202.5 of the Education Code states the following:

The State of California reaffirms its historic commitment to ensure adequate resources to support enrollment growth, within the systemwide academic and individual campus plans to accommodate eligible California freshmen applicants and eligible California Community College transfer students, as specified in Sections 66202 and 66730.

The University of California and the California State University are expected to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the system. The State of California likewise reaffirms its historic commitment to ensure that resources are provided to

make this expansion possible, and shall commit resources to ensure that students from enrollment categories designated in subdivision (a) of Section 66202 are accommodated in a place within the system.

Similarly, Section 66011(a) of the California Education Code provides that all resident applicants to California institutions of public higher education, who are determined to be qualified by law or by admission standards established by the respective governing boards, should be admitted to either (1) a district of the California Community Colleges, in accordance with Section 76000; (2) the California State University; or (3) the University of California.

Section 66741 of the California Education Code requires acceptance of qualified transfer students at the advanced standing level.

### **California Public Resources Code**

Under Section 21080.9(b) of the California Public Resources Code, the environmental effects relating to changes in enrollment are to be considered for each campus or medical center of public higher education in the EIR prepared a campus LRDP. California Public Resources Code Section 21080.09(d) states the following:

Compliance with this section satisfies the obligations of public higher education pursuant to this division to consider the environmental impact of academic and enrollment plans as they affect campuses or medical centers, provided that any such plans shall become effective for a campus or medical center only after the environmental effects of those plans have been analyzed as required by this division in a long range development plan environmental impact report or tiered analysis based upon that environmental impact report for that campus or medical center, and addressed as required by this division.

## **UNIVERSITY OF CALIFORNIA**

### **University of California 2016–2017 Operating Budget/Enrollment Plan**

Each campus within the University of California system and within the California State University system provides varying amount of on-campus housing. The State of California does not plan, budget, or direct a set amount of planned or desired housing for campuses within California. Each UC campus provides student housing within the overall objective of first meeting the University of California mission of teaching, research, and public service for California. Based on local housing markets, historic construction rates at each campus, availability of campus land and infrastructure to support additional housing, and student desires related to housing type, location, and affordability, each campus plans for housing needs and new housing projects.

On November 19, 2015, the University of California (UC) Board of Regents approved a Budget Plan to enroll an additional 10,000 California undergraduates over the next 3 years, including 5,000 freshman and transfer students in the 2016–2017 academic year. Under this plan, all nine UC campuses that educate undergraduates will enroll more California students. The increase in enrollment reflects an agreement made with State lawmakers that provides the UC with the fiscal stability it needs to expand access and also to make needed investments in academic excellence (McMillan 2015).

### **University of California President's Housing Initiative**

On January 20, 2016 University of California President Janet Napolitano announced a housing initiative aimed at supporting current students and future enrollment growth across the UC system. Through the initiative, UC expects to expand the pool of student housing over the next four years,

and to accelerate the timetable for completing student housing developments that are already in the planning phase. Current estimates project that UC could add nearly 14,000 new affordable student housing beds to the campuses' stock by fall 2020, and one of the initiative's central tasks will be accelerating this timeline. This includes the creation of new beds for undergraduates in residence halls and the addition of more graduate student housing and other apartments that are generally open to all students. Communities around California for years have faced the challenge of ensuring sufficient affordable housing for residents. Housing availability is in particularly short supply in some of the communities that are home to UC campuses.

The housing initiative addresses those circumstances by harnessing the expertise and resources of the UC system to accelerate the creation of affordable student housing at every UC campus. The housing initiative provides an ambitious target for new student housing within the 10-campus UC system and does not set individual targets or policy numbers for UC Davis. In 2017, UC Davis began student housing projects within the framework of the housing initiative for the Orchard Park Redevelopment and the West Village Expansion, and the UC Office of the President subsequently provided \$3 million in funding for UC Davis to spend in support of the housing expansion efforts.

### **UC Davis Housing Policy**

Within UC Davis, the UC Davis Student Housing Office guarantees housing for both incoming first-year students and incoming transfer students, provided students meet specific requirements and deadlines. These offers of housing are not mandatory and UC Davis does not require students to live on campus or within a certain distance of campus.

