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## 4.9 LAND USE AND PLANNING

This section of the EIR describes the current land uses on the UC Davis campus and surrounding areas and the ways in which implementation of the 2003 LRDP could affect existing land uses. The discussion includes the following:

- Existing land use setting, including current land uses at UC Davis and in surrounding areas
- Land use policies of local jurisdictions
- Potential impacts related to land use and planning policies

Impacts on agricultural and recreational land uses as well as growth inducing impacts are discussed in other sections of this EIR.

Public comments received in response to the Notice of Preparation included a request that the EIR address consistency with the land development policies in the City of Davis General Plan. Annexation of the proposed Neighborhood to the City of Davis and the compatibility of the project with existing agricultural uses were also raised as issues in public comments.

UC Davis is not required to be consistent with the land development policies in the City of Davis General Plan because the University, as a state entity, is not subject to municipal regulation. Nevertheless, relevant City policies are described in Section 4.9.1. This EIR does not evaluate the potential for future annexation of the Neighborhood Master Plan land area into the City of Davis. It is not clear whether and under what conditions such annexation may be considered desirable. If annexation is proposed in the future, additional CEQA compliance may be required. Compatibility with adjacent land uses is discussed in Section 4.9.2.

### 4.9.1 Environmental Setting

#### 4.9.1.1 Existing Land Uses on Campus

The approximately 5,300-acre UC Davis campus is located within Yolo and Solano counties. Local land use is predominantly agricultural, with small 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 over 62,000 residents. Regionally, larger urban developments lie approximately 15 miles to the east in the cities that constitute the Sacramento metropolitan area. San Francisco is located approximately 70 miles to the west. I-80, which serves as the major transportation corridor between Sacramento and San Francisco, bisects 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. Existing and proposed land uses on campus are shown on Figures 3-1 and 3-2 of this EIR.

The UC Davis campus consists of four general units: the central campus, the south campus, the west campus, and Russell Ranch. In addition, the University of California 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 (see Figure 3-1). The following sections describe each campus unit and the off-campus properties of UC Davis.

**Central Campus.** The central campus consists of approximately 900 acres. It 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 uses, housing areas, recreational facilities, parking, and support facilities. The central campus is also characterized by large trees and formal landscaping.

**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. Land uses on the south campus include agricultural land that is used for teaching and research, animal pastures, academic and administrative research buildings, and support facilities such as the campus wastewater treatment plant and an electrical substation.

**West Campus.** The west campus consists of approximately 2,200 acres. It 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 agricultural land for teaching and research, support facilities such as the University Airport and the Campus Landfill, and academic and administrative buildings such as those that comprise the California National Primate Research Center (CNPRC).

