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4.11 POPULATION AND HOUSING

This section reviews existing population and housing conditions for UC Davis and surrounding areas, including the cities of Davis, West Sacramento, Sacramento, Woodland, Winters, Dixon, and Vacaville. This section describes the growth in population (students, faculty, staff, and their families) directly related to implementation of the 2003 LRDP, other growth that may be indirectly induced by the 2003 LRDP, and the anticipated changes in population and housing that could result during the implementation of the 2003 LRDP.

Changes in population, employment, and housing demand are social and economic effects, not environmental effects. According to CEQA, these effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. According to Section 15382 of the CEQA Guidelines, “An economic or social change by itself shall not be considered a significant effect on the environment.”

Public comments received in response to the Notice of Preparation related to the growth-inducing impacts of providing new housing, the costs of new housing, and the location of housing within the Davis community.

4.11.1 Environmental Setting

4.11.1.1 *Campus Population*

The on-campus population at UC Davis is measured according to the following categories: students, faculty/staff, and other non-UC Davis affiliates. Table 4.11-1 shows the population estimates for the baseline academic year 2001-02 and the estimated increase in population after the baseline year. Table 4.11-2 details the residence locations of UC Davis students and employees. Approximately 80 percent of the student population and 50 percent of the employee population lives in the Davis area, and approximately 94 percent of students and 90 percent of employees live within the three-county area of Yolo, Solano, and Sacramento counties. Within Yolo County, the predominant residence locations (other than Davis) of students and employees are Woodland, West Sacramento, and Winters. Within Solano County, the predominant residence locations of students and employees are Dixon, Vacaville, and Fairfield. Within Sacramento County, the predominant residence locations of students and employees are Sacramento, Elk Grove, Citrus Heights, and Carmichael. No information is available regarding the residence locations of non-UC Davis affiliated employees working on campus. These employees are assumed to have the same residence patterns as UC Davis employees (UC Davis 2003).

4.11.1.2 *Regional Population*

Table 4.11-3 shows the population characteristics of Yolo, Sacramento, and Solano counties through January 1, 2002. Sacramento County contains approximately 69 percent of the population in the three-county area, and Yolo and Solano counties contain approximately 9 and 22 percent of the population, respectively (State of California 2002b). From 1990 to 2000, the populations of Yolo, Solano, and Sacramento counties grew by 19.4 percent, 16.2 percent, and

14.7 percent respectively. During the same period, the population of California grew by 13.6 percent (U.S. Census Bureau 2002).

**Table 4.11-1
Estimated On-Campus Population**

Population Category	Existing (2001-02)	Increase from 2002-03 to 2003-04
Students (three-quarter average)	24,870	1,980
Faculty/Staff	10,500	1,500 ¹
Other non-UC affiliates ²	150	160 ¹
Total Campus Population	35,520	3,740

¹ Approval under 1994 LRDP anticipated prior to fall 2003 approval of 2003 LRDP. However, approved facilities may not be constructed or occupied through 2003-04.

² Consists of on-campus employees not employed by the University of California.

Source: UC Davis 2002a.

**Table 4.11-2
Existing Residence Locations of Students and Employees**

County	Students (%)¹	Estimated Number of Students in 2001-02	Staff/Faculty (%)	Estimated Number of Staff/Faculty in 2001-02
Yolo (including Davis)	82.4	20,493	65.5	6,877
Davis² (percent of total)	80.2	19,945	50.8	5,334
Solano	1.5	373	7.5	787
Sacramento	10	2,487	17.2	1,806
Three-County Total	93.9	23,353	90.2	9,471
Other Counties	6.1	1,517	9.8	1,029
Total	100.0	24,870	100	10,500

¹ Residence location information obtained from UC Davis Travel Behavior Survey, Fall 2002.

² Davis estimate includes residence locations within the City of Davis and residence locations at UC Davis.

Source: UC Davis 2003.

