

# 1 INTRODUCTION

This volume (Volume 3) of the Draft Environmental Impact Report (Draft EIR) evaluates the potential physical environmental impacts associated with development of the Orchard Park Redevelopment 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 Orchard Park Redevelopment component, received during the public review period for the Notice of Preparation (NOP).

## 1.1 PURPOSE AND INTENDED USE OF THIS PROJECT-LEVEL ANALYSIS

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 3 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 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 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 analysis presented in Volume 1 analyzes the full implementation of land uses and physical development proposed under the 2018 LRDP (including the Orchard Park Redevelopment component), at a program level, and identifies measures to mitigate the significant impacts associated with projected growth. The project-specific analysis for the Orchard Park Redevelopment,

which is a component of the 2018 LRDP, is included in this volume, Volume 3, 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 potentially result if the project 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 more detailed project-level information specific to the Orchard Park Redevelopment component of the plan.

Mitigation measures identified in Volume 1 that apply to a significant effect on the environmental caused by the Orchard Park Redevelopment 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 PROPOSED PROJECT**

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. The UC Davis 2018 LRDP includes general types of campus development and land uses to support campus-related population growth and to enable expanded and new program initiatives. The Orchard Park Redevelopment 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 Orchard Park Redevelopment component would entail the construction of a replacement housing facility at the site of the former Orchard Park Apartment Complex, which was approved for demolition in October 2017. Under this component, the 19-acre site would be redeveloped with approximately 642,000 square feet (sf) of housing for 200 student family apartments and an additional 1,200 student beds. The new apartment buildings would be similar in height (i.e., up to six stories) and aesthetics to the surrounding multi-family housing nearby. The Orchard Park Redevelopment component would include active and passive recreational resources for student residents. The Orchard Park Redevelopment component would also provide approximately 480 student vehicle parking spaces and one bicycle parking space per resident; the expected number for this component is 1,400. Additionally, it is anticipated that some students, who may reside at the Orchard Park Redevelopment site, could utilize the remote parking area evaluated as part of the West Village Expansion in Volume 2 of this EIR. Internal roadways within the Orchard Park site would allow for safe passage of one vehicle in each direction and shared bicycle access.

## **1.3 REVIEW AND CERTIFICATION PROCESS**

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