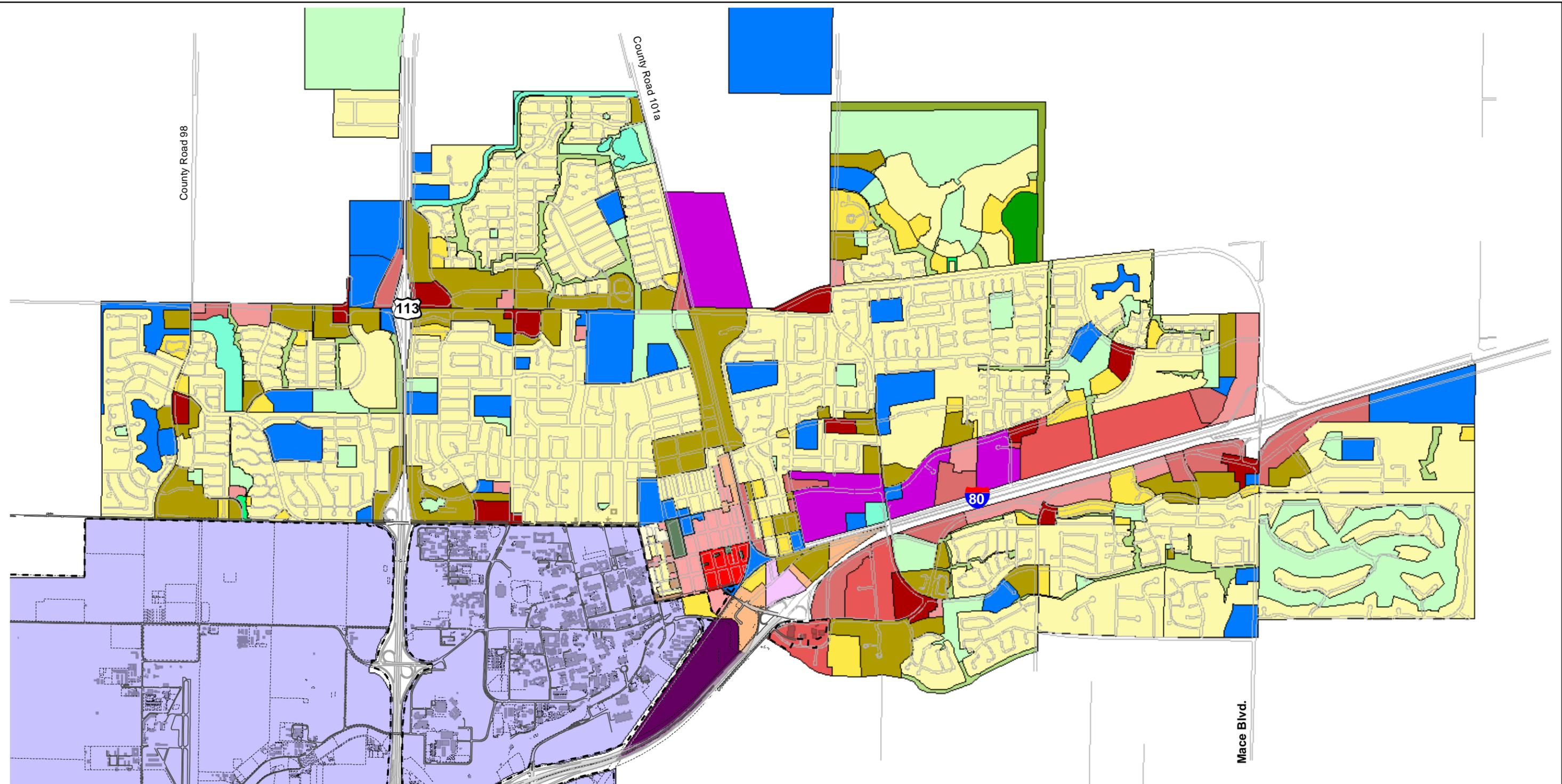
**Russell Ranch.** Russell Ranch consists of approximately 1,600 acres. It is bordered by privately owned agricultural land to the north, east, and west and by Putah Creek to the south. Land uses on Russell Ranch currently include private agriculture, UC Davis agricultural teaching and research, the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

**Off-Campus Properties.** The University of California owns several properties within the City of Davis (Figure 3-1). These parcels are used for student housing (located north of Russell Boulevard and east of SR 113), the Chancellor's residence (located north of Russell Boulevard on College Park), mixed-use housing (located at the intersection of A Street and Third Avenue), and academic and administrative uses (located off A Street north of First Street and south of I-80 and Cowell Boulevard). In addition, the University owns vacant parcels in south Davis, located south of I-80 and Cowell Boulevard.

### **4.9.1.2 Existing Adjacent Land Uses**

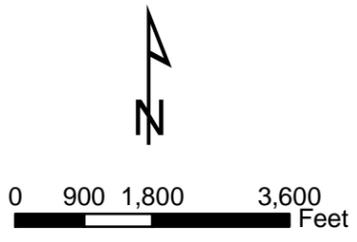
Adjacent to the central campus on the east is the core area of downtown Davis, which consists of a mixture of residential and commercial land uses. The downtown core area is arranged in a traditional grid pattern with mostly residential uses for the first two blocks east of the central campus. Further east, the land use pattern transitions to predominantly commercial uses. North of the central campus, across from Russell Boulevard, the land uses in the City of Davis are predominantly residential from A Street to SR 113 except for the retail land uses on the east and west sides of Anderson Road. West of the central campus, SR 113 separates the west campus from the central campus. South of the central campus is I-80 and the Union Pacific Railroad, with the UC Davis south campus and agricultural uses south of I-80 and the railroad.

