

FINAL
ADDENDUM #1 TO THE 2003 LONG RANGE DEVELOPMENT PLAN
ENVIRONMENTAL IMPACT REPORT
(State Clearinghouse No. 2002102092)
November 2006

I. INTRODUCTION

On November 20, 2003, The Regents of the University of California (“University”) certified the Final Environmental Impact Report (“Final EIR”) (State Clearinghouse Number 2002102092) for the 2003 UC Davis Long Range Development Plan (“LRDP”). The 2003 LRDP Final EIR evaluated the program-level impacts from projected campus growth between 2003 and 2015, and also included project-level evaluations of the environmental impacts of five projects proposed for implementation by UC Davis. In conjunction with adoption of the 2003 LRDP, The Regents also approved the siting, design, construction, and operation of the two of these five near-term projects. The Neighborhood Master Plan (NMP) is one of these projects that was evaluated in the 2003 LRDP Final EIR and approved by The Regents in November 2003.

The NMP is a plan for the development of a new residential neighborhood, hereinafter West Village, on the UC Davis west campus. Following approval by The Regents, UC Davis undertook an extensive developer selection process and entered into exclusive negotiations with a private sector developer to implement the West Village project. The campus and the developer team have prepared a West Village Implementation Plan (WVIP). The WVIP integrates financial, planning, design, and management guidelines for the successful development of the West Village. As a result of the detailed planning included in the WVIP, the adopted NMP has been refined and slightly reconfigured, as described in more detail below in Section II, Project Description.

Pursuant to Title 14, California Code of Regulations, Section 15164, UC Davis has prepared this Addendum to the previously certified Final EIR to address the changes to the NMP and the 2003 LRDP. In November 2006, The Regents will consider adopting this Addendum to the 2003 LRDP Final EIR, adopting Findings, approving an amendment to the 2003 LRDP, and approving the WVIP. The objectives of this Addendum are to: (1) describe the changes to the NMP as set forth in the 2003 LRDP Final EIR as a result of the WVIP; (2) evaluate the potential environmental effects of the changes; and (3) determine whether there are any new significant impacts not previously addressed in the 2003 LRDP Final EIR or whether significant impacts previously identified in the 2003 LRDP Final EIR would substantially increase.

In accordance with the California Environmental Quality Act (CEQA), an Addendum to an EIR is prepared for minor technical changes or additions to an EIR, which do not raise important new issues about significant effects on the environment. As described in Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164, preparation of an EIR Addendum is appropriate where none of the conditions calling for preparation of a subsequent EIR or supplement to an EIR have occurred, such as:

- (a) Substantial changes in the project or in the circumstances under which the project is undertaken that would involve major revisions to the EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, or
- (b) New information of substantial importance that was not known at the time the EIR was certified becomes available and that new information indicates that: (i) the project will have one or more significant effects not discussed in a previous EIR; (ii) significant effects previously examined will be substantially more severe than shown in the previous EIR; (iii) mitigation measures or alternatives previously found infeasible, which would substantially reduce one or more significant effects of the project, are feasible, but not adopted as part of the project; or (iv) mitigation measures or alternatives which are new and would substantially reduce one or more significant effects of the project are available but not adopted as part of the project.

As discussed below, none of the above conditions calling for a subsequent or supplemental EIR would occur as a result of the changes included in the WVIP. Therefore, approval of the WVIP, and the approval of this Addendum are consistent with the provisions of CEQA and the University's procedures for the implementation of CEQA. The WVIP would also not result in new impacts not previously analyzed in the 2003 LRDP Final EIR and further environmental documentation for the approval of the WVIP is not required.

II. PROJECT DESCRIPTION

The NMP as described and analyzed in the 2003 LRDP Final EIR consisted of the following principal elements:

- A land use plan that covered an area of about 225 acres on the west campus and included a variety of land uses, primarily residential use as shown in Figure 1, and listed in Table 1 below.
- Designation of areas within the NMP to build neighborhood housing for approximately 500 faculty and staff and student housing with about 3,000 student beds, for a total residential population of approximately 4,350 persons (including dependents).
- Designation of areas within the NMP for an elementary school, a Community Education Center (CEC), a mixed-use development, formal open space, recreation fields, and natural areas and buffers.
- A circulation concept that identified the principal vehicular entry into the neighborhood via a new north-south roadway that would be accessed from the south just west of SR-113 via Hutchison Drive, and a series of internal roadways.

In addition to the NMP land use and circulation plan, the 2003 LRDP Final EIR also identified utilities that would serve the proposed neighborhood, including irrigation water, domestic water, wastewater, electricity, natural gas, and telecommunications.

Although the major elements of the approved NMP remain unchanged (Figure 2), the NMP is revised in the following respects as a result of further refinement during the process of preparing the WVIP.

Changes to the NMP Land Use and Circulation Plan

- The total area of the West Village is reduced from approximately 225 acres as identified in the 2003 LRDP Final EIR to approximately 208 acres in the WVIP. The source of this reduction is the realignment of the Hutchison Drive entry roadway of the West Village (described in more detail below), a more compact development pattern which contracts the western boundary of West Village, and the exclusion of the Western Center for Agricultural Equipment (WCAE) from the West Village site.
- Hutchison Drive is proposed to be realigned to the east of the WCAE, rather than to the west. A roundabout would be constructed at least 500 feet west of SR-113 southbound ramp intersection, and Campbell Road would form the west leg of the proposed roundabout intersection. This change allows the existing section of Hutchison Drive west of the WCAE to be removed, creating a direct connection from the WCAE to agricultural fields on the west. This change also allows Phase 1 of the WVIP to expand and include the Phase 3 area of the NMP, thereby reducing the number of phases to two. Consolidating the number of phases would not affect the rate or timing of overall construction because: (1) the total number of units will not exceed the number approved in the NMP; (2) market conditions are expected to determine the actual pace of development (page 2-49, Volume III of the LRDP EIR); and (3) subsequent phases were always anticipated to start before earlier phases were completed (page 2-49, Volume III of the LRDP EIR). Realigning the entrance road improves connectivity of the West Village to the central campus and provides more student housing in Phase 1 of the WVIP. With this change, the West Village would be built in two phases instead of three phases as described in the LRDP Final EIR.
- The elementary school site has been relocated approximately 700 feet to the west of its previous location and is anticipated to be used for either an elementary school, a pre-school facility or a child day care facility. This expands the setback between the site and SR-113. This relocation also places the site more central to faculty and staff housing. In addition, the acreage for the site has been reduced. The potential uses on the site have been broadened so that the site can be used for child-related facilities other than an elementary school in the likely event that the Davis Joint Unified School District decides that an elementary school is not needed.¹
- The village square has been shifted one block to the east of its location in the NMP to accommodate the change in the alignment of the main entry roadway. The locations of uses around the village square also have shifted slightly.
- Development of final construction drawings and possible high market demand for single-family townhouses could result in minor modification to the respective areas designated