**Table 4.11-3
Regional Population Characteristics**

County/City	January 1, 2001	January 1, 2002	Percent Change
Yolo	171,800	176,300	2.6
Davis ¹	62,000	63,300	2.1
West Sacramento	31,850	34,500	8.3
Winters	6,150	6,300	2.4
Woodland	49,950	50,400	0.9
Unincorporated (Includes UC Davis)	21,850	21,800	-0.2
Sacramento	1,247,800	1,279,900	2.6
Citrus Heights	86,200	87,400	1.4
Elk Grove	75,900	81,400	7.2
Folsom	56,700	60,800	7.2
Galt	20,050	21,300	6.2
Isleton	840	840	0.0
Sacramento	414,200	426,000	2.8
Unincorporated	593,800	602,300	1.4
Solano	398,600	405,800	1.8
Benicia	26,950	27,000	0.2
Dixon	16,100	16,150	0.3
Fairfield	97,600	100,200	2.7
Rio Vista	4,740	5,350	12.9
Suisun City	26,350	26,650	1.1
Vacaville	90,200	92,300	2.3
Vallejo	117,200	118,600	1.2
Unincorporated	19,450	19,600	0.8
Three-County Total	1,818,200	1,862,000	2.4

¹ Davis includes only City of Davis. UC Davis population is included within the Yolo County-Unincorporated category.

Source: State of California 2001b.

The population of the City of Davis was estimated to be 63,300 in 2002 and the City of Davis General Plan identifies a population goal of 64,000 for the City of Davis in 2010. The City of Davis identified a slower growth rate through 2010 as an appropriate mechanism to minimize the environmental impacts of growth, retain the small-town character of the city, and maintain the existing quality of life for Davis residents. The general plan includes the goal of growing as slowly as possible through 2010 and contains an action implementation item to:

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.” (City of Davis 2001, page 88)

Because of rapid growth in the last few years, the City of Davis goal of growing to a population of only 64,000 through the year 2010 poses significant challenges. The City of Davis City Council recently requested that City staff evaluate a continuous growth rate of approximately 250 dwelling units per year through the year 2010. The concept of allowing 250 dwelling units approved per year is currently being evaluated and has not been adopted. If pursued, the 250 dwelling units per year from 2004 to 2010 could result in an additional population of 3,750 people (using the Sacramento Area Council of Governments [SACOG] 2010 City of Davis ratio of 2.5 people per household). The resultant 2010 population would be approximately 67,750 people.

When contacted by SACOG staff for a growth projection for the period 2010 to 2015, the City of Davis estimated that approximately 120 dwelling units would be constructed per year during this period (SACOG 2001b). If an additional 120 dwelling units were constructed per year from 2010 to 2015, the resulting population increase would be 1,600 for a total of 70,600 in the year 2015. Due to uncertainty regarding City of Davis future growth rates, this EIR assumes that additional growth in the City of Davis will occur as shown on Table 4.11-4. The resulting population of 64,000 in 2010 for the City of Davis is lower than the SACOG projection of 65,615 in 2010 and the 2015 population of 72,510 is higher than the SACOG projection at 67,240.

Other cities and the counties in the three-county region have also adopted general plans with projections of future housing and population growth. The SACOG May 2001 projection compiled the adopted growth plans for these entities to provide a regional perspective on planned growth. The results of the compilation are provided in Table 4.11-5. This table also provides a historical comparison of the 1990 to 1999 growth rates (SACOG 2001a). The population of the three-county area is projected to grow during the foreseeable future. Through 2015, the population is expected to grow from the 2000 estimate of 1,780,000 to approximately 2,310,000, an overall increase of approximately 30 percent (SACOG 2001a, ABAG 2002). Details of the projected increases in population and housing are provided in Table 4.11-4. Regional population projections for Yolo and Sacramento counties are provided by SACOG. The population projections for Solano County are prepared by the Association of Bay Area Governments (ABAG).

The housing information in Table 4.11-6 includes all housing on UC Davis property, including housing that is operated by third-party companies. Since 1994, the campus has been working toward the goals of maintaining a UC Davis housing supply that can accommodate 25 percent of the on-campus enrolled students and offering housing to all freshman that meet the appropriate deadlines and are eligible. The 2003 LRDP focuses on providing additional on-campus housing that will allow 90 percent of the enrolled students to live either on-campus or in the City of Davis.