West of SR 113 and north of Russell Boulevard are residential land uses, including single-family dwelling units, duplexes, and multifamily dwelling units. In addition to the residential uses, a small professional office building, a church, and a day care center are located immediately north



**Legend**

Residential - Low Density	Business Park	UC Davis
Residential - Medium Density	Office	Community Greenbelt
Residential - High Density	Service Commercial	Neighborhood Greenbelt
University Avenue Residential Overlay District	General Commercial	Parks/Recreation
University Avenue Transitional District	Mixed Use	Parks and Plazas
Retail Stores	Industrial	Natural Habitat Area
Neighborhood Retail	Urban Reserve	Urban Agriculture Transition Area
Retail with Offices	Public/Semi-Public	Agriculture



UC Davis  
LRDP EIR  
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City of Davis General Plan  
Land Use Designations

Figure  
4.9-1

of Russell Boulevard at the Arthur Street intersection. Farther west along the south side of Russell Boulevard and east of County Road 98 are additional residential, church, day care and school uses established in the Patwin Neighborhood.

### ***4.9.1.3 Planned/Proposed Land Use Changes in the Project Vicinity***

Current land use proposals in the vicinity of campus-owned land are limited to a development option held by a private developer, who commissioned a traffic study for residential land uses south of the central campus on approximately 35 acres of land known as the Nishi property. There were traffic constraints upon the development of this property.

### ***4.9.1.4 Local Plans and Policies***

As a state entity, UC Davis is not subject to municipal policies such as the City of Davis General Plan. Nevertheless, such policies are of interest or concern to the campus because campus and local development are coincident. The campus has a tradition of working cooperatively with the local communities, and it is University policy to seek consistency with local plans and policies, where feasible. Therefore, it is appropriate to present a summary of these policies in this EIR. The following information was obtained from the City of Davis General Plan and was supplemented with updated information (City of Davis 2001).

**City of Davis General Plan.** The City of Davis adopted its general plan in May 2001. The general plan includes a land use map showing existing land use designations adopted by the City of Davis around UC Davis (Figure 4.9-1). The general plan acknowledges that the campus is not subject to City or other local land use control but states that the City seeks to work cooperatively with the University on planning issues of mutual interest. To aid in City of Davis planning efforts, the general plan map identifies UC Davis land as academic research, institutional, and student residential use.

The City of Davis General Plan land use and growth management goals, policies, and standards that are relevant to the UC Davis 2003 LRDP planning efforts are described in Table 4.9-1.

**Table 4.9-1  
Relevant City of Davis General Plan Land Use and  
Growth Management Goals, Policies, and Standards**

**GOAL LU 1.**

**Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves.**

**Policy LU 1.1** Recognize that the edge of the urbanized area of the City depicted on the land use map under this general plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.

**Standards**

- a. The general plan map is a representation of the ultimate geographic size of the City in 2010. No expansion of the City beyond those areas shown for urban use on the land use map will be permitted unless authorized through the Measure J process.
- b. All developments, including those entering into development agreements, are subject to the Phased Housing Allocation Ordinance or a similar ordinance.
- c. Housing allocations shall be valid for only five years beyond their initially-intended construction year.

**Actions**

- d. Maintain a growth management system that regulates the timing of residential growth in an orderly way considering the following: infrastructure, geographical phasing, local employment increases, environmental resources, economic factors, Davis Joint Unified School District school enrollment and sustainability. Such a system shall pursue programs and partnerships that will allow the City to target residential development to meet identified needs (e.g., University students and staff, faculty housing, senior housing, housing for low and very low incomes, school district staff, City employees).
- e. Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually compounded growth rate from January 1, 1988, to January 1, 2010, and a sustained 1.4331 percent annually compounded growth rate from January 1, 1996, to January 1, 2010, due to “front loading.”
- f. Immediately following general plan adoption, modify the Phased Housing Allocation Ordinance to make smaller projects subject to allocation requirements. Upon the completion of infill-related studies and the adoption of infill and densification design guidelines and strategies, further adjust the Phased Housing Allocation Ordinance to give preference to infill and redevelopment of urban areas within the community over the development of agricultural and open space lands to extent feasible under any new infill and densification design guidelines and strategies.
- g. Urge the University to adopt an ultimate UC Davis size consistent with the City’s desire to maintain itself as a small city.
- h. Acquire the information that would provide the City and the Davis Joint Unified School District the number of persons per household by housing type.
- i. Closely monitor and participate in any updates to the UC Davis LRDP to determine and minimize impacts on the City’s general plan policies and land use map. Consider possible adjustments to the general plan to address the new LRDP revision upon determination that a reasonable share of student and faculty growth will occur on campus.

