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4.1 AESTHETICS

This section of the EIR examines the visual and aesthetic effects of developing buildings and other uses at UC Davis under the 2003 LRDP, including visual changes, view obstruction, and the effects of night lighting.

The project area ranges from the highly developed central portion of the UC Davis campus to the rural agricultural research fields of the west campus and Russell Ranch. The specific design character of most future buildings is not the subject of the LRDP, so this section analyzes the general effects of development at UC Davis, including the potential loss of existing visual resources, effects on views, compatibility with the visual characteristics of surrounding uses, and the likelihood that sensitive receptors would be disturbed by light and glare generated or reflected by new structures.

Public comments received in response to the Notice of Preparation for this EIR identified the area west of SR 113 and south of Russell Boulevard as a visual amenity and expressed concern about the effects of night lighting.

4.1.1 Setting

4.1.1.1 *Regional Context*

The approximately 5,300-acre UC Davis campus is located within Yolo and Solano counties. Local land use is predominantly agricultural interspersed with small to medium-sized cities and towns. The campus is surrounded by extensive agricultural uses to the west and south and by residential, institutional, and commercial land uses in the City of Davis to the north and east. The City of Davis, located in Yolo County, is a university-oriented community with more than 62,000 residents including students. Regionally, larger urban developments lie approximately 15 miles to the east in the cities that comprise the Sacramento metropolitan area. San Francisco and the Bay Area are located approximately 70 miles to the west. I-80, which serves as a major transportation corridor between Sacramento and San Francisco, passes through the campus. The Sacramento and San Francisco metropolitan areas are experiencing high rates of population growth and land development that are typical of metropolitan areas in the western United States.

Views within the Davis area are generally of two types: open views of agricultural land and supporting facilities with views of hills to the west, and views of developed areas within the City of Davis or UC Davis. The surrounding agricultural lands and views of the Coast Range to the west create a distinct identity for the Davis area, and physically separate the Davis area from other communities. Most of the developed areas at UC Davis appear formally landscaped with large institutional buildings.

4.1.1.2 *UC Davis*

The UC Davis campus consists of four general land units: the central campus, the south campus, the west campus, and Russell Ranch (see Figure 1-2). In addition, UC Davis owns several properties in the City of Davis, including buildings in downtown Davis and buildings and vacant parcels in the South Davis Research Park located south of I-80, as shown on Figure 3-1. The 2003 LRDP identifies the following as valued visual elements of the campus: the large, open lawn of the Quad at the heart of the campus; the framework of tree-lined streets, particularly

around the Quad where the street tree branches arch to create a canopy overhead; the Arboretum, with its large trees and variety of landscapes along the waterway; the shingle-sided buildings from the founding years of the University Farm; buildings from the second era of campus development such as Hart Hall and Walker Hall; green open spaces that face the community along Russell Boulevard and A Street; bicycles as a distinct and valued visual emblem on campus; and the South Entry area, including the new entrance quad and the Robert and Margrit Mondavi Center for the Performing Arts. The important visual resources of each campus unit and UC Davis' off-campus properties are described below.

Central Campus. The central campus consists of approximately 900 acres and is bounded by I-80, SR 113, Russell Boulevard, First Street, and A Street in the downtown core area of the City of Davis, and by the Union Pacific Railroad. The central campus includes most of the developed resources on campus, including the majority of academic and administrative buildings, housing areas, recreational facilities, parking, and support facilities. It is characterized by the large trees, formal landscaping, and varied architectural styles. The central campus is extensively landscaped, with mature vegetation and trees masking the mass of some academic buildings and obscuring long-range views. The Quad, a large lawn between the Memorial Union and Shields Library, is the focal point of the campus. Other large open spaces include the recreational fields along Russell Boulevard, the recreational fields near the intersection of La Rue Road and Hutchison Drive, and teaching and research field areas east of SR 113 and north of Hutchison Drive and north along I-80.

