



**ADDENDUM TO AN ADOPTED ENVIRONMENTAL IMPACT REPORT**

**SCH # 2020020161**

The City of Sacramento, California, a municipal corporation, and the Aggie Square Public Financing Authority, do hereby prepare, make declare, and publish the Addendum to a certified Environmental Impact Report for the following described project:

**Project Name and Number:**        **Aggie Square Enhanced Infrastructure Finance District (EIFD) and Community Benefits Agreement**

**Original Project:**                    **University of California Davis Sacramento Campus 2020 Long Range Development Plan and Aggie Square Phase 1**

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached Addendum, would have a significant effect on the environment beyond that which was evaluated in the previously certified Supplemental Environmental Impact Report (SEIR). A Subsequent EIR is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to a certified Supplemental EIR has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed online at <http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports> or by contacting the Manager, Environmental Planning Services as shown below. The UC Davis Long Range Development Plan Supplemental EIR and related materials are available online at <https://environmentalplanning.ucdavis.edu/uc-davis-sacramento-campus-2020-lrdp-update>.

Environmental Services Manager, City of Sacramento,  
California, a municipal corporation

Date: March 26, 2021

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**Aggie Square Enhanced Infrastructure Finance District and Community Benefits Agreement**  
**Addendum to Environmental Impact Report**  
**UC Davis LRDP (SCH # 2020020161)**

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**File Number/Project Name:**       **Aggie Square Enhanced Infrastructure Financing District (EIFD) and Community Benefits Agreement**

**Original Project:**               **University of California Davis Sacramento Campus 2020 Long Range Development Plan and Aggie Square Phase 1**

**Project Location:** The Aggie Square Project is located on the University of California Davis (UC Davis) Sacramento Campus. The campus comprises approximately 146 acres in the City of Sacramento and is located approximately 2.5 miles southeast of downtown Sacramento and 17 miles east of the UC Davis main campus in Davis. The Sacramento Campus is bounded by V Street on the north, Stockton Boulevard on the west, Broadway to the south, and a residential neighborhood to the east.

The Aggie Square project area is located on the Sacramento Campus, along Stockton Boulevard, south of 2<sup>nd</sup> Avenue. Phase I of the Aggie Square project is located on a roughly 9.55-acre portion of the Aggie Square Project area, on a parcel owned by the University and currently utilized as a surface parking lot.

**Existing Plan Designations and Zoning:** University of California is a governmental entity that is not subject to the regulation by the City through the City’s general plan and zoning standards. The Long Range Development Plan Update and the Aggie Square project are generally consistent with the land use planning conducted and implemented by the City of Sacramento.

**Project Description:** The Aggie Square Public Finance Authority, created by the City of Sacramento, proposes the creation and operation of an Enhanced Infrastructure Finance District (EIFD). An EIFD can finance traditional public works, such as transportation, transit, parks and libraries, water and sewer facilities, solid waste disposal, and flood control and drainage, and would be utilized to facilitate development of infrastructure required for Phase I of Aggie Square project. The City of Sacramento proposes to approve a Community Benefits Agreement (CBA), an agreement between Wexford Science and Technology, the entity developing Aggie Square Phase I, UC Davis, and the City of Sacramento.

UC Davis has prepared and approved an update to its Long Range Development Plan (LRDP Update). The LRDP Update guides future growth and development on the UC Davis Sacramento Campus. As part of the LRDP Update, UC Davis has proposed the development of Aggie Square. UC Davis has prepared and certified a two-volume Supplemental EIR (SEIR) in conjunction with the LRDP Update. Volume 1 includes a programmatic analysis of the potential physical environmental impacts that would be associated with full implementation of the 2020 LRDP Update (including Aggie Square Phase I); Volume 2 is a project-specific analysis for Phase I of the Aggie Square project. The LRDP Update is discussed on the UC Davis website at:

<https://campusplanning.ucdavis.edu/campus-planning/2018-ucdavis-lrdp>. The SEIR is available online at: <https://environmentalplanning.ucdavis.edu/sacramento>.

### 2020 Long Range Development Plan Update

The 2020 LRDP Update amends the existing 2010 LRDP to make minor adjustments to the land use designations and growth assumptions that were envisioned in the 2010 LRDP.

The 2020 LRDP Update proposes the following changes related to the Sacramento Campus:

- Include 4 acres of land for the Rehabilitation Hospital project (west of Stockton Boulevard and south of Broadway, as shown on Figure 2-8) and incorporate this land within the Sacramento Campus boundary. This land is already part of the Sacramento Campus, but has not been formally incorporated into the LRDP for the campus. With the 2020 LRDP Update, these 4 acres would be within the plan area for a total of 146 acres.
- Revise the Education and Research land use designation to include residential housing. This designation would now be Education, Research, and Housing. This land use is generally on the southwestern portion of the Sacramento Campus.
- Remove the former height restrictions by land use designation and proposes a campus-wide maximum height of 200 feet with setback requirements to ensure there is a buffer between the Sacramento Campus and the residential neighborhoods to the north and east of the campus.