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**Table 4.11-4
Assumptions for City of Davis Housing and Population 2002-2015**

	Dwelling Units	Dwelling Unit Sources and Notes	Population	Population Sources and Notes
Existing (2002)	24,511	Provided by City of Davis Planning Division. Accounts for building permits issued through 2002.	63,300	Population estimate for City of Davis (incorporated area) from Table E-1, State of California, DOF.
2010 General Plan	25,816	City of Davis March 2003 Revised 2010 General Dwelling Unit Maximum provided by City of Davis Planning Division, Bob Wolcott.	64,000	Growth management target population identified on Page 88 of City of Davis General Plan for the year 2010.
Growth 2002 to 2010	1,305	Difference between 2010 General Plan and Existing (2002).	700	Difference between Existing (2002) and 2010 General Plan
2015 Projected	28,225	2010 General Plan multiplied by compounded 1.8 percent which was the dwelling unit growth rate assumed in the City of Davis/UC Davis Water Study. ¹	72,510	Sum of 2010 General Plan and Growth 2002 to 2015.
Total Growth 2002 to 2015	3,714	Difference between 2015 Projected and Existing (2002)	9,210	Difference between 2015 Projected and Existing (2002) ²

¹Alternatively, assuming on additional 250 units per year above the 2010 General Plan beginning in approximately 2005 or 2006 as is currently being considered by the Davis City Council project to approximately 28,066–28,316 units in 2015.

²2002–2015 population growth increment based on 2.5 people per household, per 2010 City of Davis General Plan projection and SACOG City of Davis ratios of people/household.

**Table 4.11-5
Population and Housing (2000 and Projections to 2015)**

City/County	2000	2005	2000-2005 Annual Growth Rate	2010	2005-2010 Annual Growth Rate	2015	2010-2015 Annual Growth Rate	Historical Annual Growth Rate 1990-1999
Davis								
Population	59,440	63,850	1.44	65,615	0.55	67,240	0.49	2.14
Housing	23,685	25,424	1.43	26,131	0.55	26,770	0.48	2.39
Dixon								
Population	16,180	19,400	n/a	22,000	n/a	24,300	n/a	n/a
Housing	5,102	6,060	n/a	6,950	n/a	7,660	n/a	n/a
Winters								
Population	5,550	7,160	5.23	8,710	4.00	10,610	4.03	1.73
Housing	1,841	2,403	5.47	2,943	4.14	3,583	4.01	1.53
Woodland								
Population	47,150	52,580	2.20	57,010	1.63	60,415	1.17	1.48
Housing	17,146	19,333	2.43	20,979	1.65	22,689	1.58	1.28
Yolo County¹								
Population	165,220	191,210	2.96	209,035	1.80	227,130	1.67	1.31
Housing	62,198	70,899	2.65	77,745	1.86	85,120	1.83	1.45
Sacramento County								
Population	1,218,860	1,335,283	1.84	1,459,952	1.80	1,574,420	1.52	1.59
Housing	473,211	518,430	1.84	567,740	1.83	612,752	1.54	1.30
Solano County								
Population	394,542	440,200	n/a	474,900	n/a	512,000	n/a	n/a
Housing	130,403	143,180	n/a	155,460	n/a	169,220	n/a	n/a
Three-County Total								
Population	1,778,622	1,966,693	n/a	2,143,887	n/a	2,313,550	n/a	n/a
Housing	665,812	732,509	n/a	800,945	n/a	867,092	n/a	n/a

¹ Yolo County data inclusive of City of Davis.

Source: SACOG 2001a. ABAG 2002.

Table 4.11-6
UC Davis On-Campus Housing (Spring 2002)

Housing Type	Units	Students Housed	Other Adults Housed	Children Under 18	Total Occupants
Residence halls	1,562	3,834	0	0	3,834
Student apartments	442	1,055	0	0	1,055
Family apartments	676	664	439	486	1,589
Other	25	244	0	0	244
Total	2,705	5,797	439	486	6,722

Source: UC Davis 2002b.

In addition to student housing the campus includes a faculty and staff housing area called Aggie Village, which includes 21 single-family units (17 of which have a cottage-type dwelling unit) and 16 duplexes (UC Davis 2002b). Aggie Village is located immediately south of downtown Davis and is adjacent to the campus Arboretum.

