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5.0 ROBERT MONDAVI INSTITUTE PROJECT

5.1 INTRODUCTION

The Robert Mondavi Institute (RMI) is a proposed multi-component research and teaching facility that would be located on New Davis Road, north of I-80, just inside the south entrance to the central campus at UC Davis. This section of the EIR describes the proposed project in detail and assesses the environmental impacts that could potentially result from its development.

5.2 PROJECT SUMMARY

5.2.1 Project Description

The RMI Project would be composed of three major components. The Robert Mondavi Institute for Wine and Food Science would be a multi-story academic building with classrooms, office and teaching laboratories. The Viticulture & Enology Research and Teaching Winery would be a facility for winemaking demonstration, teaching and research. The Anheuser-Busch Brewing and Food Science Laboratory would be a similar facility for demonstration, teaching and research in brewing and food processing. The three buildings would be built as a complex with many interactive functions. The complex would be built in two phases, with the first phase to be completed in 2007. Timing of the construction of Phase 2 has not been determined, but the campus proposes to complete Phase 2 within the 2003 LRDP planning period.

Table 5-1 presents a summary of the environmental impacts resulting from the proposed RMI Project. The table has been organized to correspond with the environmental issues discussed in Section 5.4 Environmental Setting, Impacts, and Mitigation Measures, below, and is arranged in four columns: (1) the identified impact under each EIR issue area, (2) the level of significance prior to specific mitigation, (3) RMI or LRDP mitigations that would avoid or reduce the level of impacts, and (4) the level of significance after implementation of mitigation measures, if applicable.

Cumulative impacts that would result from implementation of the RMI Project in combination with other development on campus under the 2003 LRDP and projected regional growth are discussed in the technical sections of Volumes I and II of this EIR. The cumulative impacts to which the RMI Project would contribute include: impact on visual quality and character (LRDP Impact 4.1-5); impact from new light and glare (LRDP Impact 4.1-6); loss of prime farmland (LRDP Impact 4.2-3); contribution to regional emissions of non-attainment pollutants (LRDP Impact 4.3-6); loss of agricultural/ruderal/annual grassland habitat (LRDP Impact 4.4-12); impact to Valley elderberry longhorn beetle habitat (LRDP Impact 4.4-14); impact on cultural resources (LRDP Impact 4.5-5); impact on the regional deep aquifer (LRDP Impact 4.8-13); impact on the regional shallow/intermediate aquifer (LRDP Impact 4.8-14); impact associated with urban runoff (LRDP Impact 4.8-10); impact associated with increased noise levels (LRDP Impact 4.10-5); demand for police and fire facilities (LRDP Impact 4.12-6); demand for schools (LRDP Impact 4.12-7); impact on regional recreational facilities (LRDP Impact 4.13-2); impact associated with the levels of service at regional facilities (LRDP Impact 4.14-2); and cumulative demand for wastewater treatment facilities (LRDP Impact 4.15-10).

5.2.2 Alternatives

Three alternatives to the proposed RMI Project were analyzed for their ability to avoid or reduce any significant project impacts while meeting most of the objectives of the proposed project. A No Project Alternative was also considered. Project alternatives include:

- **Alternative 1: Smaller Project.** Under this alternative, the same site would be used as for the proposed project, but the size of the project would be reduced by eliminating the second phase of construction. Thus, the entire Academic Building would be built, but the Winery and the Laboratory would be of reduced scale relative to the proposed project.
- **Alternative 2: Plant Science Teaching Center Lands.** This alternative would develop the proposed project on Plant Science Teaching Center lands east of SR 113 and west of the Bowley Center on the central campus. This site, which is now being used for growing crops, is currently proposed for future expansion of the Plant Sciences Teaching Center.
- **Alternative 3: Dairy Road Recreation Field Location.** This alternative would develop the proposed project on another central campus site, southeast of the Hutchison Drive/La Rue Road intersection. The site is currently in use as a recreational field.
- **Alternative 4: No Project.** Under the No Project Alternative, the RMI would not be developed.

Table 5-2 provides a summary comparison of project impacts with those of each alternative. The environmental effects of these alternatives, and the extent to which each alternative would meet project objectives, are assessed in Section 5.5 Alternatives.

5.2.3 Mitigation Monitoring Program

CEQA requires that a Lead Agency establish a program to report on and monitor measures adopted as part of the environmental review process to mitigate or avoid significant effects on the environment. The RMI Project does not require any project-specific mitigation measures, and therefore does not require a project-specific Mitigation Monitoring Program (MMP). The MMP for the 2003 LRDP Program, which is presented in Volume I of this EIR, addresses program-level mitigation measures, many of which are also applicable to the RMI Project. These program-level mitigation measures will be implemented and monitored during development of the RMI pursuant to the 2003 LRDP MMP.