The central campus has hundreds of academic and support buildings, only a few of which are more than four stories tall. Sproul Hall is the tallest building in Yolo County at nine stories. The Mondavi Center for the Performing Arts and the Genome and Biomedical Sciences Facility (currently under construction) are the two new campus buildings that are approximately as tall as Sproul Hall. The widest streets on the core campus, such as California Avenue, West Quad, North Quad, and Shields Avenue, allow linear views of the campus. There are many older buildings on the central campus, including a number of buildings reflective of the campus's agricultural heritage, such as Wyatt Pavilion, the Silo building, the Hog Barn, and North and South halls, which were residence halls that have been converted to offices. Others are more traditional college structures such as Hart Hall and Walker Hall. Most of the large buildings in the central campus are constructed of concrete or steel, while small buildings tend to be of wood-frame construction. Newer buildings such as the Plant and Environmental Sciences, the Life Sciences Addition, and the Mondavi Center for the Performing Arts make extensive use of pre-cast concrete or stone exteriors and tall multistoried glass walls or building entrance areas.

The east side of the central campus borders A Street and downtown Davis and consists of a variety of academic buildings ranging in height from one to nine stories. Along the north and east sides of the central campus are formal open space areas with mature trees and expansive lawn areas used for passive and active recreation. The mix of academic buildings and landscaped open areas imparts a strong visual identity for the campus as a welcoming and established institution.

Development toward the west side of the central campus is typically viewed from and defined by the La Rue loop road which provides automobile access into and through the central campus. La Rue Road includes a landscaped median and landscaping along each edge of the roadway.

Viewpoints from La Rue Road allow visual access to large dormitories, recreation fields, the Recreation Hall and Activities and Recreation Center complex, and large academic buildings.

The campus Arboretum is a distinct visual amenity within the central campus. The Arboretum includes a landscaped area with bicycle and pedestrian paths along both sides of the Arboretum Waterway. The Arboretum extends approximately 1.5 miles from the Solano Park housing area on the east side of the central campus to the west side of the central campus in the Health Sciences District. From within the Arboretum, few buildings or roads are visible and the aesthetic experience is dominated by the linear views of the waterway and the extensive landscaping surrounding the waterway.

Night lighting includes street lights, interior and exterior building lights, and automobile headlights. Glare is caused by light reflections from pavement, vehicles, and building materials, such as reflective glass and polished surfaces. During daylight hours, the amount of glare depends on intensity and direction of sunlight. Dominant sources of night lighting on the central campus are the field lights used for illumination of sports and recreation fields, which can cause a skyglow effect that can be visible from long-distance viewpoints. Field lighting on campus is limited after 10 PM to minimize conflicts with astronomy classes and other observatory use. Glare and night lighting from other sources on the campus are minimized by mature landscaping and low building profiles that tend to minimize glare. The generally low buildings and large amounts of landscaping, combined with the central campus' urban location, keep night lighting from appearing particularly intrusive to individuals in nearby buildings and residences.

West Campus. The west campus consists of approximately 2,200 acres and is bounded by Russell Boulevard to the north, SR 113 to the east, Putah Creek to the south, and privately owned agricultural lands to the west. Uses on the west campus include teaching and research fields with supporting facilities, campus support facilities such as the University Airport and the campus landfill, and academic and administrative buildings such as those comprising the California National Primate Research Center. Visual resources on the west campus primarily consist of the open agricultural fields with scattered development that allow long-distance views to the west and south from many locations. Of particular importance are the viewpoints along SR 113, Hutchison Drive, and Russell Boulevard west across open agricultural lands to the Coast Range.

Within the west campus formal rows of olive trees line two roads—Hopkins Road and Olive Tree Lane. Hopkins Road connects Hutchison Drive with the Putah Creek Riparian Reserve and is the access road for the University Airport and academic buildings on the south campus. Olive Tree Lane is a pedestrian and bicycle road that connects the Russell Boulevard bike path with Hutchison Drive. The narrow width and dense rows of olive trees on these roads contribute to the rural visual character of the area and provide a unique, contained landscape with views extending only along and not outside the roads. Other areas with unique visual character on the west campus include the Putah Creek Riparian Reserve and the Old North Fork of Putah Creek. The large mature trees and topographical relief caused by the riparian channels contrast with the adjacent agricultural landscapes and provide visual appeal to these areas.