¹ The LRDP housing land use designations, previously analyzed, allow child care. Hence, the proposed change would involve additionally allowing childcare on the school site.

faculty/staff housing and student housing. If accommodations are necessary, some of the northern most areas designated for student housing could be changed to faculty/staff housing. However, this potential future change would not change the total number of faculty/staff residences (i.e., 500), the total number of student beds (i.e., 3,000) or the total acreage of the project (i.e., up to 225 acres).

- Other internal changes include replacement of the off-street bikeway from the transit green to the SR-113 bike bridge with an on-street bike lane system in multiple east/west alignments on the site; relocation of the bus route from within the transit green to a road that would be used by buses, vehicles, bicycles, and pedestrians along the southern edge of the green; provision of a central greenway within the student housing complex along SR-113; realignment of the east west linear park at the transit green into a consolidated neighborhood park; reconfiguration of the village square to allow more mixed use frontage; the addition of a bikeway from the student apartments to the SR-113 bike bridge; and minor shifts in the location of faculty/staff housing unit types.
- Changes in the housing component of the project include the elimination of “garden apartments” as a housing type for faculty and staff and the allocation of those 100 units to other housing categories so that the total number of housing units for faculty and staff remains unchanged; and an increase in the total number of housing units for students by 38 units, although the total number of student beds contained in these housing units remain approximately the same as in the NMP.
- East of SR-113, approximately 600 feet of new bicycle path would be constructed adjacent to existing student housing on Orchard Park Circle to the west of Orchard Park Drive. Vehicle parking currently at this location would be relocated approximately 200 feet to the north along Orchard Park Circle to the west of Orchard Park Apartments. This improvement has been included in the West Village Project in compliance with NMP Mitigation 2.4-33, which calls for the construction of a bicycle path near Orchard Park Circle in order to avoid potential conflict between bicyclists associated with the West Village and motor vehicles using Orchard Park Circle.

Table 1 presents a side-by-side comparison of the main features of the previously evaluated and the revised plan.

Changes to the NMP Population

The total population of the West Village and its composition (in terms of UC Davis students, faculty, staff and dependents, and non-UC employees) would remain approximately the same as evaluated in the 2003 LRDP Final EIR. This is because the number of employee housing units included in the WVIP is the same or less than the number previously evaluated. Although 38 additional student housing units are included in the revised plan, with the mix of the various housing types (one bedroom to seven bedroom units) included in the revised plan, the total number of student beds would remain at approximately 3,000, which is the number evaluated in the 2003 LRDP Final EIR. With respect to the non-residential population of the NMP, the number of non-UC employees, students at the CEC and elementary school would not increase as

the same amount of building space for these non-residential uses as previously evaluated is included in the revised plan.

**Table 1
 Changes to the Proposed Project**

Land Use/Housing Type	Previously Analyzed Plan		Revised Plan	
	Number of Acres	Number of Units	Number of Acres	Number of Units
Faculty/Staff	53		60.9 ¹	
Single-Family Homes		275		262
Townhouses		100		213
Garden Apartments		100		0
Mixed-Use Apartments		25		0 ³
<i>Subtotal</i>		500		475
Students	30		44.8 ¹	
Student Apartments		865		943
Student Family Apartments		80		0 ⁴
Mixed-Use Housing Apartments		40		80 ³
Student Cottages		150		150
<i>Subtotal</i>		1,135		1,173
Mixed-Use Housing	4		4.1	
Community Open Space	52		43.4	
Recreation Fields	20		22.0	
Community Education Center	6		6.1	
Western Center for Ag Equipment	7		3.1 ²	
Elementary School	3		0.4	
Public Safety Station	1		0.6	
Circulation System	48		22.8 ¹	
<i>Total</i>	225	1,635	208²	1,737
¹ Secondary streets with the faculty/staff housing land use and parking within the student housing land use are included within those land uses and not within the circulations system total. ² Approximately 3 acres at the Western Center for Agricultural Equipment is no longer within the WVIP boundaries. ³ A small portion of the mixed-use housing units may be used for faculty/staff but will not raise the total number of faculty/staff units above 500. ⁴ Student family apartments are included under the Student Apartments category.				

Changes to NMP Utilities

Because the total population of the West Village would not be greater than the population previously evaluated in the 2003 LRDP Final EIR, the projected peak demand and annual consumption of utilities would not increase over levels reported in the 2003 LRDP Final EIR. For some utilities, the NMP identified and evaluated more than one option. The selected option and some proposed minor changes to the manner in which some of the utilities would be provided to the site (Figure 3) are described below.

- **Domestic Water:** The 2003 LRDP Final EIR discussed and evaluated three options for supplying domestic water to the neighborhood. The WVIP incorporates two of the options evaluated in the 2003 LRDP EIR: (1) a new well located on or near the neighborhood that connects to the campus system and (2) a new tank on or near the neighborhood that connects to the campus system. The 2003 LRDP EIR assumed that the one or the other of these options would be used and that, if located off-site, would be approximately ½ mile west of the neighborhood. The WVIP incorporates both. The new well would be located further west on the south of Hutchison Drive just east of County Road 98, approximately ½ mile further west than in described in the 2003 LRDP EIR. The new tank would be located within the boundaries of the neighborhood. Therefore, the total area outside the neighborhood boundary that would be disturbed remains approximately ½ acre as described in the 2003 LRDP EIR. In addition, the existing water line in Hutchison Drive would be replaced with a larger main to serve the West Village and future 2003 LRDP needs on the west campus.
- **Irrigation Water:** The 2003 LRDP EIR discussed and evaluated three options for supplying irrigation water to the neighborhood. The WVIP would supply irrigation water from the domestic water system, which is consistent with the 2003 LRDP EIR.
- **Storm Water:** Similar to the previously evaluated plan, site storm water would be collected in the ponds south of Russell Boulevard. However, south of the West Village, it would be conveyed by a new storm drain that would be aligned along Campbell Road as opposed to the previously proposed alignment along SR-113. The storm drain would have an outfall on the North Fork Cutoff west of SR-113 and not on Putah Creek as previously considered. From the North Fork Cutoff, storm water would be discharged via the existing siphon under SR-113 to the Arboretum pump pond.
- **Wastewater:** Wastewater would be conveyed to the central campus by a new force main aligned along Hutchison Drive and other central campus streets up to the existing influent pump station on La Rue Road, which is consistent with the 2003 LRDP EIR.
- **Electricity and Natural Gas:** These utility services would tie into existing PG&E facilities under Russell Boulevard with required capacity upgrades. These utility connections are consistent with those described and evaluated in the 2003 LRDP EIR.