5.0 ROBERT MONDAVI INSTITUTE PROJECT

**Table 5-1
RMI Project Summary of Impacts**

Impact	Level of Significance Prior to Mitigation ¹	Mitigation Measures	Level of Significance Following Mitigation ¹	
5.4.1 Aesthetics				
RMI 5.4-1	Implementation of the RMI project would not substantially degrade the existing visual character or quality of the site and its surroundings.	LS	Implement LRDP Mitigations 4.1-2(a) and 4.1-2 (b).	LS
RMI 5.4-2	Development of the RMI Project would not create a new source of substantial light or glare, which could adversely affect day or nighttime views in the area.	LS	Implement LRDP Mitigations 4.1-3 (a-c).	LS
5.4.2 Agriculture				
RMI 5.4-3	Development of RMI would convert approximately 3 acres of prime farmland (as defined by the State Farmland Mapping and Monitoring Program) to nonagricultural uses.	S	Implement LRDP Mitigation 4.2-1.	SU
5.4.3 Air Quality				
RMI 5.4-4	Construction activities at the RMI Project site would result in short-term emissions of criteria air pollutants.	S	Implement LRDP Mitigations 4.3-3 (a-c).	SU
RMI 5.4-5	Operational emissions from the RMI Project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.	LS	Mitigation is not required	LS
5.4.4 Biological Resources				
RMI 5.4-6	Development of the RMI Project could result in the failure of nesting efforts by Swainson's hawks or other birds of prey.	PS	Implement LRDP Mitigations 4.4-4(a).	LS
RMI 5.4-7	Development of a new storm drain outfall for the RMI Project at the Arboretum waterway could result in the adverse modifications of wetlands or other waters of the United States that fall under the jurisdiction of the ACOE and/or CDFG.	PS	Implement LRDP Mitigations 4.4-8(a-c).	LS

LS: Less than significant; PS: Potentially significant; S: Significant; SU: Significant and Unavoidable

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Impact		Level of Significance Prior to Mitigation ¹	Mitigation Measures	Level of Significance Following Mitigation ¹
RMI 5.4-8	Development of a new storm drain outfall at the Arboretum waterway for the RMI Project could result in temporary loss of potential habitat for the northwestern pond turtle.	PS	Implement LRDP Mitigation 4.4-7.	LS
5.4.5 Cultural Resources				
RMI 5.4-9	Construction of the RMI Project utility lines and other project facilities could damage or destroy an archaeological resource or historic structure and/or disturb human remains.	PS	Implement LRDP Mitigations 4.5-1(b)(i) and (ii). In the event of an additional archaeological discovery, implement LRDP Mitigation 4.5-1(vi). If a discovered resource is determined to quality as an historical resource or unique archaeological survey, implement LRDP Mitigation 4.5-2. If human remains are discovered, implement LRDP Mitigation 4.5-4, as applicable.	LS
RMI 5.4-10	Construction of RMI utility lines would not diminish the significance of an historic structure.	LS	Mitigation is not required.	LS
5.4-7 Hazards and Hazardous Materials				
RMI 5.4-11	Implementation of the RMI Project would not create a significant hazard to the public or the environment through the use, transport, or disposal of hazardous materials.	LS	Implement LRDP Mitigations 4.7-1, 4.7-2, 4.7-5(b), and 4.7-8.	LS
RMI 5.4-12	Implementation of the RMI Project would not expose construction workers and campus occupants to contaminated soil or groundwater.	LS	Mitigation is not required.	LS
5.4.8 Hydrology and Water Quality				
RMI 5.4-13	RMI construction activities would not contribute substantial loads of sediment or other pollutants in storm water runoff that could degrade receiving water quality.	LS	Implement LRDP Mitigation 4.8-1.	LS

LS: Less than significant; PS: Potentially significant; S: Significant; SU: Significant and Unavoidable