4.11.1.3 Regional Housing

The general housing characteristics of Davis and the surrounding region are shown in Table 4.11-7. In 2002 housing within the City of Davis included approximately 24,717 dwelling units (State of California 2002a), and a population of 63,324 people. Vacancy rates in the City of Davis are considered low. The State of California Department of Finance estimates a vacancy rate within the City of Davis of approximately 2.83 percent (State of California 2002a). This is higher than the vacancy rate of 0.8 percent counted during the 2000 Census (U.S. Census 2002). This apparent inconsistency is a result of the different methodologies used by the U.S. Census and the California Department of Finance.

The 2000 U.S. Census identified the median value of owner-occupied housing Davis to be \$238,500, which was higher than the \$211,500 median value for California and nearly twice the median value of \$119,600 for the United States (U.S. Census 2002).

Housing in the region surrounding Davis is concentrated in the developed cities of West Sacramento, Sacramento, Woodland, Winters, Dixon, and Vacaville. Throughout the region, the majority of housing stock is in Sacramento County, which has approximately 490,000 housing units. Yolo County has approximately 64,000 housing units and Solano County has about 138,000 housing units (State of California 2002a). The three-county area includes most housing areas within a 45-minute commute of UC Davis, and most UC Davis students and employees that commute reside within the three counties. Commuters from outside the three-county area predominantly reside in the counties on the east side of the Sacramento metropolitan area and in the metropolitan area surrounding San Francisco.

As is typical of a large metropolitan area, housing prices and conditions vary considerably within the three-county area. The small cities and towns in Yolo, Solano, and Sacramento counties (Woodland, Winters, Dixon, and Isleton) tend to have less expensive housing than the affluent suburbs (Davis and Fair Oaks) and the highly developed core area of Sacramento. The 2000 U.S.

Census identifies the median value of owner-occupied housing units as \$144,200 in Sacramento County, \$169,000 in Yolo County, and \$178,300 in Solano County (U.S. Census 2002).

Housing projections for the City of Davis, Yolo County, Sacramento County, and Solano County through 2015 are provided in Table 4.11-5.

**Table 4.11-7
Regional Housing Characteristics (2002)**

County/City	Total Dwelling Units	Occupied Dwelling Units	Percent Vacant	Persons per Household
Yolo County	64,198	61,880	3.61	2.723
Davis	24,717	24,017	2.83	2.508
West Sacramento	13,196	12,403	6.01	2.765
Winters	1,999	1,951	2.40	3.221
Woodland	17,486	17,109	2.16	2.898
Unincorporated	6,800	6,400	5.88	2.826
Sacramento County	490,601	468,674	4.47	2.677
Citrus Heights	35,358	33,921	4.06	2.550
Elk Grove	26,769	26,172	2.23	3.087
Folsom	21,318	20,402	4.30	2.649
Galt	6,712	6,456	3.81	3.272
Isleton	384	343	10.68	2.449
Sacramento	168,842	159,718	5.40	2.610
Unincorporated	231,218	221,662	4.13	2.683
Solano County	138,608	134,082	3.27	2.906
Benicia	10,591	10,371	2.08	2.600
Dixon	5,180	5,081	1.91	3.170
Fairfield	33,452	32,184	3.79	2.980
Rio Vista	2,304	2,196	4.69	2.433
Suisun City	8,296	8,134	1.95	3.263
Vacaville	29,909	29,293	2.06	2.829
Vallejo	41,822	40,180	3.93	2.909
Unincorporated	7,054	6,643	5.83	2.862
Three-County Total	693,407	664,636	4.15	n/a

Source: State of California 2002a.

4.11.2 Impacts and Mitigation Measures

4.11.2.1 Standards of Significance

The following standards of significance are based on Appendix G of the CEQA Guidelines. For the purposes of this EIR, the proposed project would have a significant impact on population and housing if it would:

- Directly induce substantial population growth directly in the area by proposing new housing and employment.
- Create a demand for housing that could not be accommodated by local jurisdictions.
- Induce substantial population growth in an area indirectly (for example, through extension of roads or other infrastructure).