## **LOCAL**

As noted in Section 3.0.2, "University of California Autonomy," UC Davis, a constitutionally created State entity, is not subject to municipal regulations of surrounding local governments for uses on property owned or controlled by UC Davis that are in furtherance of the university's education purposes. However, UC Davis may consider, for coordination purposes, aspects of local plans and policies for the communities surrounding the campus when it is appropriate and feasible, but it is not bound by those plans and policies in its planning efforts.

### **City of Davis General Plan**

The City of Davis General Plan contains the following goal and policies that are considered relevant to the assessment of population and housing impacts under the 2018 LRDP:

**Goal HOUSING 1.** Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals.

- ▲ **Policy Housing 1.1:** Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.
- ▲ **Policy Housing 1.2:** Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

## 3.13.2 Environmental Setting

### POPULATION

#### Regional Population

Within the Yolo, Sacramento, and Solano County area, Sacramento represents the largest county with approximately 1.5 million residents, while Yolo County represents the smallest. Table 3.13-1 describes the population characteristics of Yolo, Sacramento, and Solano counties, and unincorporated areas within these counties for 2016 and 2017, as well as the percent change in population between those years as determined by the California Department of Finance (DOF).

**Table 3.13-1 Regional Population Characteristics**

County/City	2016	2017	Percent Change
<b>Yolo</b>	<b>215,522</b>	<b>218,896</b>	<b>1.6</b>
Davis <sup>1</sup>	67,731	68,740	1.5
West Sacramento	52,797	53,163	0.7
Winters	7,135	7,255	1.7
Woodland	58,615	59,616	1.7
Unincorporated (includes UC Davis)	29,244	30,122	3.0
<b>Sacramento</b>	<b>1,496,619</b>	<b>1,514,770</b>	<b>1.2</b>
Citrus Heights	86,372	87,013	0.7
Elk Grove	168,118	171,059	1.7
Folsom	77,310	78,525	1.6
Galt	25,471	25,693	0.9
Isleton	844	854	1.2
Rancho Cordova	72,267	73,872	2.2
Sacramento	486,111	493,025	1.4
Unincorporated	580,126	584,729	0.8
<b>Solano</b>	<b>430,972</b>	<b>436,023</b>	<b>1.2</b>
Benicia	27,574	27,695	0.4
Dixon	19,065	19,298	1.2
Fairfield	112,255	114,157	1.7
Rio Vista	8,623	9,019	4.6
Suisun City	29,168	29,295	0.4
Vacaville	96,946	98,456	1.6
Vallejo	117,629	118,280	0.6
Unincorporated	19,712	19,823	0.6
<b>Three-County Total</b>	<b>2,143,113</b>	<b>2,169,689</b>	<b>1.2</b>

Notes:

<sup>1</sup> Davis includes only City of Davis. UC Davis population is included within the Yolo County-Unincorporated category.

Source: DOF 2017

## City of Davis Population

The population of the City of Davis was estimated to be 68,740 in 2017, a 1.5 percent increase from the previous year, although a significant amount of the City's growth occurred between 1980 and 2000. Over the last 15 years, the rate of growth has decreased; very few housing projects have been approved in Davis since 2000. SACOG projects that population in Davis will grow by 9.0 percent from 2013 to 2021. The City is expected to add 6,868 persons in the current 2013-2021 Housing Element cycle (City of Davis 2014).

**Table 3.13-2 City of Davis Population**

Year	City of Davis Population
1980	36,640
1990	46,322
2000	60,308
2010	65,622
2011	65,419
2012	65,465
2013	66,101
2014	66,802
2015	68,254

Source: DOF 2017

## UC Davis Resident Population

Within the context of CEQA, population typically refers to residents within a particular jurisdiction. Within the context of a university, the term "on-campus population" is more encompassing and refers to residents (including students, faculty/staff, and dependents of UC students/faculty/staff residents), students living off-campus, faculty/staff who commute to/from campus on a given day, and non-UC employees (e.g., US Department of Agriculture employees, daycare facility staff, and third-party vendor support staff) that similarly commute from their residence to UC Davis.