**Table 4.9-1 (Continued)  
Relevant City of Davis General Plan Land Use and  
Growth Management Goals, Policies, and Standards**

- j. Immediately upon adoption of the General Plan Update, the City and UC Davis should initiate direct, comprehensive discussions addressing the impacts of projected UC Davis growth, with the aim of assuring, to the maximum extent feasible, that UC Davis plans proceed on a mutually acceptable basis consistent with the goals and policies of the City’s general plan. Any plans to develop the Nishi property should be undertaken only in the context of such discussions.
- k. The City shall actively work with SACOG to ensure that fair share housing numbers reflect community slow growth goals and other external factors, such as UC Davis providing its fair share of housing on campus. The City shall attempt to secure from SACOG the methodology used for generating fair share numbers, including monitoring any changes in the methodology to be used for the generation of future numbers.
- l. At the next revision of the Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management polices, standards, and actions, if necessary, to ensure that the supply of land available for residential development can accommodate the needs of future residents of all income levels. Alternatives for revisions may include redesignating land from nonagricultural and nonresidential to residential use, identifying new locations for selective infill, or other programs authorized under state law for accommodating housing needs. If adequate sites are not available to meet the 5-year need for housing at all income levels as determined by SACOG in accordance with Section 65584 of the Government Code, the City must provide sufficient sites with zoning that permit owner-occupied and rental multifamily residential uses by right, including density and development standards that shall accommodate low- or moderate-income housing. Agriculture designated lands should be a low priority for redesignation in comparison with other nonresidential lands.
- m. The City shall work with other jurisdictions on local, regional, and state levels, including public and private environmental and planning interest groups, to identify and define an accepted planning methodology as it relates to housing and transportation issues that is consistent with a sustainable small city concept and agriculture and open space preservation policies.
- n. Work with SACOG and other jurisdictions in the Sacramento region to lower urban growth projections to ensure the viability of agriculture uses in the region.

**Policy LU 1.2** Work in concert with UC Davis and the UC system to arrive at an ultimate size for the UC Davis campus consistent with the City’s desire to maintain itself as a small city.

**Policy LU 1.3** Establish and require a citizens’ vote process for any proposed amendment to the Land Use Map as amended through August 1, 1999, from an agricultural or urban reserve designation to an urban designation, or from an agriculture designation to an urban reserve designation; or for any development proposal on the Covell Center and Nishi properties; to ensure full public participation and consideration of issues related to such decisions, including impacts on policies calling for compact urban form, preservation of agricultural lands surrounding the City for long term agricultural use, and provisions of an adequate housing supply to meet internal needs of the City. The policy and land use designations affected by this policy shall remain in effect in the general plan or any update to the general plan until December 31, 2010, or as long as the Citizens’ Right to Vote on the Future of Agricultural and Open Space Lands Ordinance remains in effect.<sup>1,2,3</sup>

**Actions**

- a. Prepare and implement the requirement for a citizen voter approval process set forth in Policy LU 1.3.

**Policy LU 1.4** Establish a distinct permanent urban edge that shall be defined by an open space, hedgerows, tree rows, similar landscape features, passive recreation spaces, buffer containing transitional agricultural uses, or similar elements.

**Table 4.9-1 (Continued)**  
**Relevant City of Davis General Plan Land Use and Growth Management Goals, Policies, and Standards**

**Actions**

- a. Require that projects adjacent to rural parcels be designed to minimize impacts on adjacent lands to prevent conversion to other land uses.
- b. Develop design guidelines that require landscaping at the urban periphery to include appropriate plants, help ensure the integrity of the adjoining agricultural or natural areas, provide a view transition between urban and rural environments, prevent trespass on neighboring lands, and protect public safety.
- c. Require that projects adjacent to rural parcels be designed to minimize impacts on adjacent lands to discourage arguments for premature conversion to other land uses.
- d. Develop guidelines that would apply to development projects subject to the citizen voter approval process. Such guidelines would establish objectives and expectations for baseline project features and minimum project details necessary for any project that may be presented to the voters for decision (including but not limited to objectives and expectations related to environmental protection, economic health, adequate public facilities and services, and “green” development and building). Such guidelines would be consistent with general plan policies and principles and would be in place prior to consideration of any projects subject to the voter approval process.