Changes to the 2003 LRDP Land Use Diagram

To accommodate the changes to the NMP described above, the 2003 LRDP land use diagram has been revised. Figure 1 shows the 2003 LRDP land use designation for the NMP area as previously approved. Figure 2 shows the revised 2003 LRDP land use designations for the same area.

Changes to the 2003 LRDP Land Use Designations

To accommodate the possibility of a child care or pre-school facility in the neighborhood, the definition of the Elementary School land use designation on page 65 of the 2003 LRDP is replaced with the following text

ELEMENTARY SCHOOL/CHILD CARE FACILITY – A site for a neighborhood Elementary School, pre-school, or child care facility is located west of SR 113, south of Russell Boulevard, and north of Hutchison Drive as part of the proposed NMP. The site will accommodate neighborhood children and will be planned in coordination with the housing projects.

III. ENVIRONMENTAL IMPACTS DUE TO THE CHANGES IN THE PROJECT

This section analyzes whether the changes described above would result in any new significant effects or substantially increase the severity of previously identified significant effects.

A. Aesthetics

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR found that implementation of the NMP would result in a significant and unavoidable impact on scenic vistas as viewed from the central campus and surrounding areas across agricultural lands to the Coast Range mountains, and from viewpoints along Russell Boulevard and its bike path (NMP Impact 2.4-1). The proposed changes to the NMP that are included in the WVIP would not increase the severity of this impact as the WVIP continues to cluster the taller apartments in the center of the neighborhood, and maintains a open space buffer along Russell Boulevard of the same width as in the previously evaluated NMP. The project-level evaluation in the 2003 LRDP Final EIR found that implementation of the NMP could degrade the visual character of the project site and its surroundings by substantially affecting its valued elements, and therefore result in a potentially significant impact (NMP Impact 2.4-2), and that it would create new sources of substantial light or glare that could affect day or nighttime views (NMP Impact 2.4-3). The recreation fields, which are one of the main sources of new light, would remain at the previously evaluated location along Hutchison Drive. The changes to the NMP would not increase the severity of these impacts as the revised plan would essentially affect the same project site and not a larger area and include the same level of development. Similarly, the construction of a bicycle path east of SR-113 and the relocation of some parking in the Orchard Park Apartments area would not result in new visual impacts because none of these improvements would affect scenic vistas from the central campus across agricultural lands to the Coast Range due to the nature of the improvements, which do not include new buildings and due to the existing trees in the project area. All impacts related to aesthetics would remain unchanged from the previous analysis.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new visual or aesthetic issues. Therefore,

the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified aesthetics impacts, or result in any new significant visual impacts.

B. Agricultural Resources

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR found that the implementation of the NMP would convert approximately 225 acres of prime farmland to non-agricultural uses. This impact was determined to be significant and unavoidable even with mitigation (NMP Impact 2.4-4). The proposed revisions to the NMP would reduce the acreage of prime farmland that would be converted by approximately 17 acres, but the impact would remain significant and unavoidable. The construction of proposed bicycle path east of SR-113 and the relocation of parking in the area of Orchard Park Apartments would not affect prime or other designated farmland because the affected area is designated Urban and Built Up Land in the Farmland Mapping and Monitoring Program. All impacts related to agricultural resources would remain unchanged from the previous analysis.

Since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to agricultural resources and the total acreage of agricultural land projected to be converted to non-agricultural uses in the 2003 LRDP Final EIR has not been changed. Therefore, the revised project would not alter the conclusion of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts on agricultural resources.

C. Air Quality

The project-level air quality evaluation contained in Volume III of the 2003 LRDP Final EIR evaluated the impact resulting from constructing the neighborhood in three phases over a period of 8 years. Based on an assumed disturbance of 1/8th of the 225-acre site in one year, the EIR found that the daily emissions of NO_x and ROG from construction activities would exceed the Yolo Solano Air Quality Management District significance thresholds and would result in a significant unavoidable impact (NMP Impact 2.4-5). Under the revised plan, the proposed project would be constructed in two phases starting 2007 (as noted earlier, Phase 3 would be combined with Phase 1). However, the period over which the entire project would be constructed would still be at least 8 years and potentially longer. Because the duration of construction, average area of disturbance, and the building space that would be constructed would not change relative to that under the previously evaluated NMP, the daily emissions from construction activities would not exceed the previous estimates. Therefore, the severity of the previously identified significant unavoidable impact from construction emissions would not increase.

The revised NMP would not involve a total population that would be larger than the population evaluated in the 2003 LRDP Final EIR. As a result, the number of vehicle trips to the site would not be greater than the number analyzed for the previously evaluated NMP and emissions of criteria pollutants from the NMP-related vehicle trips would not be expected to increase

compared to previously estimated emission levels. Therefore, the severity of the significant unavoidable impact associated with criteria pollutant emissions from routine operations (NMP Impact 2.4-6) would not increase. All impacts related to air quality would remain unchanged from the previous analysis, including impacts related to the use of portions of the site for childcare.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to air quality. The revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts on air quality.

