

# 1 INTRODUCTION

This volume (Volume 2) of the draft environmental impact report (Draft EIR) evaluates the potential physical environmental impacts associated with development of the West Village Expansion component of the University of California, Davis (UC Davis) 2018 Long Range Development Plan (2018 LRDP). The following discussion provides an overview of the purpose, focus, and use of this volume of the Draft EIR and a summary of the public review and participation process, including agency and public comments pertaining to the West Village Expansion, received during the public review period for the Notice of Preparation (NOP).

## 1.1 PURPOSE AND INTENDED USE OF THIS PROJECT-LEVEL COMPONENT OF THE EIR

This project-level analysis has been prepared under the University of California (UC) Board of Regents' (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) as Volume 2 of the programmatic Draft EIR prepared for the 2018 LRDP. 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.

According to CEQA, if the lead agency determines that a 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 state and local government 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).

### 1.1.1 Relationship to the 2018 LRDP

The 2018 LRDP EIR presented in Volume 1 analyzes the potential physical environmental impacts that would be associated with full implementation of the 2018 LRDP (including the West Village Expansion), at a program level, and identifies measures to mitigate the significant impacts

associated with projected land use changes and development. The project-specific analysis for the West Village Expansion component, which is a component of the 2018 LRDP, is included in this volume, Volume 2, of the 2018 LRDP EIR. The environmental analysis performed herein builds upon the broader programmatic analysis in Volume 1, provides a more focused evaluation, and discloses environmental impacts that could potential result if the West Village Expansion component is implemented as proposed.

The organization of project-specific environmental analysis follows the same overall format of the 2018 LRDP EIR included in Volume 1; however, it avoids repetition of general background and setting information for certain environmental areas, the regulatory context, overall growth-related information, as well as issues that were evaluated fully in Volume 1 which require no further analysis, including cumulative impacts and alternatives to the 2018 LRDP. Instead, this project-level environmental review serves to evaluate the more detailed project-level information specific to the West Village Expansion component of the plan.

Mitigation measures identified in Volume 1 that apply to a significant effect on the environmental caused by the West Village Expansion component are also proposed to be implemented as part of this component and are identified in this volume. Additional project-specific mitigation measures for significant impacts not identified in Volume 1 are identified within this volume where appropriate.

## **1.2 WEST VILLAGE EXPANSION COMPONENT**

Each campus within the UC system prepares a LRDP to guide campus development in anticipation of potential growth of student enrollment and new University-added programs. The UC Davis 2018 LRDP identifies the type and level of campus development and land uses to support campus-related population growth and to enable expanded and new program initiatives. The West Village Expansion has been proposed as a component of the 2018 LRDP to accommodate projected potential growth through the forecast year of the 2018 LRDP (i.e., 2030-2031 academic year).

The proposed West Village Expansion component would provide additional student housing and related facilities including a centrally-located community building for students with a gym and designated study areas. The West Village Expansion component would provide housing for up to 3,800 students, of which 1,200 would be transfer students. Student housing buildings would be up to six stories in height and complement existing development to the east.

The West Village Expansion component would consist of seven discrete student apartment buildings and one community center with student housing above, open park space, and would include active and passive recreational resources for students. The West Village Expansion component would also provide approximately 800 student parking spaces in surface lots with additional on-street parking. The surface parking lots and would be equipped with solar canopies to provide solar power to the West Village Expansion site. One bicycle parking space would be provided per resident; the expected number for this component is 3,800. Project-related roads would include dedicated sidewalks and bicycle lanes as well as metered surface street parking. As part of the West Village Expansion, a remote parking area would be provided immediately south of I-80 and west of Old Davis Road. Approximately 900 additional parking spaces would be available to serve the residents of the West Village Expansion.

## 1.3 REVIEW AND CERTIFICATION PROCESS

Volume 2 is part of the 2018 LRDP EIR and is being circulated in conjunction with Volume 1 (and Volume 3) for public and agency review. It is anticipated that the West Village Expansion component, and the other proposed component (Orchard Park Redevelopment) contained in Volume 3, will be presented to The Regents at the same time as the 2018 LRDP.

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