**Policy LU 1.5**            Aggressively work to prevent urban sprawl on the periphery of Davis and in the region utilizing a variety of legislative / legal methods and strategic land acquisitions.

**Actions**

- a. Negotiate with affected governmental jurisdictions and public and private agencies or organizations to obtain support for permanent designation of open-space and agricultural zoning within the Davis planning area beyond proposed designated urban development in the general plan.

**Policy LU 1.6**            For developments that are on the edge of the City, a minimum of a 150-foot-wide urban agricultural transition area is required.

**Policy LU 1.7**            Plan for the timing and costs of infrastructure when developing new areas. The planning process shall include working with public transit providers and the Davis Joint Unified School District.

**Standards**

- a. Reservation or an offer of dedication of right-of-way necessary for the number of lanes projected for each existing and planned arterial street shall be required as a condition of development approval.
- b. Occupancy of new development areas shall not be allowed until all necessary public services, including water mains and service, fire hydrants and roads or other improved access meeting City standards, are in place.
- c. Lifecycle-costing shall be used to determine and evaluate the relative tax contribution and tax burden of development.

**Actions**

- d. Establish an equitable system for developers/tenants/owners to meet a share of community facilities, services, and program needs related to their presence.

**Table 4.9-1 (Concluded)**  
**Relevant City of Davis General Plan Land Use and**  
**Growth Management Goals, Policies, and Standards**

<sup>1</sup> This policy is intended to ensure full participation in land use decisions by the citizens and voters of the City, including but not limited to public debate and a vote of the people, and to ensure that the principles set forth in the general plan relating to land use, affordable housing, open space, agricultural preservation and conservation, and the like are fully implemented.

<sup>2</sup> The property known as Covell Center, or any portion of said property, bordered by Covell Boulevard on the south, the Hunt property and County Road 101A on the west, County Road 102/Pole Line Road on the east, and the southern edge of the City owned property (old closed landfill) and extending to F Street on the north.

<sup>3</sup> The Nishi property, or any portion thereof, the boundaries of which are established in the Gateway/Olive Drive Specific Plan, dated January 1996.

Source: City of Davis 2001.

**Yolo County General Plan.** The Board of Supervisors adopted the most recent Yolo County General Plan on July 17, 1983. Although there have been some policy changes since that time (for instance the land use policies specific to the Knight's Landing development were updated in 1990), no comprehensive revisions of the general plan have been undertaken since its adoption. (Caruso 2003).

The November 2002 update in the Yolo County General Plan Agricultural Element Policy Document includes background information on agricultural resources in Yolo County and seven goals for prioritizing county agricultural planning efforts. The seven adopted goals are the following:

- AG-1: Conserve and preserve agricultural lands in Yolo County, especially areas currently farmed or having prime agricultural soils and outside existing planned communities and city limits.
- AG-2: Conserve, protect and improve soil and water resources that support a variety of crops and products.
- AG-3: Ensure the compatibility of land uses adjacent to agricultural operations, so that agricultural productivity is not substantially affected.
- AG-4: Support and promote a healthy competitive agricultural community and economy.
- AG-5: Create sites for agricultural industry in order to meet demand for agricultural suppliers, laboratory research, seed research, food processing and other related activities.
- AG-6: Provide opportunities for recreation, tourism, and associated support services in appropriate locations.
- AG-7: Educate the public about the importance of agriculture in Yolo County.

To implement the identified goals, the County also adopted objectives and policies in the Agricultural Element that contain detailed ideas for protecting and enhancing the state of agriculture in Yolo County (Yolo County 2002a).