The above checklist item is discussed in Section 6. To fully evaluate the potential for growth inducing impacts in the region, the topic of regional growth inducement caused by indirect employment multiplier effects is addressed in Section 6.

4.11.2.2 CEQA Checklist Items Adequately Addressed in the Initial Study

- Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The 2003 LRDP would not displace existing housing and would not displace people. Therefore, no impact would occur, and no additional analysis is required.

4.11.2.3 Analytical Method

The population and housing effects that could result from the implementation of the 2003 LRDP are evaluated in the context of current and projected population for Yolo, Sacramento, and Solano counties. Of the projected increase of 7,090 on-campus employees through 2015-16, approximately 500 employees would be expected to reside in the new Neighborhood. The remaining new employees (approximately 6,590) would be expected to seek housing in the City of Davis or other regional communities. A travel survey was conducted in 2002 to obtain a better understanding of where student, faculty and staff currently reside so as to allow the campus to project the likely future distribution of LRDP-related population. Table 4.11-8 presents the results of this survey and lists communities most affected by UC Davis. Currently about 51 percent of the campus employees reside in the City of Davis, followed by Sacramento with about 13 percent, Woodland about 10 percent, Dixon with about 3 percent, and 2 percent each in Vacaville and Winters.

Because of the uncertainty associated with provision of new housing in Davis, the current percentage of employees that live in the community was not used to estimate the number of new employees likely to reside in the City of Davis. Instead, as explained earlier, it was assumed that

about 26 percent of the new housing units in Davis would be occupied by LRDP-related employees, that is, approximately 970 employees would likely live in Davis. The estimate of 26 percent of future housing units in the city of Davis being occupied by a UC Davis-affiliated employee is calculated from the existing ratio of UC Davis employees to housing units in the City of Davis. With respect to the remaining employees, the numbers of persons likely to reside in other communities were developed based on weighted percentages, with weights derived from the travel survey data. Table 4.11-8 presents the projected distribution of employees and their dependents by community.

**Table 4.11-8
Faculty and Staff Off-Campus Residences**

City/Community ¹	Existing in Survey		2003 LRDP ²	
	employees	% of total	employees	% of total
NMP	0	0	500	7
City of Davis	352	51	970	14
Sacramento	90	13	1499	21
Woodland	71	10	1182	17
Dixon	21	3	350	5
Vacaville	17	2	283	4
Winters	15	2	250	4
West Sacramento	10	1	167	2
Elk Grove	9	1	150	2
Citrus Heights	6	1	100	1
Fairfield	5	1	83	1
Other ²	96	14	1557	22
Totals	692	100	7,090	100

Notes:

The data are derived from the UC Davis Fall 2002 Travel Behavior Survey and the 2003 LRDP Project Description.

¹ Only cities and towns with 5 people or more, and 1% or more of the total population surveyed, are included in this table. Places where less than 1% of the population is associated with UC Davis are assumed not to be significantly impacted by the campus or the 2003 LRDP.

² There are 67 other communities in the study, each with less than four campus-related residents. Therefore, the 1,547 people in the "Other" category would be distributed over the 67 other communities.

4.11.2.4 2003 LRDP Impacts and Mitigation Measures

LRDP Impact 4.11-1: Implementation of the 2003 LRDP would directly induce substantial population growth in the area by proposing increased enrollment and additional employment.

Significance: Significant

LRDP Mitigation: No mitigation available.

Residual Significance: Significant and unavoidable.

The implementation of the 2003 LRDP would increase the population of students and employees at UC Davis. Housing impacts are discussed below under LRDP Impact 4.11-3. The expected enrollment growth and employment growth are detailed in Table 4.11-9, including detailed

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projections for students, faculty/staff, research park employees, other non-UC affiliates, and employees of the community education center. Table 4.11-9 also includes an estimate of the increased population that would result from the other household members of the additional UC Davis employees. By 2015-16 the student population is expected to increase to 30,000 and the total number of employees at UC Davis is expected to reach 17,740. The total number of additional household members is estimated to increase to approximately 29,803. These increases would result in a total direct population of approximately 77,550 associated with the UC Davis campus. Of the total direct population estimated in 2015-16, the increment of new population projected to result from implementation of the 2003 LRDP is expected to be 24,131. This estimate is conservative in that it may overestimate the regional population increase given that many of the future UC Davis students and employees could already be living within the region. Community Education Center students are not included in these projections because CEC students are assumed to already reside in this region and would not change residence location to attend the CEC.