Table 3.13-3 presents only the current number of persons living on the UC Davis campus (i.e., residents). This total is included in the unincorporated Yolo County population shown in Table 3.13-1, above.

**Table 3.13-3 Existing Campus Residents**

Population Type	Existing Condition (2016-2017)
Students	9,818
Employees	80
Dependents (of UC residents)	526
<b>Total Campus Residents</b>	<b>10,424</b>

Source: UC Davis 2018a

## HOUSING

### Regional Housing

Housing in the region surrounding UC Davis is concentrated in the developed cities of Davis, West Sacramento, Sacramento, Woodland, Winters, Dixon, and Vacaville. Yolo County has approximately 76,449 housing units, as shown below in Table 3.13-4, however, the majority of the current regional housing stock is in Sacramento County, which has approximately 567,281 housing units. Solano County also has about 157,555 housing units (DOF 2017). The three-county area includes most housing areas within a 45-minute commute of UC Davis, and most UC Davis students and employees that commute reside within the three counties. Commuters from outside the three-county area predominantly reside in the counties on the east side of the Sacramento metropolitan area and in the metropolitan area surrounding San Francisco.

**Table 3.13-4 Regional Housing Characteristics (2017)**

County/City	Total Dwelling Units	Occupied Dwelling Units	Vacancy Rate (%)	Persons per Household
<b>Yolo County</b>	<b>76,449</b>	<b>73,143</b>	<b>4.3</b>	<b>2.82</b>
Davis	26,366	25,656	2.7	2.62
West Sacramento	19,746	18,516	6.2	2.85
Winters	2,418	2,332	3.6	3.11
Woodland	20,517	19,658	4.2	2.99
Unincorporated	7,402	6,981	5.7	2.90
<b>Sacramento County</b>	<b>567,281</b>	<b>530,116</b>	<b>6.6</b>	<b>2.82</b>
Citrus Heights	35,151	32,959	6.2	2.63
Elk Grove	53,829	51,735	3.9	3.29
Folsom	27,613	26,984	2.3	2.71
Galt	7,953	7,620	4.2	3.35
Isleton	424	341	19.6	2.50
Rancho Cordova	27,293	25,825	5.4	2.85
Sacramento	193,058	178,254	7.7	2.72
Unincorporated	221,960	206,398	7.0	2.80
<b>Solano County</b>	<b>157,555</b>	<b>148,216</b>	<b>5.9</b>	<b>2.86</b>
Benicia	11,332	10,819	4.5	2.56
Dixon	6,389	6,078	4.9	3.18
Fairfield	39,237	36,981	5.7	3.02
Rio Vista	4,546	4,177	8.1	2.16
Suisun City	9,514	9,172	3.6	3.19
Vacaville	34,317	33,273	3.0	2.75
Vallejo	44,706	40,733	8.9	2.86
Unincorporated	7,514	6,983	7.1	2.81
<b>Three-County Total</b>	<b>801,285</b>	<b>751,475</b>	<b>6.2</b>	<b>n/a</b>

Source: DOF 2017

## UC Davis Campus Housing

At UC Davis, the majority of on-campus housing is provided for students with some limited housing for employee (faculty and staff) within the existing West Village and Aggie Village. UC Davis currently offers three residence halls complexes and 13 campus apartment facilities that have a combined capacity of 9,818 student beds campus-wide. Residences for 80 faculty/staff are provided on-campus and are split evenly between Aggie Village and West Village. During the 2016-2017 baseline academic year, the UC Davis campus was able to provide a total of 10,424 beds for students, faculty/staff, and their associated dependents. Table 3.13-5 describe this existing housing capacity.

**Table 3.13-5 Existing Campus Housing Capacity (2016-2017)**

2016-2017 Baseline	Capacity
Students	9,818
Faculty/Staff - West Village	40
Faculty/Staff - Aggie Village	40
Dependents	526
<b>Total Housing Capacity</b>	<b>10,424</b>

Source: UC Davis 2018a

## City of Davis Housing and Planning

Per the City of Davis 2014 Housing Element Update: Housing Needs Assessment, housing units are defined as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied and intended as a separate living quarter. Table 3.13-6 summarizes housing growth and trends in the City of Davis from 2010 to 2017. The number of housing units has increased from 65,622 in 2010 to 68,740 in 2017. According to the City of Davis 2013-2021 Housing Element Update, approximately 11,000 households associated with UC Davis reside within the City, of which 6,500 are student households (City of Davis 2014). The vacancy rate, less than 3 percent, is considered very low and is indicative of a tight housing market.