D. Biological Resources

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR found that implementation of the NMP would result in: a potentially significant impact from the conversion of approximately 225 acres of agricultural land and ruderal/annual grassland habitat suitable for western burrowing owl (NMP Impact 2.4-7); a potentially significant impact on nesting Swainson's hawks or other birds of prey (NMP Impact 2.4-8); and no impact on Important Trees (NMP Impact 2.4-13). Because the revised plan would affect the same site and would affect approximately 17 fewer acres of land on the west campus, the severity of these impacts would not be increased.

The project-level evaluation in the 2003 LRDP Final EIR found a potentially significant impact from loss of potential Valley Elderberry Longhorn Beetle habitat (NMP Impact 2.4-9) as the project would require the removal of a single elderberry shrub on the NMP site and some additional shrubs in the area of the North Fork Cutoff and near the Arboretum forebay associated with the new storm drain for the proposed project. Although the alignment of the storm drain has changed, even at the new location of the storm drain outfall on the North Fork Cutoff, the potential for impacts to elderberry shrubs on the West Village site, in the North Fork Cutoff, and near the Arboretum forebay would not change; potential impacts along Putah Creek near Hopkins Road would be eliminated. The project-level evaluation also identified a potentially significant impact from loss of northwestern pond turtle habitat from off-site utility construction (NMP Impact 2.4-10), a potentially significant impact on jurisdictional wetlands from off-site utilities (NMP Impact 2.4-11), and a potentially significant impact on special-status fish species from the construction of the NMP storm drain outfall on Putah Creek (NMP Impact 2.4-12). The first two of these impacts might also occur under the revised project as a result of improving or upgrading the storm water outfall at the west end of the Arboretum, but would not be exacerbated because the currently proposed storm water disposal system is largely the same as previously proposed. The impact on special-status fish species would be avoided because under the current plan, the storm drain outfall would not be on Putah Creek but on the North Fork Cutoff where special-status fish species are not present. All other impacts related to biological resources would remain unchanged from the previous analysis.

The construction of proposed bicycle path east of SR-113 and the relocation of parking in the area of Orchard Park Apartments would not affect any biological resources, including elderberry shrubs or burrowing owls, as none are present in the area of these improvements. Should construction of the bicycle path occur during the nesting season, the campus will implement LRDP Mitigation 4.4-4(a) to avoid impacts to nesting Swainson's hawks or other birds of prey.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to biological resources. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts on biological resources.

E. Cultural Resources

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR identified no impacts to historical resources or unique geological features that could support paleontological resources from the implementation of the NMP. Although no archaeological resources were encountered during a survey of the site, the 2003 LRDP Final EIR found that extensive excavation associated with the NMP including some of the off-site utilities (such as the storm drain) could potentially uncover archaeological resources or human remains, and could result in a potentially significant impact (NMP Impact 2.4-14). Because the revised plan would affect the same site and would not affect additional land on the west campus, and the utilities would be in the same general area within previously disturbed corridors, the potential to affect unknown archaeological resources would not be greater and the severity of this impact would not be increased.

The proposed bike path between SR-113 and Orchard Park Apartments, which would be constructed as part of the West Village Project, would not adversely affect any known cultural resources as none are present along the proposed alignment of this bike path. Furthermore, in compliance with LRDP Mitigation 4.5-1(a)(ii), the campus has evaluated the proposed improvement and determined that because the proposed path would involve minimum excavation (less than 18 inches below ground surface), at the time of its construction, the campus will implement LRDP Mitigation LRDP Mitigation 4.5-1(b)(i) (contractor crew training). In the event of a find during construction, the campus will implement LRDP Mitigation 4.5-1(b)(vi) (halt work until the find is evaluated by a qualified archaeologist).

Since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to cultural resources. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts on cultural resources.

F. Geology, Soils and Seismicity

No significant effects on geology, soils and seismicity associated with the implementation of the NMP were identified in the project-level evaluation contained in Volume III of the 2003 LRDP Final EIR. The revised plan would construct the West Village at the same site and would involve the same types of structures as previously evaluated. All impacts related to geology, soils, and seismicity would remain unchanged from the previous analysis.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to geology, soils and seismicity. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to geology, soils, and seismicity.

G. Hazards and Hazardous Materials

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR found that implementation of the NMP would result in a potentially significant impact from the hazard to the public or the environment through the use, transport or disposal of hazardous materials by non-UC entities that would be present in the West Village (NMP Impact 2.4-15). The NMP includes the CEC that would be developed and occupied by the Los Rios Community College District and would include biology and chemistry laboratory space for teaching purposes. The CEC is also an element of the revised plan and includes less building space (about 60,000 square feet) than in the NMP as originally envisioned (up to 80,000 square feet). Therefore, the severity of the impact would not increase relative to the previous evaluation. The 2003 LRDP Final EIR also found that there was a potential for significant impacts associated with exposure to contaminated soil or groundwater (NMP Impact 2.4-17), safety hazard from development near the University Airport (NMP Impact 2.4-18), and from interference with the campus' Emergency Operations Plan (NMP Impact 2.4-18). Except for a minor change in the site boundary near the WCAE in the southeastern portion of NMP, the NMP footprint would be the same as evaluated in the 2003 LRDP Final EIR. Furthermore, while the land uses inside the site boundary would shift, the changes are not substantial. Therefore, the impacts related to exposure to contaminated soils or groundwater, safety hazard from the University Airport, and relative to the campus' Emergency Operations Plan would remain unchanged. Under the revised plan, the proposed elementary school would move approximately 700 feet west of the previously proposed location. However, even with this move, the school would not be within the University Airport Safety Compatibility Zone 6 where children's schools are to be avoided. The 2003 LRDP Final EIR also found that the NMP would include the CEC laboratories that would handle hazardous materials within ¼ mile of the proposed elementary school and other childcare facilities. However, because only small amounts of hazardous materials would be used in the CEC laboratories, the impact would be less than significant (NMP Impact 2.4-16). As noted above, the revised plan also includes the CEC but with a smaller amount of building space, the use of hazardous materials would not be greater than previously analyzed. With respect to the proposed elementary school, as noted above, the revised plan would move it approximately 700 feet west of the previously proposed location. However, even at the new location, the school would be about the same distance from the CEC, and therefore the change in the location of the elementary

school would not result in a new significant impact. All impacts related to hazards and hazardous materials would therefore remain unchanged from the previous analysis.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to hazards and hazardous materials. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to hazards and hazardous materials.