Night lighting on the west campus is limited to lighting along roadways, exterior lights on the few scattered agricultural buildings, and concentrated lighting around campus support facilities and academic and administrative buildings. The lack of extensive lighting on parts of the west campus imparts a rural character to the night-time environment that contrasts with the urban night-time character of the central campus.

South Campus. The south campus consists of approximately 600 acres south and east of I-80, north of Putah Creek, and west of privately owned agricultural lands. Uses on the south campus are primarily rural including agricultural teaching and research, animal pastures, academic and administrative research buildings, and support facilities such as the campus wastewater treatment plant and an electrical substation. Most of the developed area on the south campus is east of Old Davis Road, while the land west of Old Davis Road remains predominantly agricultural. Visual resources on the south campus primarily consist of views along Old Davis Road of the immediate tree corridor.

Night lighting on the south campus consists of roadway lighting along Old Davis Road, building area lighting around the small one-story buildings, and arena lighting for the equestrian facility.

Russell Ranch. Russell Ranch consists of approximately 1,600 acres and is bordered by privately owned agricultural land to the north, east, and west and by Putah Creek to the south. Land uses on Russell Ranch currently include private agriculture, UC Davis agricultural teaching and research, the Russell-Ham home grounds and outbuilding that are used for academic/administrative uses, and habitat mitigation and restoration along Putah Creek. Visual resources of Russell Ranch include the open agricultural fields and views to the west.

South Davis Research Park Properties. The South Davis Research Park site is typical of a suburban business development and includes mature landscaping, separate parking lots for each structure, and one- and two-story buildings that were constructed with a mixture of architectural styles.

4.1.1.3 2003 LRDP

The 2003 LRDP identifies certain visual elements on the campus as valued elements of the visual landscape. These valued elements are the large, open lawn of the Quad at the heart of the campus; the framework of tree-lined streets, particularly around the Quad where the street tree branches arch to create a canopy overhead; the Arboretum, with its large trees and variety of landscapes along the waterway; the shingle-sided buildings from the founding years of the University Farm; buildings from the second era of campus development such as Hart Hall and Walker Hall; views of the hills to the west; green open spaces that face the community along Russell Boulevard and A Street; bicycles as a distinct and valued visual emblem on campus; and the South Entry area, including the new entrance quad and the Robert and Margrit Mondavi Center for the Performing Arts.

4.1.1.4 Other Campus Planning Documents

The recently completed Putah Creek Riparian Reserve Management Plan provides guidance for management of the Putah Creek Riparian Reserve. The Management Plan is available for public review in Room 376, Mrak Hall at UC Davis. Implementation of the plan will increase the function of the Reserve as a naturalized habitat resource, and will increase mature trees and native grasses within the Putah Creek Riparian Reserve, thereby increasing the aesthetic appeal of the area (UC Davis 2002).

There are two primary campus planning efforts that address visual resources on the campus. The first planning effort, which is already completed, is the Core Campus Capacity Study and Garden Walk Conceptual Design (available for public review in Room 376, Mrak Hall at UC Davis).

This planning process identifies detailed development patterns for the core campus, including academic and administrative building sites and a linked system of pedestrian corridors, quads, bikeways, and other public spaces. The second planning effort is the Arboretum Master Plan, which will provide development guidelines and development priorities for enhancing the existing resources at the UC Davis Arboretum and for expanding the developed areas of the Arboretum.

