

2.0 PROJECT REFINEMENTS

2.1 CHANGES TO THE LRDP LAND USE DIAGRAM

Since the circulation of the Draft EIR, the University has made some minor changes to the LRDP land use diagram, all of which are focused at improving the campus layout, circulation and function. These changes are described below, along with an analysis as to whether these changes could result in impacts not previously analyzed or otherwise affect the impact analysis and conclusions drawn in the Draft EIR.

- Refinements have been made in the details of circulation and site layout at the South Entry to the central campus as the result of progress in design for the Robert Mondavi Institute.
- Several additional refinements have been made in the NMP. These are detailed in Section 2.2, below.

The revised LRDP land use diagram is shown on Figure 3-1 in Volume I. As a result of these changes to the land use diagram, acreages of land under various land use categories have slightly changed. The revisions are shown in Revised Table 3-3 below (the same revised table is included in Volume I).

**Table 3-3
Acreage by Land Use Category**

Land Use Category	2001-2002 Existing Land Use	2003 LRDP Land Use Designation
Academic/Administrative–High Density	293	441
Academic/Administrative–Low Density	293	316
Agricultural Research Reserve	1,381	0
Community Gardens	12	10
Elementary School	0	3
Faculty and Staff Housing	6	77
Formal Open Space	20	69
Major Roads, Levees, etc.	108	132
Mixed-Use Housing	0	6
Parking	79	92
Physical Education/Intercollegiate Athletics/Recreation	107	195
Research Park–High Density (formerly Enterprise Reserve)	0	12
Research Park–Low Density (formerly Enterprise Reserve)	0	33
Student Housing	118	167
Support Services	213	242
Teaching and Research Fields	2,214	2,722
Teaching and Research Open Space	376	757
Total	5,274	5,274

These changes do not affect the total acreage designated for development on the campus or the acreage designated for specific programs, and will not result in changes in the identified

environmental impacts of the 2003 LRDP or the five projects. All of these modifications are internal functions within the campus plan and do not change the overall footprint of the campus. These changes do not affect the size of the campus population, which is the variable that drives the majority of impact analyses, including impacts on Air Quality, Traffic, Noise, Population and Housing, Public Services and Utilities. These changes also do not affect the analysis of impacts related to Aesthetics, Agricultural Resources, Hydrology and Water Quality, Geology, Soils and Seismicity, Hazards and Hazardous Materials, Biological Resources, Cultural Resources or Land Use and Planning.

These modifications are reflected in the revision of pertinent figures in the revised Volumes I and III.

2.2 CHANGES TO THE NMP LAND USE DIAGRAM

The Draft Neighborhood Master Plan (NMP) is an element of the 2003 LRDP, and was circulated simultaneously with it. Several refinements have been made in the land use diagram of the NMP, in part in response to comments and additional analysis by the campus. These are described below:

- The optional vehicular connection from the NMP to Russell Boulevard has been eliminated from both the LRDP and NMP land use diagrams. Analysis indicated that the connection had the potential to result in impacts to valued trees, and comments indicated that this connection was opposed by some members of the community. The NMP will include roadway connections to Russell Boulevard for emergency vehicles at Eisenhower and Arthur Avenues, as well as improved bicycle and pedestrian connections. The north-south arterial roadway in the Neighborhood will end at a “T” intersection south of the detention ponds along Russell Boulevard, at the location previously shown as a traffic roundabout. The traffic roundabout has been moved south along the arterial to an intersection with a major east-west arterial, to improve Neighborhood circulation. A pocket park has been added to the plan between the previous roundabout location and the southern edge of the Russell Boulevard habitat corridor, to provide additional formal park space and a transition from the residential area to the habitat corridor.
- The design of the detention ponds along the northern margin of the Neighborhood, which was schematic in the draft documents, has been refined and now includes a tree protection buffer. The refined design increases the functionality of the ponds and protects the existing walnut trees along Russell Boulevard from damage that might result from pond excavation and inundation of roots.
- The area designated for Student Housing along the eastern margin of the NMP land use map has been expanded by about 1 acre, to encompass the northeastern corner of the area previously designated for the Heidrick Western Center for Agricultural Equipment. This area is not needed for the functions of the Heidrick Center. Expansion of the designated Student Housing area will provide more area to accommodate student parking, and will reduce the potential for parking impacts outside the Neighborhood.

- The Recreation Fields along the southern margin of the NMP land use diagram have been designated for parking uses as well as recreation. The configuration of athletic fields and facilities would allow parking uses to be accommodated within the land designated for recreational fields. This designation will permit possible future parking facilities around the recreational facilities for the use by both student residents and recreational users, if needed.
- A minor roadway connection to Hutchison Drive near the western end of the Neighborhood has been eliminated from both the NMP and LRDP land use diagrams. This roadway is not needed for NMP circulation.

Similar to the LRDP land uses diagram changes, the NMP modifications are internal functions within the campus plan and do not change the footprint of the NMP. These changes do not affect the size of the population expected to reside or work in the Neighborhood, which is the variable that drives the majority of impact analyses, including impacts on Air Quality, Traffic, Noise, Population and Housing, Public Services and Utilities. These changes also do not affect the analysis of impacts related to Aesthetics, Agricultural Resources, Hydrology and Water Quality, Geology, Soils and Seismicity, Hazards and Hazardous Materials, Biological Resources, Cultural Resources or Land Use and Planning.

These modifications are reflected in the revision of pertinent figures in the revised Draft EIR, Volumes I and III.

2.3 POTENTIAL USE OF ADDITIONAL PROPERTIES FOR AGRICULTURAL MITIGATION

As stated on page 3-2, Volume I, the University has the option to purchase agricultural properties located near the campus. These are the 551-acre Kidwell Ranch, and the 294-acre McConeghy Ranch, which are located south of the central campus. All of the lands on these two properties are prime farmland. If the purchase option is exercised, agricultural mitigation could take place at either parcel instead of or in addition to the areas at Russell Ranch that are proposed as the agricultural mitigation site in the Draft EIR. This would not change the nature or extent of the proposed mitigation, but would provide additional flexibility in the use of campus lands. The Draft EIR has been revised to reflect the possibility that the campus could use these properties for the purposes of mitigation of the impacts of conversion of prime farmland.

This change would not alter the results of environmental analyses presented in the Draft EIR.