H. Hydrology and Water Quality

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR found the potential impacts on water quality from construction activities and from the discharge of wastewater to the campus wastewater treatment plant to be less than significant (NMP Impacts 2.4-20 and 2.4-21). The changes to the proposed project would not increase the scale of construction, the size of the on-site population, or change the types of activities that would occur in the West Village, and therefore, these impacts would remain unchanged.

With respect to the significant impact from extraction of groundwater from the shallow/intermediate and deep aquifers and reduced recharge as a result of increased impervious surfaces (NMP Impact 2.4-22), that impact would also remain unchanged because under the revised plan, the West Village would require the same volume of irrigation and domestic water, and would use the same source (a new nearby well drilled in the deep aquifer for domestic water). Furthermore, even though the acreages under different land uses would change relative to the previously evaluated plan, the acreage under recreation fields and community open space (pervious surfaces) would be the same as the acreage in the previously evaluated plan (see Table 1). Therefore, the severity of the impact on groundwater recharge would not increase. All other impacts related to hydrology and water quality would remain unchanged from the previous analysis.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to hydrology and water quality. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to hydrology and water quality.

I. Land Use and Planning

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR identified no significant impacts with respect to land use and planning, including the impact related to compatibility of the proposed development with existing and planned adjacent land uses (NMP Impact 2.4-23). The revised plan is substantially the same as the previously evaluated NMP. It maintains the buffers along the edges of the neighborhood, and retains single-family residential uses in the portion of the neighborhood that faces Russell Boulevard. Therefore, similar to the previously analyzed plan, the revised plan would not result in impacts related to land use. Since

the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to land use and planning. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to land use and planning.

J. Mineral Resources

Section 4.6 (Geology, Soils, and Seismicity) in Volume I of the 2003 LRDP Final EIR noted that campus development under the 2003 LRDP would not result in the loss of availability of a known mineral resource. Sand and gravel are important mineral resources in the region. However, natural gas is the only known or potential mineral resource that has been identified on campus. Because natural gas can be extracted at wells placed considerable distances from deposits, development under the 2003 LRDP would not impede extraction or result in the loss of availability of a known mineral resource.

K. Noise

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR identified a potentially significant impact from the temporary increase in noise that would result from construction activities at the NMP site (NMP Impact 2.4-24)². Although the project would occur in two phases rather than three, the average area under construction, the location of construction activities, and the distances from the construct area to the nearest sensitive receptors would remain unchanged under the revised plan; therefore, the changes to the NMP would not change the severity of this impact. The 2003 LRDP Final EIR also found that the traffic to and from the NMP site would result in a significant noise impact at a few existing and planned receptors (NMP Impact 2.4-25). The revised plan involves the same population as the previously evaluated plan and therefore the number of daily trips on roadways leading to the site would be the same as previously evaluated. Furthermore, although some of the land uses within the NMP site would shift slightly from their previous locations, they would not shift substantially. Therefore, the changes to the plan would not increase the significance of the traffic noise impacts resulting from the project or result in a noise impact at a location not previously evaluated. Note that under the revised plan, student apartments along SR-113 have a slightly greater setback from the freeway, which would further reduce the less-than-significant noise impact from exposure to freeway noise.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to noise. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to noise.

² The summary at the beginning of NMP Impact 2.4-24 identifies construction-related noise impacts as potentially significant and identifies mitigation measures to reduce the impacts to a less-than-significant level. However, the analysis following that summary concludes that there is no impact and no mitigation is required. Therefore, adopting and implementing the mitigation measures would further reduce this already less-than-significant impact.

L. Population and Housing

No significant effects on population and housing from the implementation of the NMP were identified in the project-level evaluation contained in Volume III of the 2003 LRDP Final EIR because the analysis concluded that population growth due to the project was within the 2003 LRDP population projections for the campus as a whole through 2015. The revised NMP involves the same population as under the previously evaluated NMP, and therefore the LRDP-level impacts on population and housing (LRDP Impacts 4.11-1 through 4.11-3) would remain unchanged.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to population and housing. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to population and housing.

M. Public Services

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR identified less-than-significant impacts associated with the provision of new or altered facilities for the UC Davis Police Department, the City of Davis Police Department, the UC Davis Fire Department, DJUSD school facilities, and new library facilities (NMP Impacts 2.4-26, 2.4-27, 2.4-29, and 2.4-30). Because the total population of the West Village would remain the same as the previously evaluated NMP population, these impacts would remain unchanged. The 2003 LRDP Final EIR found that a potentially significant impact to prime farmland and habitat could result from the construction of a new fire station in the City of Davis that potentially could provide service to the West Village (NMP Impact 2.4-28). The campus has determined that fire protection service to the West Village will be provided by the campus fire department and that the City of Davis would provide back-up service only. Therefore, the revised project would not contribute to the potentially significant impact identified in the 2003 LRDP Final EIR from the construction of the City's fire station.

Since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to public services. The revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to public services.

N. Recreation

No significant effects from the implementation of the NMP on recreation were identified in the project-level evaluation contained in Volume III of the 2003 LRDP Final EIR. Because the total on-site population would remain unchanged from the previously evaluated NMP population, the impacts on recreational facilities would remain unchanged. The revised plan includes almost the same acreage for new recreation fields and provides slightly more community open space.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to recreation. Therefore, the revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to recreation.

O. Transportation, Circulation, and Parking

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR evaluated the impact of the development of the NMP on adjacent roadways. The traffic study estimated level of service impacts at 14 intersections on roadways near the site and found that five intersections would operate at unacceptable levels of service (NMP Impact 2.4-31). Because the on-site population in the West Village would remain the same as the population evaluated for increased trips in the 2003 LRDP Final EIR, the impact on the levels of service at study area intersections would remain unchanged. The 2003 LRDP Final EIR found the impact related to parking demand (NMP Impact 2.4-32) to be less than significant. The revised project would not increase the severity of this impact because adequate parking is included in the revised plan.