4.1.1.5 Design Review Process

Design review of campus projects takes place throughout the project planning, design, review, and approval processes to sustain valued elements of the campus' visual environment, to assure new projects contribute to a connected and cohesive campus environment, and to otherwise minimize adverse aesthetics effects as feasible. Formal design review takes place for every major capital campus project by the campus Design Review Committee, which includes standing members from the Offices of Resource Management and Planning, Architects and Engineers, Grounds, and other departments concerned with potential aesthetics effects, as well as program representatives and invited design professionals with expertise relevant to the project type. The Design Review Committee is advisory to the Campus Architect and recommendations from the committee are reported to the Facilities and Enterprise Policy Committee, the body responsible for most campus-based project and design approvals. Most major capital improvement projects are ultimately considered for approval by the UC Regents Grounds and Building Committee. Campus projects go through further design review by the UC Offices of the President prior to consideration by The Regents. For smaller minor capital and maintenance projects that do not require formal design review, representatives from the Offices of Resource Management and Planning, Architects and Engineers, Grounds, and other departments concerned with potential aesthetics effects participate in informal design review during the project approval process. Campus design standards and plans that provide the basis for design review include the Campus Standards & Design Guide manual, which has been in place and updated annually since 1994 and provides a list of required products and mandatory design constraints for all construction use on campus. Additional guidelines include the campus Architectural Design Guidelines used by the Architects and Engineers Office to communicate design objectives to consulting architects and further used by the Design Review Committee to evaluate proposed architectural designs. The identification of site locations for future buildings, as well as the relationships among buildings, open spaces, and circulation within the central campus is provided by the Campus Core Study. This study was completed by Sasaki Associates in December of 2001. This study is used by the Office of Resource Management and Planning as a guideline for recommendations to University decision makers to assure an integrated environment of buildings, open spaces, and circulation routes. This study is updated and refined as more detailed site plans are developed by the Office of Resource Management and Planning for specific campus neighborhoods or districts. These planning guidelines helped to inform the proposed 2003 LRDP land use plan, and also provide more detailed information to guide the design and evaluation of new core campus development projects within the land use context set by the LRDP.

4.1.1.6 Regional Aesthetic Policies

City of Davis. The 2000 City of Davis General Plan includes goals, policies, and standards specific to maintaining an aesthetically pleasing environment. The plan addresses the preservation of scenic resources (including natural habitat and resources reflective of place and

history), the maintenance of greenery, and architectural consistency and design standards (City of Davis 2001). In addition, the City of Davis Municipal Code includes requirements for outdoor lighting to minimize light pollution and glare.

Other Local Jurisdictions. General Plans of other communities in the project region also contain policies that are intended to minimize adverse visual changes from new development. The City of Winters General Plan Community Design goals and policies designed to promote its small town and agricultural heritage as well as to maintain and enhance the quality of the Winters' landscape and streetscape, including design of new lighting that minimizes excess light spillage and degradation of night sky clarity. The City of Dixon General Plan Urban Development and Community Design policies also emphasize development that minimizes visual impact, and specifically includes a policy to design development along I-80 to either not be visible from the freeway, or to provide an attractive appearance to viewers on the freeway. The plan also recommends the use of landscaping, berms, and other such treatment to serve as a visual buffer between city development and the freeway. The City of Woodland General Plan includes policies that are designed to retain and enhance Woodland's small-town character and its separate identity. The Solano County General Plan identifies the county's significant visual corridors including the Dixon Ridge area along I-80 between Vacaville, Dixon and Davis, and notes that the County shall make special efforts to encourage and assist cities in maintaining their community identities by retaining visual corridors and establishing community buffers, and that the County shall protect and maintain these buffers and corridors in appropriate open space uses. In this context the County has adopted a Scenic Roadways Element, which identifies specific elements of the visual landscape that should be protected and also aims at directly new development along scenic roadways in a manner that respects the scenic attributes of the roadway. I-80 in the area of the campus is identified as a scenic roadway.

4.1.2 Impacts and Mitigation Measures

4.1.2.1 Standards of Significance

The following standards of significance are based on Appendix G of the CEQA Guidelines. These standards are consistent with and largely the same as those presented in the 1994 LRDP EIR. For the purposes of this EIR, the project would have a significant impact with regard to aesthetics if it would:

- Have a substantial adverse effect on a scenic vista.