The November 2002 update to the Yolo County General Plan Open Space and Recreation Element identified new goals and retained existing goals for open space and recreation in Yolo County. The following are the adopted goals:

- OG-1: Preserve open space lands utilizing a variety of land use controls and regulations.
- OG-2: Preserve agricultural land as the principal component of the open space program.
- OG-3: Ensure a harmonious relationship between open space users and agriculture.
- OG-4: Protect and manage local water resources.
- OG-5: Preserve and enhance existing biological resources.
- OG-6: Preserve cultural resources.
- OG-7: Preserve aesthetic resources and values.
- OG-8: Create a continuous open space corridor along Lower Cache Creek and provide expanded public access to the Yolo Bypass, Lower Putah Creek, Willow Slough, the Sacramento River, and the Blue Ridge Mountains.

As with the Agricultural Element, the County adopted objectives and policies for implementing the Open Space and Recreation Element goals. The detailed objectives and policies can be found on page 4-1 of the Open Space and Recreation Element (Yolo County 2002b).

The March 2003 update to the Yolo County General Plan Housing Element includes the following six goals for housing in Yolo County:

- Goal One: To provide for the County's regional share of new housing for all income groups;
- Goal Two: To encourage the provision of affordable housing;
- Goal Three: To improve/conservate the existing supply of housing;
- Goal Four: To ensure equal housing opportunity;
- Goal Five: To promote energy conservation; and
- Goal Six: To promote housing cooperation and coordination.

The County also included detailed policies and implementation programs beginning on page 11.3 of the Housing Element to guide the implementation of the identified goals (Yolo County 2003).

**Yolo County Davis Area General Plan.** In addition to the Yolo County General Plan's goals and policies, the Davis planning area is affected by the policies and land use map found in the Yolo County Davis Area General Plan. This plan was adopted by the Board of Supervisors on August 3, 1976. Most of the land on the County land use map is designated for agriculture, with some land being designated for residential and limited industrial land uses. Although some of the land uses in the Yolo County Davis Area General Plan are in conflict with the existing City of Davis General Plan, the basic policy statement conforms with the City of Davis General Plan.

The policy states that all urban development within the sphere of influence of the City of Davis should take place only after annexation (Caruso 2003).

**Woodland General Plan.** The City of Woodland lies approximately 7 miles north of Davis and had a population of 50,400 on January 1, 2002. The Woodland City Council adopted a new Woodland General Plan in February 1996. The 1996 general plan foresees the city population growing from 42,500 residents in 1995 to approximately 66,000 by 2020. The 1996 general plan also assumes an increase in employment from 15,400 to 35,000 in the same time period. With concerns over development pressures, floodplains, preservation of prime agricultural land, preservation of town character, and efficient extension of infrastructure, the general plan defines an urban limit line. This line encompasses all land to be considered for urban development within the time frame of the general plan (to 2020). The general plan encourages infill development and reuse of underutilized lands within the urban limit line. The general plan also envisions that a permanent urban limit line will protect agricultural land outside the city in perpetuity. The western and northern boundaries of the permanent line coincide with the urban limit line, whereas the boundaries to the south and west are to be determined after further study. Areas east of County Road 102 and south of Main Street are designated as urban reserve.

**West Sacramento General Plan.** The City of West Sacramento is located approximately 9 miles east of Davis and had a population of 34,500 as of January 1, 2002. The West Sacramento City Council adopted its first general plan in 1990. The general plan was updated in June 2000. The general plan area of interest extends west to the easterly city limits of the City of Davis.

The West Sacramento General Plan assumes that the city will grow from 27,756 people in 1988 to 79,903 in 2010. The general plan does not discuss phasing of the growth, but it acknowledges that before 40,000 people can be located in the Southport area (the area south of the Deep Water Ship Channel), many major infrastructure improvements must be made. A key infrastructural improvement, the Palamidessi Bridge, has now been completed and the Southport area is currently being developed (White 2003).

**Winters General Plan.** The City of Winters is approximately 14 miles west of Davis and had a population of 6,300 on January 1, 2002. The Winters General Plan, which was adopted in 1992, assumes a 3 percent growth rate in population, from 4,500 people in 1992 to 12,500 in 2010. The general plan does not include a phasing plan except to note that services must be available. The general plan includes an urban limit line concept that shows where the urban uses are expected for the next 20 years. The urban limit line assumes that the city will consist of 1,980 acres (1,277 acres are already in the city) and would remain within the area bounded by I-505 on the east, Putah Creek on the south, County Road 88 on the west, and County Road 32-A on the north. The general plan also includes a study area northwest of the urban limit line, where additional land may be allowed within the city in the future. The Local Area Formation Commission (LAFCO) sphere of influence is coterminous with the urban limit line.