**Table 4.11-9
2003 LRDP Population Projection Through 2015-16**

	Existing (2001-02)	Increase from 2002-03 to 2003-04	Increase from 2004-05 to 2015-16	Total Through 2015-16
Students ¹ (three-quarter average)	24,870	1,980	3,150	30,000
Faculty/Staff	10,500	1,500 ²	2,500	14,500
Research Park I-80 (non UC-affiliates)	0	0	1,400	1,400
Research Park West Campus (non UC-affiliates)	0	100 ²	900	1,000
Other non-UC affiliates	150	160 ²	440	750
Community Education Center	0	0	90	90
Employee Subtotal	10,650	1,760	5,330	17,740
Total Student and Staff Population	35,520	3,740	8,480	47,740
Additional Population from Employee Households ³	17,892	2,957	8,954	29,803 ⁴
Total Direct Population from UC Davis	53,412	6,697	17,434	77,543

¹ Community Education Center students not included because CEC students are assumed to already reside in the region and would not change residence location to attend CEC.

² Approval under 1994 LRDP anticipated prior to fall 2003 approval of 2003 LRDP. However, approved facilities may not be constructed or occupied through 2003-04.

³ Additional population from employee households based on the SACOG household multiplier for Yolo County of 2.68 people per household. The estimate also assumes only one person per household is a UC Davis employee.

⁴ There would be 110 dependents associated with student households living in the NMP that are not included in this number.

The student and employee population data shown in Table 4.11-9 include estimates of the population levels in 2001-02 and the estimated growth that has occurred and is occurring in the academic years 2002-03 and 2003-04. These growth increases were projected and evaluated in the 1994 LRDP and are considered as part of the background population for purposes of projecting the population and housing that would result from the 2003 LRDP. For purposes of enrollment decisions, implementation of the 2003 LRDP will begin after the start of the 2003-04 academic year. Consequently, the 2003 LRDP will accommodate enrollment from academic year 2004-05 to academic year 2015-16.

The total direct population increase of 24,131 people due to the 2003 LRDP is not expected to alter the regional population projections or the growth planned for by municipal entities through 2015-16. While the total increase would not exceed the regional growth projections, the population induced by the 2003 LRDP would be substantial. Although a substantial population increase is itself not a significant environmental effect, the environmental effects associated with land development, increased traffic, and expanded infrastructure and services could be significant. Of the approximately 24,100 additional people, 5,000 would be students who would reside on the central campus or in the proposed Neighborhood. The Neighborhood would also provide housing for 110 dependents of students. Of the remaining 130 students, it is assumed that 62 would live in the City of Davis or in other cities in the three-county area, and 68 would reside in other communities in the region.

The 7,090 new UC Davis affiliated employees and their dependents would reside in either the Neighborhood, the City of Davis, or elsewhere in the region. The NMP is planned to accommodate 500 employees and their dependents. The amount of future growth expected for the City of Davis is currently unknown because the City of Davis General Plan provides no forecast for growth beyond 2010. To account for potential future growth in the City of Davis, this EIR forecasts that growth in the City of Davis beyond the year 2010 would include up to 970¹ housing units for UC Davis affiliated employees accommodating 970 employees and their dependents. The 5,620 remaining new UC Davis affiliated employees and their dependents are expected to follow the distribution presented in Table 4.11-8. Table 4.11-10 reports the distribution of the 2003 LRDP student, employee, and dependent population and the percentage that the LRDP-related new population would constitute of each community's current (2002) and future (2015) population, based on the distribution presented in Table 4.11-8.