The 2003 LRDP Final EIR also found that the implementation of the NMP would result in a potentially significant impact from increased conflicts between bicyclists, pedestrians and motor vehicles (NMP Impact 2.4-33). As described in Volume III of the 2003 LRDP Final EIR, the bicycle path along Orchard Road is discontinuous between the SR-113 bicycle/pedestrian bridge and the Orchard Park Drive/Orchard Road/Orchard Park Circle intersection. Consequently, bicyclists traveling across the SR-113 bridge must travel on Orchard Park Circle to access the Orchard Road bicycle path. The on-street perpendicular parking on Orchard Park Circle and the narrow pavement width on the west end of the road (about 20 feet with on-street parallel parking) creates an unsafe condition for bicyclists traveling along this segment. The NMP will add bicyclists to the SR-113 bicycle/pedestrian bridge, and increase the potential for bicycle/motor vehicle conflicts in the area of Orchard Park Circle. To address this impact, in compliance with NMP Mitigation 2.4-33, the NMP as revised by WVIP includes the construction of an approximately 600 feet of new bicycle path east of SR-113 adjacent to existing student housing on Orchard Park Circle to the west of Orchard Park Drive and the relocation of existing vehicle parking currently along Orchard Park Circle approximately 200 feet to the north. The construction of this improvement would reduce NMP Impact 2.4-33 to a less-than-significant level.

As noted above in Section II, Project Description, under the revised NMP, Hutchison Drive would be realigned just west of SR-113 ramp intersection to become a north-south roadway with a roundabout intersection at Campbell Road. A focused traffic study was conducted to evaluate whether this realignment of Hutchison Drive would cause unacceptable levels of service at five intersections near the NMP: Hutchison Drive/SR-113 southbound ramps, Hutchison Drive/West Village Access south, Hutchison Drive/West Village Main Access, Hutchison Drive/West Village Access West, and Hutchison Drive/Campbell Road (Fehr and Peers 2005a). The analysis revealed that all intersections would operate at acceptable levels of service during both peak hours. Furthermore, based on operations analysis, the new access road would operate at an acceptable level through 2015 and would not create transportation and circulation impacts beyond those previously identified in the 2003 LRDP Final EIR. In addition, the proposed realignment of Hutchison Drive would be located outside of Caltrans' right-of-way, and the new intersection of Hutchison Drive/Campbell Road would meet Caltrans' preferred intersection spacing from the SR-113 southbound ramps on Hutchison Drive (Fehr and Peers 2005a).

Also as described in Section II, Project Description, under the revised NMP, some changes to the internal circulation system are proposed. These include the realignment of the bikeway from the transit green to the SR-113 bike bridge with an on-street bike lane system in multiple east/west alignments; relocation of the bus route from a dedicated roadway within the transit green to a collector road along the southern edge of the green that would be used by buses, vehicles, bicycles, and pedestrians; and the addition of a north-south bikeway from the student apartments to the SR-113 bike bridge. None of these changes to the bicycle and road network design within the West Village would result in a substantial increase in hazards due to a design feature. The revised bicycle facilities would be clearly marked for the proposed use. The relocation of the bus route from a dedicated roadway located within the transit green to a collector along the south side of the transit green would not create a substantial increase in hazards because transit and other modes of transportation commonly share roadways. Furthermore, the number of other vehicles on the affected roadway would not be high given that it is a collector (and not an arterial) and would serve a relatively small, southerly portion of the West Village. The number of buses and other vehicles together would not be so high as to create a hazard for pedestrians or bicycles. The new bicycle path east of SR-113 would be a dedicated bike path and would alleviate a potential hazard.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to transportation and circulation. The revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to transportation and circulation (Fehr and Peers 2005b).

P. Utilities and Service Systems

The project-level evaluation contained in Volume III of the 2003 LRDP Final EIR found that the implementation of the NMP would place a demand on campus utilities that would not result in significant environmental impacts (NMP Impact 2.4-34). There are no changes with respect to the demand for the utilities under the revised plan. Therefore, this impact would remain

unchanged. The 2003 LRDP Final EIR also found that construction of a natural gas transmission system improvement would result in a significant and unavoidable impact to a known archaeological site (NMP Impact 2.4-35). Because that improvement would be needed to serve the neighborhood under the revised plan, the impact would remain unchanged.

Furthermore, since the certification of the 2003 LRDP Final EIR, there have been no changes in the environmental setting that would raise important new issues with respect to utilities and service systems. The revised project would not alter the conclusions of the 2003 LRDP Final EIR, substantially increase the severity of previously identified impacts, or result in any new significant impacts related to utilities and service systems.

IV. CUMULATIVE EFFECTS

The NMP impact assessment is tiered from the 2003 LRDP Final EIR, and concludes that the proposed project would contribute to, but would not exceed the significant unavoidable cumulative impacts anticipated to result from campus growth under the 2003 LRDP, as analyzed in Volumes I and II of the 2003 LRDP Final EIR. The changes to the NMP would not result in new significant impacts or increase the severity of previously identified significant impacts of the NMP. Therefore, there would be no change in the cumulative effects from the revised project.