**Solano County General Plan.** The Solano County General Plan was adopted by the Solano Board of Supervisors in 1980 (the Housing Element was added in 1992; the Land Use and Circulation Element was amended through June 2001; and a Draft Parks and Recreation Element was issued in the spring of 2003). The Solano County General Plan contains policies regarding preserving agricultural land and encouraging urban development within existing communities. Solano County's Proposition A, which was adopted by the voters in 1984, states that no urban

development may occur outside city spheres of influence. The principles contained in Proposition A were renewed by Solano County's voters in 1995 with the passage of a measure called the Orderly Growth Initiative. The initiative is similar to Proposition A and is valid through 2010.

Most of the land in Solano County within the Davis planning area is designated for intensive agriculture except for the land at the Pedrick Road interchange, which is designated for highway commercial. Putah Creek is designated in the Park and Recreation Element as a recreation resource area.

**Dixon General Plan.** The City of Dixon is approximately 7 miles south of Davis and had a population of 16,150 on January 1, 2002. The Dixon City Council updated its general plan in 1993. The 1993 general plan accommodates a population of about 20,325 by 2010 and contains a policy that encourages the preservation of open space between Davis and Dixon to maintain community integrity and urban form. Population projections under the Dixon General Plan are based, in part, on Measure B, which allows a 3 percent growth rate in total housing units per year, bringing the city's total to 6,775 by 2010. Dixon had an estimated 3,911 housing units on January 1, 1993. Designed to better balance the city's land uses, the Dixon General Plan shows a considerable increase in the amount of land being designated for planned business/industrial, highway commercial, and residential.

### 4.9.2 Impacts and Mitigation Measures

#### 4.9.2.1 Standards of Significance

The following standards of significance are based on Appendix G of the CEQA Guidelines. For the purposes of this EIR, implementation of the 2003 LRDP would have a significant impact with regard to land use if it would:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect
- Result in development of land uses that are substantially incompatible with existing adjacent land uses or with planned uses
- Conflict with any applicable habitat conservation plan or natural community conservation plan

#### 4.9.2.2 CEQA Checklist Items Adequately Addressed in the Initial Study

- Would the project physically divide an established community?

*The proposed 2003 LRDP would have no potential to physically divide an established community. The proposal would not include any physical barriers such as roads or infrastructure that would divide an established community. In the 2003 LRDP Initial Study this CEQA checklist item was determined to have no potential for an environmental impact; accordingly, no additional analysis is required.*

**4.9.2.3 Analytical Method**

The analysis in this section focuses on the compatibility of the proposed project with existing and planned land uses near the site. The 1994 LRDP also discussed the compatibility of the proposed project with existing and planned land uses, including agricultural resources. The discussion of impacts to agricultural resources is now in Volume I, Section 4.2. In addition, this 2003 LRDP discusses the compatibility of the proposed project with habitat conservation plans or community conservation plans.

As explained in the introduction to Section 4 (Volume I), the analysis of impacts is based on the fall/winter/spring average head count projected for the year 2015. Land use patterns and development levels on the campus under the 2003 LRDP are based on maximum demand which is the highest during the three primary academic quarters. Impacts from enrollment during the summer session would not be greater than the impacts analyzed below.

**4.9.2.4 2003 LRDP Impacts and Mitigation Measures**

**LRDP Impact 4.9-1:** Implementation of the 2003 LRDP would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project that was adopted for the purpose of avoiding or mitigating an environmental effect.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation is not required.

The proposed 2003 LRDP, if adopted, would become the applicable campus land use plan. The University is the only agency with land use jurisdiction over campus projects. Thus, all campus development occurring consistent with the 2003 LRDP would have no land use impact under this threshold. Because the University is a state entity, there is no municipal jurisdiction over the project. Nevertheless, the University has reviewed County and City land use plans and policies because it is interested in coordinating campus projects with the beneficial planning efforts of Solano County, Yolo County, and the City of Davis. The review of local land use plans has indicated that the project is not expected to conflict with the implementation of these plans, summarized above, with regard to land use planning efforts that have been adopted for the purpose of avoiding or mitigating environmental effects. Land uses planned under the 2003 LRDP would not conflict with adjacent planning efforts because the proposed LRDP uses are within the campus boundaries on land not subject to municipal planning efforts. Therefore, implementation of the 2003 LRDP would have a less-than-significant impact on the land use plans and policies of applicable jurisdictions.

