

3.13 POPULATION AND HOUSING

This section describes the existing population, employment, and housing conditions in for the West Village Expansion and evaluates the changes to those conditions that could be created with implementation of the West Village Expansion component of the 2018 LRDP.

In response to the NOP, comments were received that identified population growth, housing supply, student behavior, and housing affordability concerns. As they pertain to implementation of the West Village Expansion component of the 2018 LRDP, these impacts are described and addressed within this section.

3.13.1 Regulatory Setting

Plans, policies, regulations, and laws (applicable to and/or considered for the project) are provided in Section 3.13, “Population and Housing,” of Volume 1 of this EIR. As the regulatory setting provided in Volume 1 considers potential development, including the project, within the entirety of the UC Davis campus as envisioned through the 2018 LRDP, no additional regulatory setting is provided for the project.

3.13.2 Environmental Setting

Section 3.13 in Volume 1 presents the population and housing setting for the entire UC Davis campus, including the West Village Expansion.

The West Village Expansion site consists of approximately 40 acres of agricultural land north of Hutchinson Drive and south of Richardson Boulevard. The proposed remote parking area consists of 20 acres of disturbed former agricultural land southeast of Interstate 80 and west of Old Davis Road. Because both sites are currently undeveloped, there is no housing and no residents present. To the east of the proposed expansion site, the existing West Village development currently serves as a UC Davis student and staff residential community, scattered with supporting commercial and recreational uses. The existing West Village residential development accommodates approximately 2,050 beds for students and UC Davis faculty/staff.

3.13.3 Environmental Impacts and Mitigation Measures

SIGNIFICANCE CRITERIA

Refer to Section 3.13, “Population and Housing,” in Volume 1 of this EIR for a discussion of applicable Significance Criteria.

ANALYSIS METHODOLOGY

Refer to Section 3.13, “Population and Housing,” 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.

Displacement of Substantial Numbers of Existing Housing or People

As discussed in Section 3.13, “Population and Housing,” the 2018 LRDP, including the West Village Expansion component, no housing would be permanently removed by implementation of the 2018 LRDP, nor would there be any actions that would substantially displace people. No additional project-level analysis is necessary.

Induced Population Growth and Housing Demand

As part of the 2018 LRDP, implementation of the West Village Expansion would accommodate anticipated demand for student housing that would occur as a result of 2018 LRDP implementation. The West Village Expansion component would include student housing and related facilities in addition to a centrally-located community building with a gym and designated study areas to serve the increased student population on-site. The West Village Expansion component, in and of itself, would not induce substantial employment growth as it would provide solely student housing and would not necessitate a substantial increase in the number of employees on-campus. As a result, no additional impacts are anticipated related to population growth or housing demand beyond those already identified for the 2018 LRDP in Volume 1 of this EIR. No additional project-level analysis is necessary.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

There are no potentially significant impacts identified related to population and housing for the West Village Expansion component of the 2018 LRDP beyond those identified and addressed as part of the LRDP’s analysis in Volume 1. No additional project-specific mitigation is necessary.