5.0 ROBERT MONDAVI INSTITUTE PROJECT

Impact		Level of Significance Prior to Mitigation ¹	Mitigation Measures	Level of Significance Following Mitigation ¹
RMI 5.4-14	Implementation of the RMI Project would increase the amount of water extracted from the shallow/ intermediate and deep aquifers and would increase impervious surface coverage. Extraction from the aquifers could deplete groundwater levels and could contribute to local subsidence, and increased impervious surface coverage could interfere substantially with recharge. This could result in a net deficit in the aquifers or a lowering of the local groundwater table.	S	Implement LRDP Mitigations 4.8-5(a) and 4.8-6(a).	SU
5.4.9 Land Use and Planning				
RMI 5.4-15	Implementation of the RMI Project would not result in development that is substantially incompatible with existing or planned adjacent land uses.	LS	Mitigation is not required.	LS
5.4.10 Noise				
RMI 5.4-16	Traffic to and from the RMI site would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	LS	Mitigation is not required.	LS
RMI 5.4-17	Construction of the RMI Project would not expose noise-sensitive land uses to significant rail noise.	LS	Mitigation is not required.	LS
5.4.14 Traffic, Circulation, and Parking				
RMI 5.4-18	Implementation of the RMI Project would not cause unacceptable intersection operations in relation to the existing operations, including roadways listed in the Yolo County and Solano County Congestion Management Plans.	LS	Mitigation is not required.	LS
RMI 5.4-19	Implementation of the RMI Project would create an additional parking demand.	LS	Mitigation is not required.	LS

LS: Less than significant; PS: Potentially significant; S: Significant; SU: Significant and Unavoidable

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Impact		Level of Significance Prior to Mitigation ¹	Mitigation Measures	Level of Significance Following Mitigation ¹
5.4.15 Utilities				
RMI 5.4-20	Implementation of the RMI Project would place demand on campus utilities which would not result in significant environmental impacts.	LS	Implement LRDP Mitigations 4.8-5(a), 4.8-6(a), and 4.15-6(b) or equivalent measures.	LS

LS: Less than significant; PS: Potentially significant; S: Significant; SU: Significant and Unavoidable

5.0 ROBERT MONDAVI INSTITUTE PROJECT

**Table 5-2
Comparison of Alternatives to the Proposed RMI Project**

Impact	Proposed Project	Alternative 1 Smaller Project	Alternative 2 Plant Science Teaching Center Lands	Alternative 3 Dairy Road Recreation Field Location	Alternative 4 No Project Alternative
5.4.2 Agricultural Resources					
RMI 5.4-3: Development of RMI would convert approximately 3 acres of prime farmland (as defined by the State Farmland Mapping and Monitoring Program) to non-agricultural uses.	S	L	E	L	NI
5.4.3 Air Quality					
RMI 5.4-4: Construction activities at the RMI Project site would result in short-term emissions of criteria air pollutants.	S	L	E	E	NI
5.4.4 Biological Resources					
RMI 5.4-6: Development of the RMI Project could result in the failure of nesting efforts by Swainson's hawks or other birds of prey.	PS	E	M	L	NI
RMI 5.4-7: Development of a new storm drain outfall for the RMI Project at the Arboretum waterway could result in the adverse modifications of wetlands or other waters of the United States that fall under the jurisdiction of the ACOE and/or CDFG.	PS	E	M	L	NI
RMI 5.4-8: Development of a new storm drain outfall at the Arboretum waterway for the RMI Project could result in temporary loss of potential habitat for the northwestern pond turtle.	PS	E	M	L	NI

Note: This table lists only the significant and potentially significant impacts of the proposed project.

Abbreviations for Proposed Project: Impacts are: S = Significant (or Potentially Significant) but can be mitigated to less-than-significant levels; SU = Significant and Unavoidable

Abbreviations for Alternatives: Impacts are: NI = no impact, L = less than the proposed project; E = roughly equal to the proposed project; M = more significant than the proposed project.

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Impact	Proposed Project	Alternative 1 Smaller Project	Alternative 2 Plant Science Teaching Center Lands	Alternative 3 Dairy Road Recreation Field Location	Alternative 4 No Project Alternative
5.4.5 Cultural Resources					
RMI 5.4-9: Construction of the RMI Project utility lines and other project facilities could damage or destroy an archaeological resource or historic structure and/or disturb human remains.	PS	L	M	E	NI
5.4.8 Hydrology and Water Quality					
RMI 5.4-14: Implementation of the RMI Project would increase the amount of water extracted from the shallow/ intermediate and deep aquifers and would increase impervious surface coverage. Extraction from the aquifers could deplete groundwater levels and could contribute to local subsidence, and increased impervious surface coverage could interfere substantially with recharge. This could result in a net deficit in the aquifers or a lowering of the local groundwater table.	S	L	E	E	NI

Note: This table lists only the significant and potentially significant impacts of the proposed project.

Abbreviations for Proposed Project: Impacts are: S = Significant (or Potentially Significant) but can be mitigated to less-than-significant levels; SU = Significant and Unavoidable

Abbreviations for Alternatives: Impacts are: NI = no impact, L = less than the proposed project; E = roughly equal to the proposed project; M = more significant than the proposed project.