Note that the 2015 population estimates are from SACOG and ABAG projections. As this table shows, with about 2,660 LRDP-related persons living in Davis, LRDP-related new population would form approximately 4.0 percent of the City's 2015 population. Other communities where relatively large numbers of LRDP-related persons would reside include Sacramento with about 4,000 persons, Woodland with about 3,200 persons, and Dixon with about 940 LRDP-related persons. Vacaville and Winters would likely house about 760 and 670 LRDP-related persons respectively. In terms of percent total 2015 population, Winters would experience the largest percentage influx with campus-related population accounting for about 6.3 percent of the City's population; followed by Woodland with about 5.2 percent, and Dixon with about 4.6 percent. Although Sacramento would experience a large influx in terms of absolute numbers of persons,

¹ Estimate based on current proportion (approximately 26%) of Davis household occupied by UC Davis faculty and staff.

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because of the large size of that city, these persons would constitute less than 1 percent of the city's 2015 population. The same would be true for Vacaville.

Assuming conservatively that each employee represents one household, approximately 7,100 housing units would be needed to meet the LRDP-related demand for housing. The distribution of employees shown in Table 4.11-8 would also reflect the pattern of demand for housing in the region.

**Table 4.11-10
Projected Employee, Student, and Dependent Residences**

City/ Community	2003 LRDP ²							2015 Population	LRDP Population as % of 2015 Population
	Employees ¹	Employee Dependents	Total in Employee Households	Students	Student Dependents	Total in Student Households	Total 2003 LRDP		
Central Campus	0	0	0	2,000	0	2,000	2,000	--	--
NMP	500	740	1,240	3,000	110	3,110	4,350	--	--
City of Davis	970	1,630	2,600	62 ²	0	62	2,662	67,240	3.96
Sacramento	1,499	2,517	4,016	0	0	0	4,016	512,060	0.78
Woodland	1,182	1,986	3,168	0	0	0	3,168	60,415	5.24
Dixon	350	587	937	0	0	0	937	20,325	4.61
Vacaville	283	476	759	0	0	0	759	119,700	0.63
Winters	250	420	669	0	0	0	669	10,610	6.31
West Sacramento	167	280	446	0	0	0	446	57,730	0.77
Elk Grove	150	252	402	0	0	0	402	149,430	0.27
Citrus Heights	100	168	268	0	0	0	268	91,775	0.29
Fairfield	83	140	223	0	0	0	223	117,700	0.19
Other	1,557	2,616	4,173	68	0	68	4,241	--	--
Totals	7,090	11,911	19,000	5,130	110	5,240	26,244	--	--

Note:

¹ Employee distribution is assumed to follow the distribution presented in Table 4.11-8.

² Either in Davis or elsewhere in the three-county area.

The impact analyses for each resource topic in this EIR applies the assumptions stated above for projecting growth in the City of Davis and the three-county area. In some instances, minor variances from the assumptions have been carried forward into detailed analysis in order to ensure that impacts are not underestimated. Such exceptions have been taken only for the purpose identifying potential environmental impacts.

Where possible this EIR identifies the potential regional and local environmental effects of the expected growth. In certain circumstances, these effects are identified as significant and

unavoidable environmental effects. Accordingly, the effect of increased populations from the proposed project is also considered to be a significant and unavoidable impact.

To fully evaluate the potential for growth inducement in the region, the regional growth induced by UC Davis via the income and employment multiplier effects is addressed in Section 6.

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LRDP Impact 4.11-2: Implementation of the 2003 LRDP would not induce substantial population growth in the area indirectly, for example through extension of roads or other infrastructure.

Significance: Less than significant

LRDP Mitigation: Mitigation is not required.

Growth can be triggered if the infrastructure to serve the proposed project is constructed with excess capacity, or if the lack of infrastructure is an obstacle to growth, and that obstacle is removed by the project. All utilities on campus are provided to on-campus users by the campus departments and therefore the campus controls the development of utility sources as well as the distribution systems. The exceptions are electricity, natural gas, and telecommunications that are purchased from outside providers and distributed on campus by either the outside provider or by the campus.