For this EIR, a scenic vista is defined as a publicly accessible viewpoint that provides expansive views of a highly valued landscape. On campus, the open view across agricultural lands west to the Coast Range is considered a scenic vista (this vista is primarily viewed from public viewpoints along SR 113, Hutchison Drive, La Rue Road, and Russell Boulevard).

- Substantially degrade the existing visual character or quality of the site and its surroundings.

For the campus, this standard is interpreted in terms of the effect of development under the 2003 LRDP on the valued elements of the visual landscape identified in the LRDP or the effect associated with allowing incompatible development in or

near areas with high visual quality such as Putah Creek and the Arboretum Waterway.

- Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area.

4.1.2.2 CEQA Checklist Items Adequately Addressed in the Initial Study

- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

Implementation of the 2003 LRDP would not occur in an area adjacent to a state scenic highway. I-80 and SR 113, the highways in the vicinity of the campus, are not designated as state scenic highways. Therefore, implementation of the 2003 LRDP would not affect scenic resources within a state scenic highway. This item from Appendix G of the CEQA checklist was identified in the 2003 LRDP Initial Study as not requiring any additional analysis. No further information regarding effects to state scenic highways is included in the EIR.

4.1.2.3 Analytical Method

To determine the level of effect on scenic vistas and the visual quality of sites, and to assess light and glare impacts from development under the 2003 LRDP, the following visual analysis of visual impacts focuses on three primary issues: the nature and magnitude of visual change, the number of public vantage points from where this change would be visible, and the number of viewers who would be affected by this change.

4.1.2.4 2003 LRDP Impacts and Mitigation Measures

LRDP Impact 4.1-1: Development under the 2003 LRDP could have an adverse effect on scenic vistas west across agricultural lands to the Coast Range.

Significance: Significant

LRDP Mitigation 4.1-1: The campus Design Review Committee shall consider scenic views while planning for projects under the 2003 LRDP to maintain scenic views to the extent feasible. Design considerations could include establishing open landscaping and deciduous trees along important view corridors.

Residual Significance: Significant and unavoidable

The campus occupies fairly flat terrain and is surrounded by primarily one- and two-story developments to the north and east and agricultural uses to the west and south. Consequently, views from numerous areas on and around the campus are relatively expansive, and on clear days include agricultural land and the Coast Range west of Davis.

The most intensive development planned under the 2003 LRDP would occur on the central campus. For some viewers, buildings that are tall can provide views above the tree canopy. Since this part of the campus is already well developed, most of the effect of new construction on

existing views is not considered significant. Some high-density development is proposed for the Research Park area adjacent to I-80. Development in these areas is not expected to affect views, because the elevated freeway already visually dominates the site. Additional details regarding aesthetic impacts of the Research Park Master Plan are provided in Section 3 (Volume III). Development proposed on the west campus includes support and academic uses that would be developed primarily within or adjacent to areas that are already developed. Consequently, the impacts of this development are expected to be less than significant.

Most currently undeveloped land west of La Rue Road south of Hutchison Drive is proposed for development under the 2003 LRDP, including more Academic and Administrative High Density uses and the proposed Multi-Use Stadium Complex (evaluated further in Volume III of this EIR). For viewers on the central campus, this development would block views across teaching and research fields to the Coast Range to the west. For viewers on or near the west campus, the proposed neighborhood on the west campus would block these views to the west. The locations of new landscaping and structures within the neighborhood and the extent to which views could be blocked are generally indicated by the Neighborhood Master Plan (evaluated further in Volume III). The plan indicates that most views toward the west and south along Russell Boulevard east of Arlington Boulevard and west along SR 113 north of Hutchison Drive would be limited by the new neighborhood. The Neighborhood Master Plan would maintain some views to the west by establishing an open space area consisting of a habitat drainage area and a greenbelt area immediately south of Russell Boulevard. To the south of this open space, views would be limited by landscaping and new structures for the neighborhood. Within the neighborhood's open space area just south of Russell Boulevard, the existing expansive views toward the west would be reduced to a view corridor approximately 200 feet wide. The view corridor would be bounded by the existing trees along Russell Boulevard and the landscaping and structures associated with the residential development south of the open space area. Narrowing the view corridor to 200 feet would disrupt the expansive views along Russell Boulevard across agricultural lands to the Coast Range mountains west of Davis and would be a significant impact. The view to the west from within the remaining corridor could be further reduced if the proposed open space area or the potential access road to Russell Boulevard includes trees or tall landscaping. It should be noted that the proposed neighborhood will include a view toward the west from the western edge of the neighborhood. This view would not be as expansive and would include only limited visibility of the coastal mountains and is therefore, not considered to be an acceptable replacement for the disruption to the current view.