**Table 3.13-6 Housing Trends in Davis**

	Population	Housing Units	Occupied	Vacancy Rate	Persons per Household
2010	65,622	25,869	24,873	3.9%	2.55
2015	67,169	26,063	25,361	2.7%	2.59
2017	68,740	26,366	25,656	2.7%	2.62

Source: DOF 2017

The City of Davis has developed an ambitious planning and policy effort to promote open space conservation and limit peripheral growth. These efforts are intended to create planning decisions emphasizing infill, transit-oriented development in an effort to retain a compact city efficiently served by municipal infrastructure. This limits development at the periphery of the city. Notably, the Citizen's Right to Vote on Future Use of Open Space and Agricultural Lands, passed in 2000 as Measure J and renewed in 2010 as Measure R, requires an affirmative citizen vote for General Plan Amendments that re-designate land from agricultural or open space uses to urban uses.

Of the prior housing projects that have proceeded to the Davis voters for a Measure J or Measure R vote, none have been approved. Recent applications to the City of Davis for land use approvals have primarily focused on small- to medium-sized projects to develop or redevelop land located within the City of Davis. The City of Davis is currently considering two projects that could be approved by voter referendum: the revised Nishi Gateway Project and the West Davis Active Adult Community proposal. The revised Nishi Gateway Project is a residential development near downtown Davis and UC Davis, which will be considered by voters in June 2018, The West Davis Active Adult Community proposal, which has not yet been approved by the City of Davis, is a residential development, north of Covell Boulevard, and is anticipated to be up for consideration by voters as early as September 2018. Currently contemplated residential development projects within the jurisdiction of the City of Davis, including the Nishi Gateway Project and West Davis Active Adult Community project, are shown below in Table 3.13-7.

**Table 3.13-7 Housing Projects within the City of Davis**

Name/Location	Type	Level of Development	Status
717 D Street Subdivision	Residential subdivision	Up to 9 residential units (7 net new)	Proposed
B Street Apartments – 820/822 B Street	Multi-family residential (apartments)	12-unit apartment building	Proposed
Lincoln 40 Apartments – East Olive Drive	Multi-family residential (apartments)	130 apartments	Approved
Nishi Gateway Project – West Olive Drive	Residential	46.9-acre Nishi site for residential development and rezoning of 10.8 acres for redevelopment	Approved but requires voter approval
Sterling 5 <sup>th</sup> Street Apartments – 2100 5 <sup>th</sup> Street	Multi-family residential (apartments)	5-story, 244-unit apartment building	Approved
Trackside Center – 901-919 3 <sup>rd</sup> Street	Mixed-use residential	4-story, 27-unit mixed-use residential development with 9,100 sf of retail	Approved
West Davis Active Adult Community (WDAAC) – 39660 West Covell Boulevard	Senior living community	475-unit senior living community	Proposed
Cannery Market Place – Cannery Mixed Use District	Mixed-use residential	36 residential units and 171,000 sf of office and commercial space	Approved
Creekside Apartments – 2990 5 <sup>th</sup> Street	Multi-family residential (apartments)	72 affordable housing units	Approved
Hyatt House Hotel – 2750 Cowell Boulevard	Hotel	118-room hotel	Approved
Paso Fino Subdivision – 2627 E. Covell Boulevard	Single-family residential	6 single-family homes	Approved
213-217 C Street Mixed Use Building	Mixed-use residential	2 apartments and 14,064 sf of office space	Under construction
416-420 J Street Residences	Residential	4 residential units (Single-family, accessory-dwelling units and duplex)	Under construction
Berry Bridge Cottages – 4100 Hackleberry Place	Single-family residential	8 affordable, single-family units	Under construction
Cannery Subdivision – 1111 E. Covell Boulevard	Residential and commercial	585 residences and 170,000-sf of commercial uses	Under construction



**Table 3.13-7 Housing Projects within the City of Davis**

Name/Location	Type	Level of Development	Status
Del Rio Live-Work – 2751 Del Rio Place	Live-work units	16 live-work units	Under construction
Grande Subdivision – Grande Avenue	Single-family residential	41 single-family units	Under construction
Mission Residences – 225-229 B Street	Multi-family residential (condominiums)	14 condominiums	Under construction
Villages at Willow Creek – Drummond Avenue and Cowell Boulevard	Single-family residential	14 single-family units	Under construction

Source: Data compiled by Ascent Environmental in 2017 based on data obtained from the City of Davis in 2017.