This pattern would continue under the 2003 LRDP, and as discussed in Section 4.15, Utilities, utility systems would be expanded and extended to new areas on campus as a result of the 2003 LRDP. All of these expansions and extensions would occur in conjunction with the growth in academic and administrative space that would be developed to serve increased enrollment and new research programs and initiatives on the campus. Because campus utilities do not serve off-campus areas, utility extensions and expansions would not lead to urban growth outside the boundary of the campus. With respect to the environmental effects of the growth within the confines of the campus due to the 2003 LRDP, those effects are analyzed in the other sections of this EIR.

With respect to off-campus utilities provided to UC Davis by other entities, no changes to the electrical system outside the campus are necessary in order to serve the needs of the campus under the 2003 LRDP. Providers of telecommunications also have fiber optic cables and other communication lines within the city streets adjacent to the campus from where additional service could be provided as needed. The one off-campus utility expansion that would be implemented to serve the growth on campus is a PG&E gas line along Russell Boulevard up to either the CHCP or the proposed Neighborhood, or a new gas pipeline from the intersection of Union Pacific Railroad and Old Davis Road to the central campus. As these parts of the City of Davis adjacent to the campus are already built out and lack of natural gas service is not an obstacle to growth, the construction of the natural gas pipeline would not induce growth in Davis.

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4.11.2.5 Cumulative Impacts and Mitigation Measures

LRDP Impact 4.11-3: Implementation of the 2003 LRDP and other regional development would not create a demand for housing that could not be accommodated by local jurisdictions.

Significance: Less than significant

LRDP Mitigation: Mitigation is not required.

The increased population discussed above under LRDP Impact 4.11-1 resulting from the 2003 LRDP would result in increased demand for housing. The LRDP designates adequate land area for the construction of sufficient student housing in the central campus and the NMP to satisfy the increased demand for student housing from the 2003 LRDP. Additional student housing previously approved (Segundo Housing Infill, 380 beds approved in 2001), and the Tercero Expansion, 1,200 beds (approved in April 2003) will add residence hall space for approximately 1,580 students on the central campus by the year 2015-16. An additional unnamed housing project with student apartment space for 420 students is expected to be approved and constructed during the implementation of the 2003 LRDP for total of 2,000 additional students housed on the central campus through 2015-16 (UC Davis 2002a).

The current (spring 2002) enrollment and student housing information indicates that UC Davis is providing housing for approximately 23 percent of the three-quarter, on-campus population of enrolled students. The 2,000 spaces of additional central campus student housing projected through the year 2015-16 are expected to provide housing for 39 percent of the new student growth through 2015-16. On completion of the 2,000 additional beds and after increased enrollment through 2015-16, the percentage of students housed on-campus is expected to reach approximately 26 percent. The addition of 1,135 student dwelling units planned as part of the proposed Neighborhood Master Plan (west of SR 113) would provide housing for approximately 3,000 students. If all of the housing west of SR 113 is constructed by the year 2015-16, the campus would provide housing for approximately 30 percent of total enrolled campus students.

Increased demand for employee housing would be accommodated through construction of 500 housing units in the NMP and this EIR projects that the balance of the required housing would be available through new housing construction in the City of Davis and elsewhere in the three-county area. This EIR projects that approximately 970 housing units would be available in the City of Davis for employee housing and Table 4.11-10 presents the expected distribution of employees and associated 4,911 housing units to communities elsewhere in the three-county area. If the assumption of 970 housing units in the City of Davis is not correct, the additional 970 housing units are expected to be provided outside of the City of Davis.

Although the increased housing to meet demand is projected by this EIR and by local and regional planning agencies to be available, the housing has not been constructed and at this time, represents unmet demand. Accordingly, the 2003 LRDP and expected regional growth would result in a significant increase in demand for housing. The increased demand for housing is expected to result in increased housing prices that would have secondary effects such as providing property owners with incentives to maintain and to redevelop residential properties and effects such as decreased affordability of housing for low income residents. These social effects are not anticipated to result in significant environmental effects. Therefore, the effect of increased regional housing demand caused by the proposed project and regional growth is identified as a less-than-significant effect.

The environmental effects of increased demand for housing are more directly related to the environmental effects of increased population. Increased population and the related environmental effects (from the construction of housing, infrastructure, and services) are discussed above in LRDP Impact 4.11-1 and are identified to be significant and unavoidable.

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4.11.3 References

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