In summary, the proposed project would significantly disrupt the existing view of the Coast Range to the west, from points along SR 113, La Rue Road, and Russell Boulevard. In compliance with LRDP Mitigation 4.1-1, the campus Design Review Committee will consider scenic views as part of project planning under the 2003 LRDP and will incorporate design considerations such as the use of open landscaping and deciduous trees on important streets, bikeways, and view corridors to maintain views where feasible. In addition, other nearby scenic views of the Coast Range to the west would remain intact, including views from Hutchison Drive and from SR 113 south of Hutchison Drive. However, scenic views lost to proposed development cannot be replaced. Therefore, this impact would be considered significant and unavoidable.

Further details of the potential visual impacts of implementing the Neighborhood Master Plan are provided in Volume III of this EIR. Loss of agricultural land is assessed in Section 4.2 Agricultural Resources (Volume I).

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LRDP Impact 4.1-2: Development on campus from implementation of the 2003 LRDP could degrade the visual character of the campus by substantially degrading the valued elements of the visual landscape identified in the 2003 LRDP.

Significance: Potentially significant

LRDP Mitigation 4.1-2(a): New structures, roads, and landscaping at UC Davis shall be designed to be compatible with the visual elements and policies identified in the 2003 LRDP.

LRDP Mitigation 4.1-2(b): Prior to design approval of development projects under the 2003 LRDP, the campus Design Review Committee must determine that project designs are consistent with the valued elements of the visual landscape identified in the 2003 LRDP, applicable planning guidelines, and the character of surrounding development so that the visual character and quality of the project area are not substantially degraded.

Residual Significance: Less than significant

The 2003 LRDP allows for approximately 2.5 million square feet of new academic and administrative development. Depending on location, height, massing, design, and landscaping, new structures would alter, although they would not substantially degrade, the existing character of the campus. The 2003 LRDP identifies visual elements that are valued by the campus. These elements include the large, open lawn of the Quad at the heart of the campus; the framework of tree-lined streets, particularly around the Quad where the street tree branches arch to create a canopy overhead; the Arboretum, with its large trees and variety of landscapes along the waterway; the shingle-sided buildings from the founding years of the University Farm; buildings from the second era of campus development such as Hart Hall and Walker Hall; green open spaces that face the community along Russell Boulevard and A Street; bicycles as a distinct and valued visual emblem on campus; and the South Entry area, including the new entrance quad and the Robert and Margrit Mondavi Center for the Performing Arts.

Under the 2003 LRDP, demolition or relocation of important shingle-sided buildings, or the buildings most characteristic of the campus' second phase of development (such as Hart Hall and Walker Hall), could occur and could irrevocably alter the visual character of the central campus. Incompatible development could encroach or otherwise alter the character of the Arboretum Waterway open spaces that are of particular value to the campus ambience (such as the Quad or the lawns along Russell Boulevard and A Street), or other valued areas such as the campus' tree lined streets at the South Entry area. Inadequate attention to bicycle circulation or bicycle parking could disrupt the visual environment by forcing bicycle parking into street corridors or landscaped areas. As noted above, planning and design guidelines are in place, or are in the process of final revision, which establish design standards and criteria consistent with the

mitigation requirements. Implementation of LRDP Mitigation 4.1-2(a) and (b) would reduce the visual impact of new structures to a less-than-significant level.