V. CRITERIA FOR AN ADDENDUM

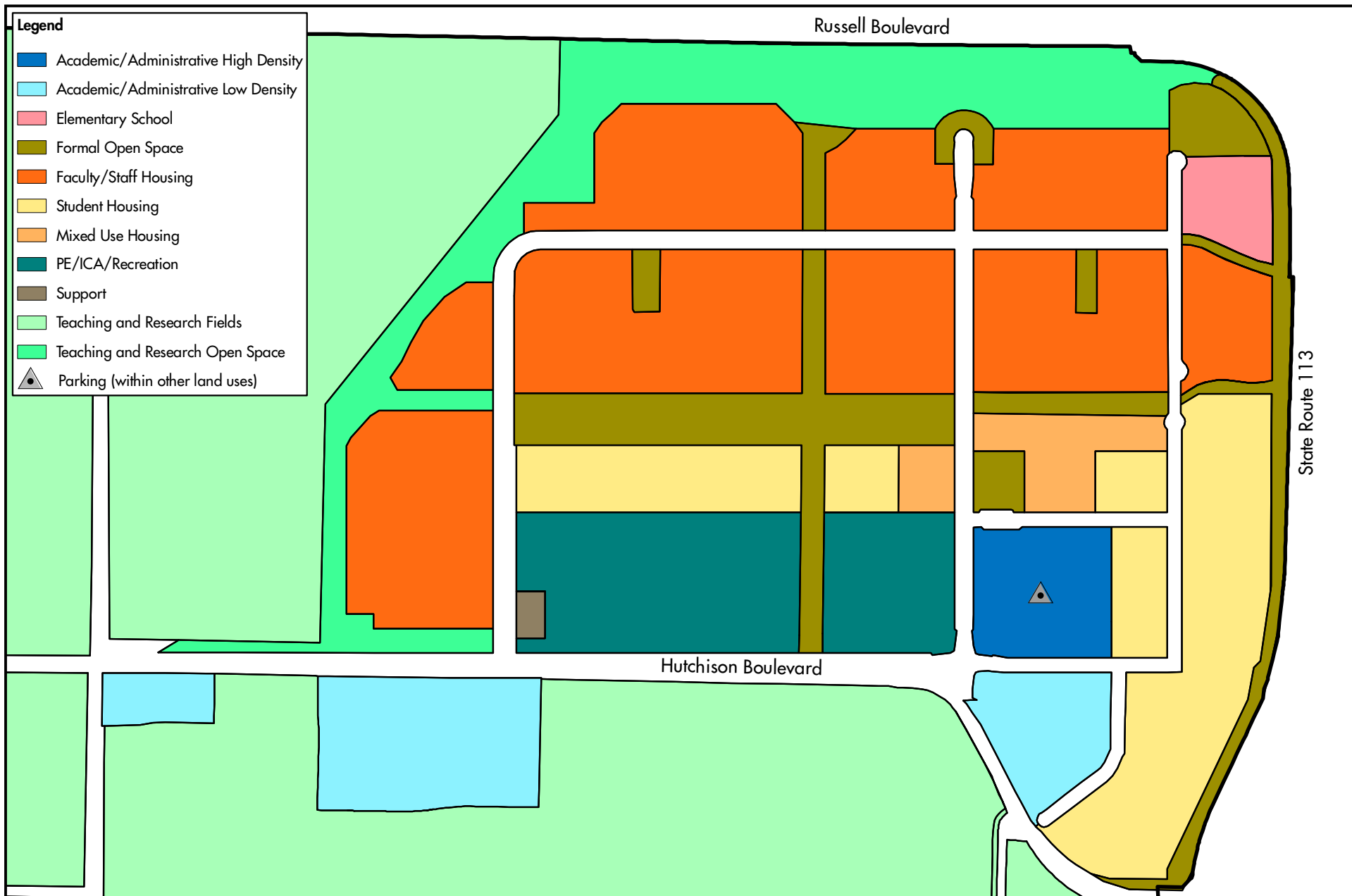
The legal criteria for preparation of an Addendum to the 2003 LRDP Final EIR are met here. In addition, none of the conditions or circumstances that would require preparation of a subsequent or supplemental EIR pursuant to Public Resources Code Section 21166 exists in connection with the proposed changes to the NMP. No substantial changes have been proposed to the NMP Project described in the 2003 LRDP Final EIR that require major revisions to the Final EIR.

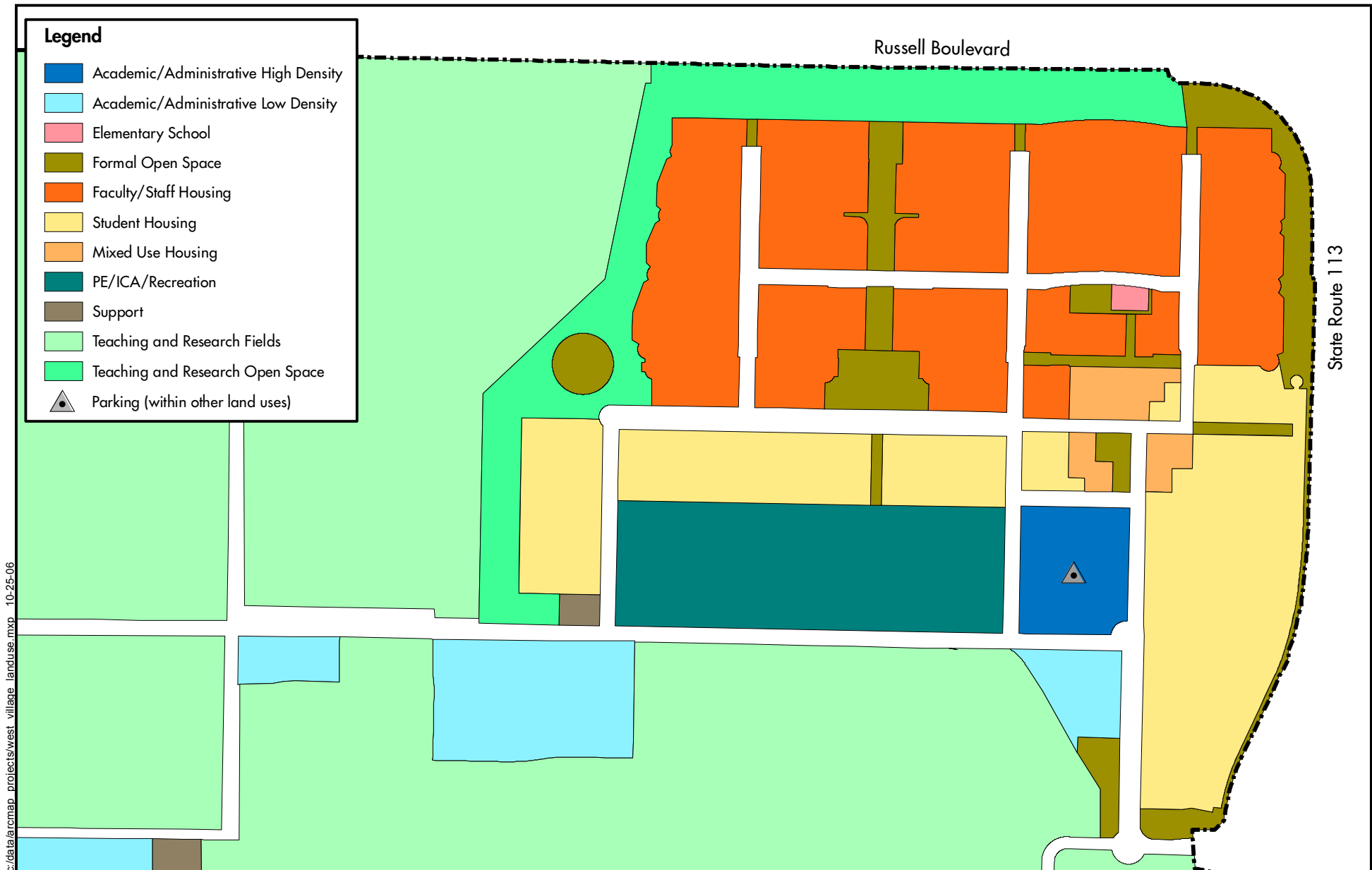
There have not been any substantial changes with respect to the circumstances under which the project would be undertaken that would require major revisions to the Final EIR. In addition, there is no new information of substantial importance, which was not known and could not have been known at the time that the 2003 LRDP Final EIR was certified as complete, showing that new or more severe environmental impacts not addressed in the 2003 LRDP Final EIR will occur, that mitigation measures or alternatives found infeasible in the 2003 LRDP Final EIR would in fact be feasible, or that different mitigation measures or alternatives from those analyzed in the Final EIR would substantially reduce one or more significant impacts.

