

3.11 LAND USE AND PLANNING

This section evaluates the potential environmental impacts that could result from conflicts with land use plans and policies from implementation of the West Village Expansion component of the 2018 LRDP. A description of the West Village Expansion site's existing characteristics and setting is followed by an analysis focused on the relationship between the West Village Expansion component and existing plans and policies, and the relationship with proposed on-site and existing adjacent land uses. Impacts related to potential conflicts with applicable habitat conservation plans or natural community conservation plans are discussed in Section 3.5, "Biological Resources."

In response to the NOP, comments were received that identified concerns with potential conflicts with the goals and policies of adjacent jurisdictions and their associated general plans, especially the City of Davis. As they pertain to implementation of the West Village Expansion component of the 2018 LRDP, these impacts are described and addressed within this section.

3.11.1 Regulatory Setting

Plans, policies, regulations, and laws (applicable to and/or considered for the Orchard Park Redevelopment component) are provided in Volume 1 of this EIR. As the regulatory setting provided in Volume 1 considers potential development, including the Orchard Park Redevelopment component, within the entirety of the UC Davis campus as envisioned through the 2018 LRDP, no additional regulatory setting is provided for the Orchard Park Redevelopment component.

3.11.2 Environmental Setting

Section 3.11, "Land Use and Planning," in Volume 1 of this EIR describes the land use patterns on the UC Davis campus (including the proposed West Village Expansion) and surrounding areas. The West Village Expansion site consists of approximately 48 acres of agricultural land north of Hutchison Drive and south of Russell Boulevard. The proposed site is currently agricultural land and is designated primarily as Teaching & Research Fields (approximately 27 acres) and Undeveloped Open Space (approximately 14 acres), with minimal (less than 4 acres) Student Housing, Campus Utilities, and Streetscapes & Roadways under the 2003 LRDP. The 2018 LRDP proposes to designate the West Village Expansion site as Faculty & Staff Housing, Student Housing, and Arboretum & Public Garden use, described further in subsection 3.11.2 of Volume 1.

The proposed remote parking area consists of approximately 20 acres of highly disturbed land between Interstate 80 and Old Davis Road. The proposed site is designated as Undeveloped Open Space under the 2003 LRDP. The 2018 LRDP proposes to designate the remote parking area as Parking.

3.11.3 Environmental Impacts and Mitigation Measures

SIGNIFICANCE CRITERIA

Refer to Section 3.11, "Land Use and Planning," in Volume 1 of this EIR for a discussion of applicable Significance Criteria.

ANALYSIS METHODOLOGY

Refer to Section 3.11, “Land Use and Planning,” in Volume 1 for a discussion of applicable analytical methods.

ISSUES NOT EVALUATED FURTHER

The following impacts were identified as part of the analysis of the 2018 LRDP and are either (1) adequately evaluated at the program level of analysis of the 2018 LRDP, or (2) not applicable to the West Village Expansion component.

Physical Division of an Existing Community

As discussed in Section 3.11, “Land Use and Planning,” the 2018 LRDP, including the West Village Expansion, would not physically divide an established community. No additional project-level analysis is necessary.

Conflicts with Habitat Conservation Plans

Impacts related to potential conflicts with applicable habitat conservation plans or natural community conservation plans are discussed in Section 3.5, “Biological Resources,” and were found to be less than significant. No additional project-level analysis is necessary.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 3.11-1: Conflict with applicable land use plans, policies, or existing zoning adopted for the purposes of avoiding or mitigation of an environmental effect.

Implementation of the West Village Expansion component would not conflict with existing land use, policies, or zoning. Because UC Davis holds jurisdiction over campus-related projects, projects carried out by UC Davis would be consistent with the 2018 LRDP, including the West Village Expansion component. Therefore, impacts associated with land use, policies, or zoning would be considered **less than significant**.

Development of the West Village Expansion site would include the construction and operation of student housing and related facilities, including a centrally-located community building with a gym and designated study areas, adjacent to the existing West Village student housing development. The site is currently primarily designated as Teaching & Research Fields and Undeveloped Open Space, with minor amounts of Student Housing, Campus Utilities, and Streetscapes & Roadways under existing conditions and would represent a change in use type, although the proposed development would be consistent with land use designations under the 2018 LRDP. However, as the West Village Expansion would represent a continuation of residential uses, it would be compatible/consistent with those residential land uses. Land uses north of the West Village Expansion site include a vacant field that was previously used for agricultural purposes, and Russell Boulevard, a four-lane roadway and the northern campus boundary. The proposed student housing development would include a buffer, no less than 100-feet wide, between student housing and other related structures, and open space/agricultural uses. The open space buffer would serve as a transitional space between the residential uses and the vacant field. Land uses further to the north (i.e., across Russell Boulevard) include houses, apartment complexes, a church, and a school. The majority of uses located across Russell Boulevard are residential in nature, consistent with the proposed development, and potential land use conflicts are not anticipated.

The proposed remote parking area is currently designated as Undeveloped Open Space under existing conditions and its development would represent a change in use type, although the proposed development would be consistent with land use designations under the 2018 LRDP (Parking). Land uses surrounding the parking area on the west side of Old Davis Road are disturbed, former agricultural fields adjacent to Interstate 80. Immediately across Old Davis Road are academic and administrative buildings; installation of a parking area would be consistent with this developed land use.

Therefore, as the West Village Expansion would be similar in land use and character to the existing West Village and other development surrounding the remote parking area, and the open space buffer north of the West Village Expansion site serves as a transitional space, potential land use conflicts would not occur. In addition, because UC Davis holds jurisdiction over campus-related projects, projects carried out by UC Davis would be consistent with the 2018 LRDP, including the West Village Expansion. This impact would be **less than significant**.

Mitigation Measures

No mitigation measures are necessary.

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