* * *

LRDP Impact 4.1-3: Development under the 2003 LRDP could create substantial light or glare on campus that could adversely affect daytime or nighttime views in the area.

Significance: Potentially significant

LRDP Mitigation 4.1-3(a): Design for specific projects shall provide for the use of textured nonreflective exterior surfaces and nonreflective glass.

LRDP Mitigation 4.1-3(b): Except as provided in LRDP Mitigation 4.1-3(c), all new outdoor lighting shall utilize directional lighting methods with shielded and cutoff type light fixtures to minimize glare and upward directed lighting.

LRDP Mitigation 4.1-3(c): Non-cutoff, non-shielded lighting fixtures used to enhance nighttime views of walking paths, specific landscape features, or specific architectural features shall be reviewed by the Campus Design Review Committee prior to installation to ensure that: (1) the minimum amount of required lighting is proposed to achieve the desired nighttime emphasis, and (2) the proposed illumination creates no adverse effect on nighttime views.

LRDP Mitigation 4.1-3(d): The campus will implement the use of the specified lighting design and equipment when older lighting fixtures and designs are replaced over time.

Residual Significance: Less than significant

Upward directed lighting and excess site lighting can contribute to atmospheric light pollution that can hinder astronomical research and/or other enjoyment of the night sky. Artificial lighting installed under the 2003 LRDP could cause light or glare that could result in adverse effects such as annoyance, discomfort, loss of visibility, and/or disturbance of nighttime views.

Conversely, nighttime lighting can be used to enhance a nighttime view such as views along walking paths and views of landscape or architectural features. Incorporation of LRDP Mitigation 4.3-1(a), (b), (c), and (d) would ensure that new developments and new outdoor lighting fixtures avoid and minimize day and nighttime glare and the potential adverse effects to nighttime views. Although the campus is not subject to the City of Davis Outdoor Lighting Control Ordinance, with implementation of Mitigations 4.1-3(b) and (c), development under the 2003 LRDP would be largely in conformance with the provisions of that ordinance. The mitigation would reduce the adverse effects of new light or glare on campus to a less-than-significant level.

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4.1.2.5 *Cumulative Impacts and Mitigation Measures*

LRDP Impact 4.1-4: Development under the 2003 LRDP together with other development in the region could affect local scenic vistas west across agricultural lands to the Coast Range.

Significance: Significant

LRDP Mitigation 4.1-4(a): Implement LRDP Mitigation 4.1-1.

LRDP Mitigation 4.1-4(b): The City of Davis, Yolo County, and Solano County can and should implement the General Plan policies that support the long-term establishment and preservation of scenic vistas.

Residual Significance: Significant and unavoidable

The 1994 LRDP EIR did not specifically evaluate impacts on scenic vistas from the cumulative development in the region.

Scenic vistas across agricultural fields west to the Coast Range occur near campus and throughout the surrounding Davis region. Cumulative development in the Davis region through 2015-16 could obscure some scenic vistas, including development on campus under the 2003 LRDP (as discussed further under LRDP Impact 4.1-1). The exact locations of non-campus development that could alter scenic vistas are not known at this time but could include blocked views from roadway corridors and from areas that are currently at the developed edges of Davis and surrounding communities. Growth under the 2003 LRDP, as discussed in LRDP Impact 4.1-1, would result in a significant and unavoidable loss of scenic vistas from viewpoints along SR113, Russell Boulevard and La Rue Road. This would contribute to these changes in the region.

Implementation of LRDP Mitigation 4.1-1 and 4.1-4 would reduce the magnitude of the identified impacts. However, decreased visual access to scenic vistas is considered a significant and irreversible alteration. Therefore, the University must consider the impact significant and unavoidable. Loss of agricultural resources is assessed in Section 4.2 Agricultural Resources (Volume I)

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LRDP Impact 4.1-5: Development allowed under the 2003 LRDP, in conjunction with other development in the region could substantially degrade the existing visual character or quality of the region.