With regard to the City of Davis General Plan, the expected development and growth caused by implementation of the 2003 LRDP could exceed the on-campus growth anticipated by the general plan. However, the population growth and land development proposed by the 2003 LRDP would occur outside the City of Davis and outside the jurisdiction of the City of Davis. Annexation of land into the City of Davis is not proposed as part of the 2003 LRDP EIR. If future campus planning and City of Davis planning efforts identify a desire to annex campus land into the City of Davis municipal boundary, a formal annexation application to the City of Davis and additional CEQA analysis may be required.

\* \* \*

**LRDP Impact 4.9-2:** Implementation of the 2003 LRDP would not result in the development of land uses that are substantially incompatible with existing adjacent land uses or planned uses.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation is not required.

At this time, no potential land use conflicts are apparent that would adversely affect adjacent land uses. Detailed land use compatibility analysis will take place during the implementation of specific projects under the 2003 LRDP. Most of the development proposed for the 2003 LRDP would take place as infill on the central campus. Consequently, the adjacent land uses of concern would be other campus facilities. The land use designations in the 2003 LRDP were developed to ensure compatibility between adjacent campus land uses. The land use compatibility of each project would be evaluated based on campus planning goals and the acceptability of adjacent land uses.

For the areas on the periphery of UC Davis that adjoin the City of Davis, no land use conflicts would occur from implementation of the 2003 LRDP. The 2003 LRDP proposes a new residential neighborhood south of Russell Boulevard on the west campus across from other existing residential neighborhoods within City limits. The proposed neighborhood includes a large greenbelt buffer area along Russell Boulevard. The buffer area and residential uses would be compatible with the existing uses north of Russell Boulevard. The lands west and south of the proposed neighborhood are used for agricultural research and teaching. The proposed neighborhood would be compatible with these uses because the west edge of the neighborhood has a large greenbelt area that extends uninterrupted for a minimum of 800 feet and would serve as a buffer area between the neighborhood and teaching and research fields. On the south side of the neighborhood, Hutchison Drive serves as an approximately 100-foot-wide buffer between the teaching and research fields and the proposed neighborhood, and the neighborhood also includes large recreation fields that would create a larger buffer area of approximately 600 feet between the residences and the teaching and research fields. A portion of the proposed neighborhood includes residences along Hutchison Drive without the benefit of recreation fields as a buffer. In this area, the land south of Hutchison Drive is developed with teaching and research facilities rather than being used as teaching and research fields. These teaching and research facilities would be both compatible with and serve as a buffer between the proposed residences and the field uses farther south. For all of these reasons, there would be no impact related to incompatible land uses.

\* \* \*

**LRDP Impact 4.9-3:** Implementation of the 2003 LRDP would not conflict with a habitat conservation plan or a natural community conservation plan.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation is not required.

Currently, with the exception of the two Low-Effect HCPs for the campus, there are no other HCPs that cover the campus or surrounding areas. The site identified in these Low-Effect HCPs

is at the Russell Ranch and is designated for Teaching and Research Open Space in the 2003 LRDP. The land use designation is consistent with the goals of these HCPs.

\* \* \*

### 4.9.2.5 *Cumulative Impacts and Mitigation Measures*

**LRDP Impact 4.9-4:** Implementation of the 2003 LRDP, together with the cumulative impacts of other regional growth, would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project that was adopted for the purpose of avoiding or mitigating an environmental effect.

**Significance:** Less than significant

**LRDP Mitigation:** Mitigation is not required.

Implementation of the 2003 LRDP and the cumulative impacts of other regional growth may result in development and land use planning pressures for other cities in the surrounding region. Municipal planning jurisdictions will review these development pressures and respond individually to ensure that growth is either limited to development anticipated within adopted plans or accommodated within the revision process of a particular plan. Because the University of California is a state entity, there is no municipal jurisdiction over the project.

\* \* \*

### 4.9.3 **References**

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