VI. REFERENCES

1. California Environmental Quality Act Guidelines, Sections 15000 et seq.
2. California Environmental Quality Act, Sections 21000 et seq.

3. Fehr and Peers. 2005a. West Village Access Alternatives Analysis – Technical Memorandum #2. October 27, 2005.
4. Fehr and Peers. 2005b. West Village Transportation Assumptions. October 27, 2005.
5. UC Davis. 2003. 2003 Long Range Development Plan Final Environmental Impact Report. State Clearinghouse No. 2002102092. Prepared by URS Corporation. October.





c:/data/arcmap_projects/west_village_landuse.mxp 10-25-06

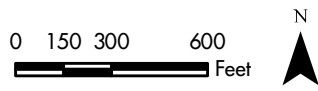
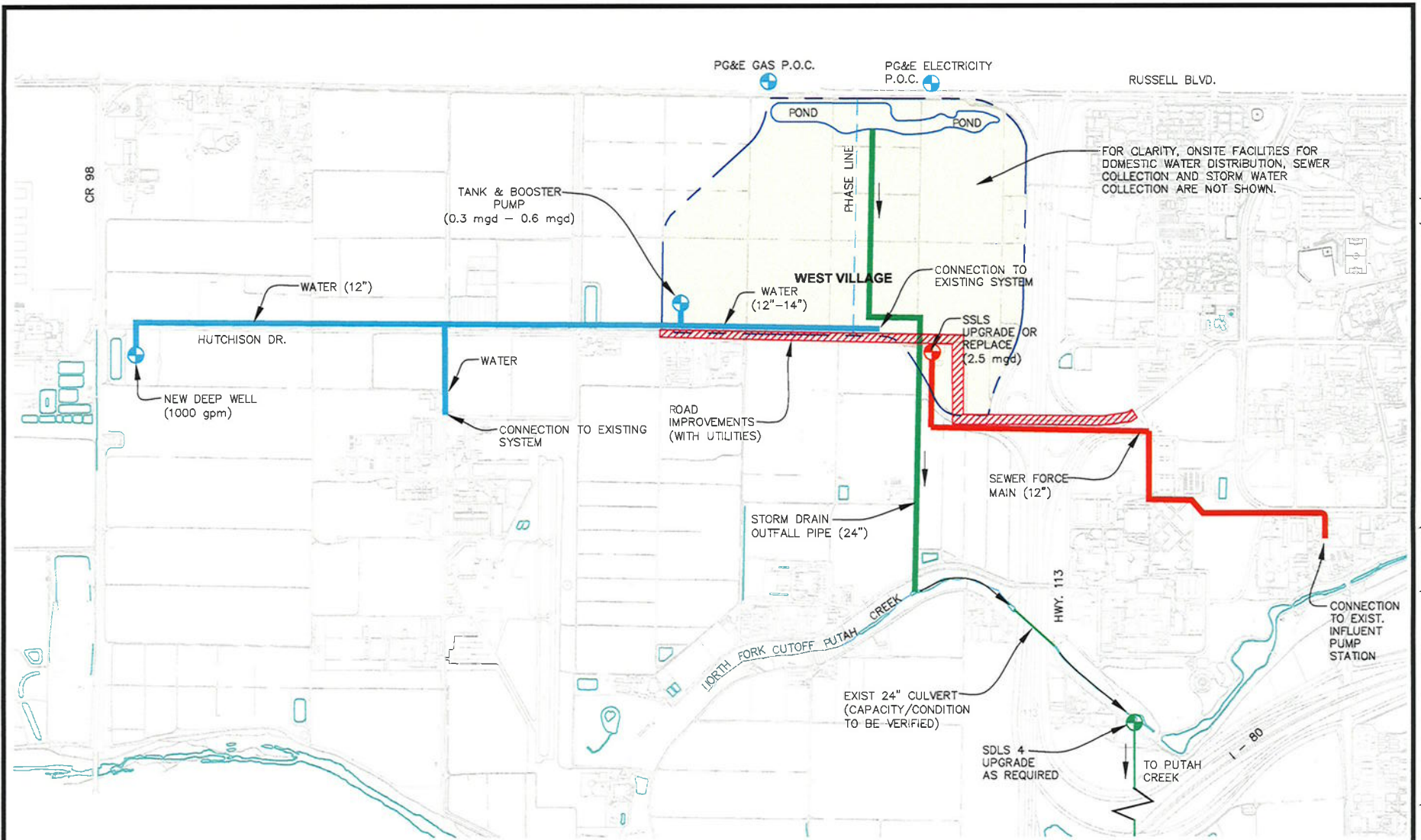
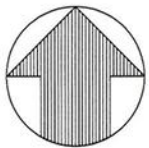


Figure 2
2003 UC Davis
Long Range Development Plan
Amendment #1 - October 2006



FOR CLARITY, ONSITE FACILITIES FOR DOMESTIC WATER DISTRIBUTION, SEWER COLLECTION AND STORM WATER COLLECTION ARE NOT SHOWN.



0 750 1500 3000

SCALE: 1" = 1500'



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Figure 3
U.C. DAVIS WEST VILLAGE
PROPOSED BACKBONE INFRASTRUCTURE
MAY 2006