Significance: Significant

LRDP Mitigation 4.1-5(a): Implement LRDP Mitigation 4.1-2(a) and (b).

LRDP Mitigation 4.1-5(b): The cities of Davis, Woodland, Winters, and Dixon, and Yolo and Solano counties can and should implement policies in their plans that address the protection of scenic resources and maintenance of visual quality.

Residual Significance: Significant and unavoidable

The 1994 LRDP analyzed cumulative visual impacts related to the alteration of the regional visual character from a rural landscape to urban, and concluded that the impact was significant

and unavoidable. This EIR for the 2003 LRDP analyzed the cumulative change from agricultural lands to urban uses as part of the change in scenic vistas under LRDP Impact 4.1-4 above and concluded that the cumulative impact would be significant and unavoidable. The cumulative effect of development on scenic resources and visual quality is presented below in terms of potential degradation of visual quality from new construction in the region. This EIR concludes that the impact could be mitigated to help lessen the significant impact, but even with the identified mitigation, the impact would remain significant and unavoidable.

Urban development though 2015-16 throughout this region could conflict with area's visual elements and other aspects of aesthetic character. Undisturbed and agricultural land converted to residential and commercial uses could conflict with the area's valued visual elements and other aspects of aesthetic character. Personal values influence determinations of visual quality. LRDP Mitigation 4.1-2(a) would reduce the impact associated with potential degradation of the campus' visual character and quality to a less-than-significant level. The City of Davis General Plan includes goals, policies, and standards that address the preservation of scenic resources (including natural habitat and resources reflective of place and history), the maintenance of greenery, and architectural consistency and design standards to maintain the City's visual character and quality.

Similarly, other local jurisdictions around the campus including Yolo and Solano counties, and the Cities of Woodland, Winters and Dixon have in place general plan policies and design guidelines that are used by these jurisdictions to review each proposed project to ensure that new development does not adversely affect visual quality of its setting. Implementation of LRDP Mitigation 4.1-2(b) would reduce the magnitude of the identified impact; however, the feasibility and/or implementation of the mitigation cannot be guaranteed by the University of California because enforcement and monitoring fall within other jurisdictions. For this reason, the University must consider the impact significant and unavoidable.

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LRDP Impact 4.1-6: Implementation of the 2003 LRDP together with cumulative development in the region would create new sources of light and glare that could adversely affect daytime or nighttime views in the region.

Significance: Significant

LRDP Mitigation 4.1-6(a): Implement LRDP Mitigation 4.1-3(a) and (b).

LRDP Mitigation 4.1-6(b): The City of Davis and other surrounding jurisdictions can and should adopt (if necessary) and implement development standards and guidelines, which support the minimal use of site lighting for new developments.

Residual Significance: Significant and unavoidable

The 1994 LRDP EIR did not specifically analyze cumulative impacts related to light and glare. Increased development throughout the region could result in new sources of substantial light or glare that could affect nighttime views in the area. Development under the 2003 LRDP, in combination with other regional development, could result in a significant increase in light and glare sources that could adversely affect nighttime views in the area. LRDP Mitigation 4.1-3(a)

and (b) would serve to reduce the effects of lighting and glare to a less-than-significant level on campus.

The City of Davis Municipal Code includes requirements for outdoor lighting to minimize light pollution and glare, which would serve to reduce the adverse effects of lighting and glare in the immediate area. Similarly, the City of Winters General Plan includes a policy designed to avoid excess glare, spillage and brightness. Some of the other jurisdictions in the region do not have specific lighting policies on light and glare from new development. Therefore, the cumulative development in the region would create new sources of light and glare that could adversely affect daytime and/or nighttime views in the region. Implementation of LRDP Mitigation 4.1-6(b) would reduce the magnitude of the identified impact; however, the feasibility and/or implementation of the mitigation cannot be guaranteed by the University of California because enforcement and monitoring fall within other jurisdictions. For this reason, the University must consider the impact significant and unavoidable.

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4.1.3 References

City of Davis. 2001. *City of Davis General Plan Update*. May.

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