## Off-Campus Housing

For students living off campus, the majority of the UC Davis student body, 20,072 students, resides within the City of Davis while the remaining 3,935 students live elsewhere within the region (e.g., Sacramento, Woodland, Dixon, and West Sacramento).

As noted above, some UC Davis faculty/staff live within the UC Davis campus, either in Aggie Village or in West Village. However, as shown in Table 3.13-8, the majority of UC Davis faculty/staff currently live within the City of Davis and other surrounding communities.

**Table 3.13-8 Existing UC Davis Faculty/Staff Residence Location**

	On Campus/West Village		Off Campus, City of Davis		Outside City of Davis		Population	
	Percent	Number	Percent	Number	Percent	Number	Percent	Number
Faculty	2.9	50	64.0	1,100	33.1	570	100.0	1,720
Staff	0.3	30	38.1	4,060	61.	6,555	100.0	10,645
<b>Total</b>	<b>0.6</b>	<b>80</b>	<b>41.6</b>	<b>5,160</b>	<b>58.2</b>	<b>7,125</b>	<b>100.0</b>	<b>12,365</b>

Source: UC Davis 2018b

Within Yolo County, the predominant residence locations (other than the City of Davis) of students and employees include the cities of Woodland, West Sacramento, and Winters. Within Solano County, the predominant residence locations of students and employees are the cities of Dixon, Vacaville, and Fairfield. Within Sacramento County, the predominant residence locations of students and employees are the cities of Sacramento, Elk Grove, and Citrus Heights, as well as the Carmichael community. No information is available regarding the residence locations of non-UC Davis affiliated employees working on campus. These employees are assumed to have the same residence patterns as UC Davis employees.

## EMPLOYMENT

The State of California Employment Development Department (EDD) compiles current and historical employment data for California, counties and metropolitan areas. Table 3.13-9 provides data related to employment sectors in Yolo County from 1990 through 2015 (EDD 2017). As shown, the majority of workers in the county are employed by government agencies, followed by trade, transportation, and utilities. From 1990 to 2014, employment opportunities increased by over 30,000 jobs.

**Table 3.13-9 Employment by Industry in Yolo County 1990 - 2015**

Industry Sector	1990	1995	2000	2005	2010	2015
Farm	4,400	5,000	4,900	3,800	4,900	5,900
Mining and Logging	100	200	300	200	200	200
Construction	3,200	2,500	4,500	5,300	3,500	3,500
Manufacturing	6,400	6,200	6,700	6,600	5,200	6,400
Trade, Transportation and Utilities	13,700	18,000	20,900	19,500	18,300	19,600
Information	400	1,100	1,100	1,100	1,000	1,000
Financial Activities	2,400	3,000	3,100	3,700	3,100	2,500
Professional & Business Services	3,400	7,900	9,200	8,000	6,900	8,300
Educational & Health Services	3,900	5,700	5,500	7,200	8,100	9,700
Leisure & Hospitality	4,800	4,600	5,600	6,600	6,400	7,600
Other Services	1,500	1,600	1,700	1,800	1,900	2,300
Government	23,000	25,300	29,300	36,400	36,200	38,600
Total, All Industries	67,200	81,100	92,700	100,100	95,600	105,600

Source: EDD 2017

As noted above, current UC Davis employs 12,365, of which 1,720 are faculty and 10,645 are staff; this is roughly 12 percent of the total Yolo County employment level.

