

3.13 POPULATION AND HOUSING

This section describes the existing population, employment, and housing conditions for the proposed Orchard Park Redevelopment component of the 2018 LRDP. This section estimates the changes to those conditions that could be created with implementation of the project.

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 Orchard Park Redevelopment 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 proposed Orchard Park site. The Orchard Park site consists of approximately 19 acres of land that was once used as an apartment complex for UC Davis students. The former apartments located at the proposed project site were able to accommodate 200-units for student housing. Because the site is currently undeveloped, there is no existing housing. Surrounding housing includes the Atriums and Russell Park apartments to the east, and Pinon, Oxford Parkside, La Casa de Flores, Cuarto, and Wake Forest apartments to the north, on the other side of Russell Boulevard. The neighboring housing facilities each serve UC Davis students as campus apartment housing.

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 Orchard Park Redevelopment component.

Displacement of Substantial Numbers of Existing Housing or People

As discussed in Section 3.13, “Population and Housing,” the 2018 LRDP, including the Orchard Park Redevelopment 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 Orchard Park Redevelopment component would accommodate anticipated demand for student housing that would occur as a result of the 2018 LRDP implementation. The project would include student housing and related facilities, including open space, recreational facilities, and study areas to serve the increased student population on-site. The Orchard Park Redevelopment 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 Orchard Park Redevelopment component of the 2018 LRDP beyond those identified and addressed as part of the 2018 LRDP’s analysis in Volume 1. No additional project-specific mitigation is necessary.