

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 Orchard Park Redevelopment component of the 2018 LRDP. A description of the Orchard Park site's existing characteristics and setting is followed by an analysis focused on the relationship between the Orchard Park Redevelopment 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 Orchard Park Redevelopment 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 Orchard Park Redevelopment) and surrounding areas as well as applicable planning regulations. The 19-acre Orchard Park site was previously developed with student housing; however, on-site structures were removed due to safety/security concerns. Their removal was evaluated in an Initial Study/Negative Declaration prepared in November 2017. As of the writing of this analysis, demolition of on-site structures is largely complete and removal is expected to be complete in Spring 2018. For the purposes of this analysis, the site is considered undeveloped.

The Orchard Park site is bordered by State Route (SR) 113 to the west, Russell Boulevard to the north, Orchard Park Drive to the east, and the EC Garden and agricultural land to the south. The Orchard Park site is currently undeveloped and is designated as Student Housing under the 2003 LRDP. The 2018 LRDP proposes to maintain this designation for the Orchard Park Redevelopment component, described further in subsection 3.11.2. Surrounding land uses, designated under the 2003 LRDP, include Open Space, Student Housing, and Academic & Administrative uses. The surrounding area north of the Orchard Park site, is subject to the City of Davis jurisdiction, except for two parcels designated as student housing along Russell Boulevard and SR 113.

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 Orchard Park Redevelopment component.

Physical Division of an Existing Community

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

Conflicts with Land Use Plans, Policies, or Zoning

Implementation of the Orchard Park Redevelopment component would include the development of additional student housing within UC Davis, which is consistent with the previous use of the site and adjacent uses on-campus and across Russell Boulevard. As the Orchard Park Redevelopment component would involve the development of uses similar to the former use of the Orchard Park site and would be consistent with adjacent land uses, no new, substantial environmental impacts related to land use plans, policies, or zoning would occur as a result of development.

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

Consistent with the land use analysis in Volume 1 of this EIR, there are no potentially significant impacts identified related to land use plans and policies for the Orchard Park Redevelopment component of the 2018 LRDP. No project-specific mitigation is necessary.