### Growth Projections

The Sacramento Area Council of Governments (SACOG) produced regional growth projections through 2035. Table 3.13-10 identifies SACOG's growth projections for the City of Davis and overall (including Davis, and all other communities) for Yolo County. SACOG estimates that the City's employment growth rate would outpace the population increase during the same timeframe. Yolo County is expected to have higher population and housing unit growth rate than Davis based on SACOG projections. As indicated in Table 3.13-10, Sacramento County has a larger population, more housing units, and increased employment compared to Yolo and Solano counties.

**Table 3.13-10 Growth Projections**

	Population	Housing Units	Employment
<b>City of Davis</b>			
2012	66,362	25,992	15,405
2020	71,136	26,531	17,131
2036	76,884	28,267	19,877
<b>Yolo County</b>			
2012	199,784	75,553	92,894
2020	218,418	80,859	114,642
2036	274,682	102,772	145,690

**Table 3.13-10 Growth Projections**

	Population	Housing Units	Employment
<b>Solano County</b>			
2010	413,344	148,467	121,000
2020	463,300	158,270	144,600
2036	536,300	177,090	169,400
<b>Sacramento County</b>			
2012	1,402,302	558,835	573,018
2020	1,517,200	585,528	659,473
2036	1,879,302	731,356	831,171
Notes:			
1. Solano County data includes unincorporated Solano.			
Source: SACOG 2016; Solano County 2015; DOF 2016			

### 3.13.3 Environmental Impacts and Mitigation Measures

#### SIGNIFICANCE CRITERIA

Based on Appendix G of the State CEQA Guidelines, the project would result in a potentially significant impact on population and housing if it would:

- ▲ induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- ▲ displace substantial numbers of people and existing housing, necessitating the construction of replacement housing elsewhere.

#### ANALYSIS METHODOLOGY

This examination of population, employment, and housing conditions is based on information obtained from review of the plans for the project; review of available population, employment, and housing projections from the City of Davis, UC Davis, SACOG, the U.S. Census Bureau, and other sources; and review of applicable elements and policies from the City of Davis General Plan.

#### ISSUES NOT EVALUATED FURTHER

##### Displacement of Substantial Numbers of Existing Housing or People

No housing would be permanently removed by the project, nor would there be any actions that would substantially displace people. Students may be displaced temporarily as a result of redevelopment or remodeling of UC Davis housing facilities; however, it is likely that redevelopment and/or remodeling would occur over the summer months when student and employee populations would be temporarily reduced. Consistent with existing practice and as development occurs within the campus as part of the 2018 LRDP, UC Davis would monitor on-campus population and stagger opening of new housing facilities to correspond with any temporary decreases in housing availability such that the level of on-

campus housing is maintained or increased year-to-year and does not decrease. Thus, there would be no impacts associated with displacement of substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere. This topic is not discussed further.

## IMPACTS AND MITIGATION MEASURES

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

Implementation of the 2018 LRDP would accommodate an increase in student enrollment, non-UC employees, and UC Davis faculty/staff. The 2018 LRDP would provide on-campus housing to accommodate the increase in campus population, as well as to accommodate existing students. Substantial population growth would, therefore be induced, leading to physical effects on the environment (addressed throughout this EIR), some of which would be unavoidable. Therefore, this impact would be considered **significant**.

Implementation of the 2018 LRDP would accommodate an increase in student enrollment, non-UC employees, and UC Davis faculty/staff. As shown in Table 3.13-11, student enrollment is projected to increase by 5,175 students compared to existing conditions, accompanied by 2,135 new faculty/staff on-campus. Additionally, increased population levels are anticipated to be associated with dependents of student families and UC Davis faculty/staff, as well as related non-UC employees (e.g., USDA, day care workers). The 2018 LRDP also accounts for an increase in student enrollment at Los Rios Community College by 615 students. However, as a community college, Los Rios Community College students would already be located in the region and would not likely seek on-campus or near-campus housing. Therefore, they would not contribute to population growth in the City of Davis or region. Thus, this analysis focuses on the potential increase in UC Davis students and employment in the area.