### Aggie Square Phase I

Aggie Square is anticipated to comprise roughly 25 acres, however details for future phases of Aggie Square have not yet been determined. The site for the Aggie Square Phase I project is a roughly 9.55-acre parcel owned by the University and currently utilized as a surface parking lot and site of the campus fleet services facility. The campus fleet services facility, which consists of a maintenance garage, would be demolished and Parking Structure 6 would be built in its place. The garage would not be reconstructed elsewhere, and fleet maintenance services would be incorporated by other existing buildings on campus in the future. (SEIR, V. 2, Figure 2-2)

The University would be a major tenant of the Aggie Square Phase I project, however significant demand for space is expected to result from the University's existing and future partners and other businesses that wish to take advantage of the co-location benefits of this innovation center.

The Aggie Square Phase I project extends 45th Street to become a central spine through the Sacramento Campus connecting the UC Davis Hospital, the Education, Housing, and Research land use designation, and Aggie Square. The 45th Street extension will run through the Aggie Square plaza. New streets in Aggie Square will connect with 3rd Avenue and 4th Avenue along Stockton Boulevard to simplify street circulation.

Aggie Square Phase I would also include four new buildings and improvements to the overall site. The buildings comprise approximately 1,233,290 gross square feet (gsf) of building space and an additional 549,996 gsf of parking structure space. Aggie Square Phase I also includes several

public areas, including the Market Plaza, Aggie Square plaza, and a Mobility Hub (SEIR, Volume 2, Figure 2-3). The daily onsite population associated with Aggie Square Phase I would be approximately 3,983.

SEIR Volume 2, Table 2-1 summarizes the logistics of the new buildings that are part of Aggie Square Phase I. A logistics plan and a site plan are provided in SEIR Volume 2, Figures 2-4 and 2-8, respectively.

UC Davis certified the Supplemental EIR (SEIR) and approved the update to the Long Range Development Plan on November 19, 2020.

## Discussion

An Addendum to a certified environmental impact report may be prepared if only minor technical changes or additions are required, and none of the conditions identified in CEQA Guidelines Section 15162 are present. The following identifies the standards set forth in section 15162 as they relate to the project.

1. **No substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

### Enhanced Infrastructure Financing District (EIFD)

The EIFD is an entity that would facilitate the financing of infrastructure required for development of the Aggie Square project. Approval of the EIFD would not constitute the approval of any individual project or program, but rather would provide economic support to development approved by the City of Sacramento or UC Davis. The EIFD would not result in any substantial changes in the LRDP Update or the Aggie Square project.

The EIFD would assist in providing financing for infrastructure associated with Phase I of the Aggie Square project. The infrastructure and facilities to be funded by the EIFD are described in the proposed Aggie Square EIFD Infrastructure Financing Plan. The discussion below identifies the infrastructure and public facilities to be funded by the EIFD, and provides references to the analysis and discussion of these improvements in the LRDP SEIR, in italics.

- a. Aggie Square site work and site development, including the following:
  - i. Construction of 3rd Avenue from Stockton Boulevard to the parking garage, including curbs, gutters, sidewalks, street lighting, and landscaping. *The proposed Aggie Square Phase I project would extend 3rd Avenue easterly from Stockton Boulevard into the UC Davis Sacramento Campus (SEIR, Volume 1, page 2-10; Volume 2, page 2-5.)*
  - ii. Stockton Boulevard/3rd Avenue intersection improvements. *See i, above.*
  - iii. Extension of 45th Street from 2nd Avenue to 3rd Avenue, including curbs, gutters, sidewalks, and landscaping. *Volume 2 of the SEIR included this improvement in the project description; impacts were considered in the various issue areas of the SEIR. (SEIR, Volume 2, page 2-5)*

- iv. Construction of access drive at Stockton Boulevard between 2nd Avenue and 3rd Avenue to provide access for loading and drop off to the mixed use/residential and West Science and Technology buildings. *Aggie Square Phase I would be accessible to the north from 2nd Avenue at 45th Street, to the east by 2nd and 3rd Avenues, and to the West from one driveway on Stockton Boulevard between 2nd and 3rd Avenues. (SEIR, Volume 2, page 2-5.)*
- v. Improvements to Stockton Boulevard, including curbs, gutters, landscaping, and lighting. See *i, above*)
- vi. Storm water management improvements. *The environmental effects of constructing the onsite storm drain system are addressed the following sections of the SEIR, Volume 2: Section 3.2, Air Quality; Section 3.3, Biological Resources; Section 3.4, Cultural Resources; and Section 3.1, Noise, Section 3.9, Hydrology and Water Quality. (SEIR, Volume 2, p. 3.16-3.)*
- vii. Utility (water, sewer) connections and relocations as required.