5.3 DETAILED PROJECT DESCRIPTION

5.3.1 Project Location

The proposed site for the RMI Project is a level 3-acre parcel, currently planted in alfalfa. It is located on the southern margin of the UC Davis central campus, south of Old and New Davis Road and north of I-80, just inside the south entry to the central campus. The site is approximately 500 feet southwest of the Robert and Margrit Mondavi Center for the Performing Arts. The parcel is bordered on the north by New Davis Road, on the east by the South Entry Parking Structure and surface parking lots, and on the south and west by other alfalfa fields. The location, conceptual site plan, and conceptual building elevations are shown on Figure 5-1.

The RMI site location was selected for its prominent position near the campus entry from I-80. A facility at this location would attract and be easily accessible to visitors, industry partners, and students. The facility would be designed to complement existing South Entry gateway development and to contribute to the welcoming atmosphere of this entry to the campus.

5.3.2 Project Needs and Objectives

The RMI Project would support instruction and research by the Department of Viticulture and Enology and the Department of Food Science and Technology. The specific objectives of the RMI Project are to:

- Create a strong identity and an inviting entry for the Robert Mondavi Institute, the University of California Davis campus, and the departments of Viticulture and Enology, and Food Science and Technology
- Provide a state-of-the-art research and teaching facility, which provides education and extension programs for the industry, community and campus, and continues the departments' reputation for academic excellence
- Facilitate interaction between RMI researchers
- Accommodate visitors within the public portions of the project to encourage community outreach and education, while maintaining separation between research functions and public areas within the Institute
- Expand training capability for hands-on production of wine, in a facility similar to that which students will encounter in commercial experience
- Develop a flexible food processing facility to accommodate a variety of testing alternatives and simulations
- Demonstrate good environmental practices in all aspects of the project
- Accommodate future expansion of the Institute and the departments

The Robert Mondavi Institute for Wine and Food Science (RMI) would provide a modern facility to accommodate the Food Science and Technology (FS&T) and Viticulture and Enology (V&E) departments (two departments within the College of Agricultural and Environmental Sciences), which currently are housed in Cruess Hall and the Enology Building. These buildings

were constructed in 1952 and 1939, respectively, for agricultural programs that at the time had relatively simple laboratory needs. The facilities provided by these buildings are outdated, and the lack of modern science laboratories limits teaching and research opportunities and also limits collaboration efforts of the V&E and FS&T departments. New facilities would provide space for collaborative work between these departments that would provide a unique alignment of academic endeavors.

In addition to outdated facilities, the amount of space available to the V&E Department and the FS&T Department has not kept pace with modern teaching and research practices. Some research activities have not been pursued because of a lack of space. The typical size of a research team involved in biological science ranges from 10 to 12 individuals comprising faculty, post-doctoral scholars, graduate students, and undergraduate students. The lack of sufficient space hampers the appropriate involvement of these team members, and adversely affects the campus goal to engage more students in the research enterprise.

5.3.3 Project Elements

The RMI Project would have three major components: the Robert Mondavi Institute for Wine and Food Science (“Academic Building”), the Viticulture & Enology Research and Teaching Winery (“Winery Building”), and the Anheuser-Busch Brewing and Food Science Laboratory (“Laboratory Building”). Although each component would be constructed independently, all three are related in function and ultimately would be functionally integrated, through interdisciplinary programs and activities in the buildings, and through cohesive site planning that includes co-location of the facilities. Detailed descriptions of each facility are provided below. The 2003 LRDP also designates land west of the RMI site as Teaching and Research Fields for the eventual development of a vineyard area to enhance the south entry to campus and the land adjacent to the RMI. Development of the vineyard is uncertain at this time due to a lack of funding. The vineyard concept is not included as part of the RMI Project.

Table 5-3 shows the proposed space allocation for the RMI Project.

**Table 5-3
Building Space Allocation**

Component	Phase 1		Phase 2		Total gsf	Total asf
	gsf	asf	gsf	asf		
Robert Mondavi Institute for Wine and Food Science (Academic Building)	129,600	75,000	0	0	130,000	75,000
Viticulture & Enology Research and Teaching Winery	30,000	17,600	40,000	24,000	70,000	42,000
Anheuser-Busch Brewing and Food Science Laboratory	13,000	8,000	14,000	9,100	27,000	17,000
Total	173,000	100,000	54,000	34,000	230,000	134,000

asf = assignable square feet
gsf = gross square feet