The 2018 LRDP includes increases in on-campus housing, academic/administrative space, and supporting uses, including utility-related uses, related to the projected increase in campus population. In that respect, the 2018 LRDP would directly induce population growth, which is inherent to a long-term campus plan, much like a city or county general plan. The other issue to be evaluated with respect to the 2018 LRDP is whether the plan would indirectly induce substantial population growth by promoting growth beyond the capacity of the facilities identified in the plan, such that additional physical environmental impacts would occur outside the campus. Table 3.13-11 shows the population levels for the academic years of 2014-2015, 2015-2016, existing conditions (2016-2017), and potential population growth under the 2018 LRDP; it is projected that the target population growth anticipated with implementation of the 2018 LRDP would be reached around 2030-2031. In addition, the table describes the potential net change in daily on-campus population that could occur under the 2018 LRDP.

**Table 3.13-11 Existing and Projected Campus Population**

Population	2014-2015	2015-2016	Existing Condition (2016-2017)	Potential 2018 LRDP Population (by 2030-2031)	Net New Compared to 2016-2017
Enrollment <sup>1</sup>	32,130	32,663	33,825	39,000	5,175
Employment	12,095	12,181	12,365	14,500	2,135
Los Rios Community College	615	615	615	1,230	615
Dependents (of UC residents)	505	505	460	1,949	1,489

**Table 3.13-11 Existing and Projected Campus Population**

Population	2014–2015	2015–2016	Existing Condition (2016–2017)	Potential 2018 LRDP Population (by 2030–2031)	Net New Compared to 2016–2017
Non-UC Employees (USDA, Daycare, Third-Party Support Staff, Mixed Use, K-12)	285	285	285	590	305
<b>Total Campus Population</b>	<b>45,630</b>	<b>46,249</b>	<b>47,550</b>	<b>57,269</b>	<b>9,719</b>

## Notes:

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

Source: UC Davis 2018a

As noted above and shown in Table 3.13-12, UC Davis currently provides housing for 10,424 individuals, 9,818 of whom are existing students. Under the 2018 LRDP, student enrollment is projected to increase by 5,175, while on-campus student housing is projected to increase by 9,050 beds. Thus, there is projected to be a greater increase in student housing than enrollment through the 2030-2031 academic year. This new housing would accommodate the projected increase in student enrollment plus some portion of existing enrollment, reducing the net number of students who would otherwise live off-campus. Thus, this increase in on-campus housing would meet projected demand associated with long-term planning efforts (e.g., demand generated by enrollment increases) and would not drive an increase in admission rates or otherwise induce additional population growth. As a result, the projected increase in student enrollment and availability of on-campus housing for new and existing students, under the 2018 LRDP, would increase on-campus population. It would also necessitate development of additional on-campus facilities (e.g., academic/administrative, recreation, dining, parking, and utility-related facilities), the effects of which are evaluated throughout this EIR (refer to Sections 3.1 through 3.12, Sections 3.14 through 3.17, and Chapters 4 and 5). However, because the 2018 LRDP would house substantially more students than generated through the 2018 LRDP, it would not induce additional student population growth or housing on campus beyond what is projected by the 2018 LRDP. Nonetheless, the growth in student population on campus would be considered substantial.

**Table 3.13-12 Existing and Projected Campus Housing Projection**

	Existing Condition (2016–2017)	Projected Total with 2018 LRDP	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
<b>Total housing capacity</b>	<b>10,424</b>	<b>21,382</b>	<b>10,958</b>

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

Source: UC Davis 2018a

In response to student population growth, the 2018 LRDP anticipates an increase of 2,135 faculty and staff members (Table 3.13-11). Of this increase, 485 faculty/staff could be accommodated on-campus, while the remaining net increase (1,655) would be anticipated to seek housing in the region. Additionally, UC Davis is anticipating that several existing faculty and staff, who currently live in Davis, would either retire or seek alternate employment while maintaining their residence in the City of Davis.

Davis is considered a desirable community, and therefore it is reasonable to assume that existing residents would not be apt to leave the city, even if no longer employed by the campus. Based on the limited housing availability and housing affordability within the city of Davis, coupled with ample and more affordable housing nearby, it is likely that a higher proportion of new employees who would be hired would likely seek housing outside of the city of Davis. While UC Davis cannot prescribe where its employees would live, Table 3.13-13 presents an estimate of where UC Davis faculty/staff would take up housing in the region (UC Davis 2018b).

**Table 3.13-13 Projected UC Davis Employee Residence Location (Existing + 2018 LRDP)**

	On Campus		Off Campus, City of Davis		Outside City of Davis		Total Employment	
	Percent	Number	Percent	Number	Percent	Number	Percent	Number
Faculty	18.0	365	45.0	900	37.0	740	-	2,000
Staff	2.0	200	25.0	3,125	73.4	9,175	-	12,500
Total	3.9	565	27.76	4,025	68.38	9,915	-	14,500
Increase/Decrease Compared to Existing		485		(1,135)		2,713	-	

Source: UC Davis 2018b

In addition, non-UC employees associated with the campus are expected to increase by 305 and would also take up residence outside of the city of Davis. Although many of the projected new employees (net new and replacement) may already live in the region and would commute from their existing residence, for the purposes of this analysis, it is conservatively assumed that up to 3,018 new employees (2,713 UC Davis employees and 305 non-UC Davis employees) would seek residences in the region. As shown in Table 3.13-4, the counties of Yolo, Sacramento, and Solano counties have approximately 50,000 unoccupied dwelling units. It is thus expected that new faculty and staff would be able to seek housing in neighboring communities, such as Woodland, Winters, Dixon, Sacramento, and West Sacramento without placing pressure on the housing stock of the city of Davis. Further, several of these jurisdictions have reasonably foreseeable residential development communities (e.g., in West Sacramento alone [as of the writing of this EIR], the Yarbrough, Liberty Specific Plan, and River Park developments would provide up to 7,200 new residential units combined and are in some stage of entitlement approval) that would be constructed during the implementation period of the 2018 LRDP and provide additional housing opportunities. Thus, adequate housing opportunities in the region are considered to be available and would continue to be available during implementation of the 2018 LRDP such that new employees associated with the 2018 LRDP would not necessitate the construction of new housing. In addition, while the 2018 LRDP would induce population growth in the region; the projected increase in employment at UC Davis under the 2018 LRDP is well within existing regional growth projections (refer to Tables 3.13-10 and 3.16-21) and projected housing stock, and as a result is not considered substantial.

With respect to indirectly inducing population growth, the 2018 LRDP would be implemented within the existing UC Davis campus boundaries which contain established land uses and supporting infrastructure (roads, water distribution, wastewater and drainage collection, and energy distribution). Therefore, the development of land uses under the 2018 LRDP would not remove obstacles to growth that could allow for additional growth beyond that already anticipated by the 2018 LRDP and this EIR. Please see Chapter 5, "Other CEQA Sections" for a complete discussion on growth-inducing impacts of the 2018 LRDP.

Overall, the intent of the 2018 LRDP is to strategically locate student and employee housing in areas accessible to alternative transportation, including transit, and encouraging the creation of a more walkable, complete campus that integrates with the City of Davis. The plan would accommodate all of the projected student population growth on campus and increase the level of student residents on campus, by focusing on densifying and taking advantage of underutilized parcels. With respect to off-campus population, while there would be an increase in off-campus population levels associated with employment growth, projections are within existing planning efforts and would not cause a substantial increase beyond what is anticipated for the region.

However, as noted in Sections 3.1 through 3.12, Sections 3.14 through 3.17, and Chapters 4 and 5 of this EIR, implementation of the 2018 LRDP would result in certain significant and unavoidable effects as a result of projected growth. Where possible, this EIR identifies potential mitigations related to the local and regional environmental impacts of UC Davis growth associated with 2018 LRDP implementation. Nonetheless, in certain circumstances, these effects are identified as significant and unavoidable. Accordingly, the impact of increased population through implementation of the 2018 LRDP would be considered substantial and **significant**.

### **Mitigation Measures**

No feasible mitigation measures are available.

#### **Significance after Mitigation**

No feasible mitigation is available to reduce this impact to less than significant. Potential mitigation related to lesser development and/or longer development periods could reduce the potential impacts associated with population growth but would not achieve the anticipated necessary level of development consistent with UC and UC Davis policy direction and requests for additional on-campus student housing made by local jurisdictions. As a result, this impact would be **significant and unavoidable**.

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