*Water: The existing water infrastructure throughout the Sacramento Campus would provide the distribution infrastructure necessary to provide water service for future uses, including Aggie Square Phase I. Individual distribution water lines would be needed as shown in Figure 3.16-1. New water points of connection would occur on both sides of LSTE East and LSTE West running north-south to the existing city public water main line in 2nd Avenue and from 3rd Avenue (proposed) to the existing city public water main in Stockton Boulevard per city standards. (SEIR, Volume 2, p. 3.16-2.)*

*Sewer: No major improvements to the City's combined storm-sewer lines would be required to serve Aggie Square Phase I, but new connections would be required as described on SEIR, Volume 2, p. 3.16-3.*

b. Design and construction of transit, transportation, pedestrian, and connectivity improvements, including parking facilities. *Parking structure square footage would increase by 2,012,897 gsf by 2040, and there would be 4,324 additional parking spaces on campus between parking structures and surface parking. (SEIR Volume 2, page 2-7; see also page 2-9) The PS4 project includes the construction and operation of a new parking structure at the northeast corner of 48th Street and X Street (DEIR Volume 1, page 2-14)*

c. Design and construction of public gathering areas, education, and public open spaces (including but not limited to Aggie Square Plaza, Market Plaza, and the Alice Waters Edible Education Institute). *Total building space on the 146-acre campus, excluding parking structures, would increase from approximately 6.57 million gsf under the 2.010 LRDP to 7.07 million gsf upon full implementation of the 2020 LRDP Update (SEIR Volume 2, page 2-7)*

*The SEIR analysis includes new building construction, parking and mobility improvements, existing building renovations and demolition, and new open space.*

d. Innovation infrastructure support, including but not limited to construction of Innovation Hall. *Rather than being a separate building, Innovation Hall is a moniker for some of the ground floor and second floor uses in the office/classroom Lifelong Learning Tower (the southeast building) evaluated as part of the project-specific analysis in the Aggie Square Phase 1 review. (SEIR Volume 2, p. 2-3.)*

e. Campus Housing. *Aggie Square Phase I would include approximately 324 multi-family apartment units in 283,500 gsf targeted toward University-affiliated populations. The residential population is expected to be approximately 411 people. The building would be up to seven stories tall. (SEIR, Volume 2, page 2-3.) The SEIR also includes a discussion of housing characteristics, including project impacts on surrounding neighborhoods. (See SEIR Volume 1, Chapter 3.12.)*

f. Affordable housing development. *While campus housing was analyzed in the SEIR, additional affordable housing was not. The EIFD contains funding for additional affordable housing, but approval of the EIFD does not constitute the approval of any additional affordable housing projects. Such projects will receive the appropriate level of environmental review if and when they are proposed and unless otherwise compelled by state or local law to approve such housing projects, the City may decline to approve them based on environmental review.*

### Community Benefits Agreement (CBA)

The CBA contains commitments and aspirational goals, as well as commitments to complete the following physical improvements, which are analyzed in the SEIR, as noted in the italicized language:

- Develop new parking structure four. (*SEIR, Volume 1, p. 2-14*)
- Develop on-site pedestrian/bike/vehicular infrastructure. (*SEIR, Volume 1, p. 2-10*)
- Implement 2nd Ave/Stockton Boulevard improvements. (*SEIR, Volume 2, p. 2-5.*)
- Implement 3rd Ave/Stockton Boulevard improvements (Wexford). (*SEIR, Volume 2, p. 3.15-18*)
- Build new parking structure to serve Aggie Square (*SEIR, Volume 2, p. 2-2.*)
- Develop a minimum of 200 beds of affordable student housing on the Aggie Square campus (*SEIR, Volume 2, p. 2-3*)

2. **No substantial changes have occurred with respect to circumstances under which the project is undertaken that would require major revisions of the previous environmental impact report due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effects.**

The SEIR identified existing site conditions for the project site and surrounding land uses. No substantial change in these conditions have occurred since certification of the SEIR.

3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental impact report was certified as complete or adopted, shows any of the following:**

- a) **The project will have one or more significant effects not discussed in the previous EIR;**

- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or;**
- d) Mitigation measures or alternatives which are considerable different from those analyzed in the previous would substantially reduce on or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The EIFD and CBA would assist with funding and construction of infrastructure improvements in and around the Aggie Square site. The activities associated with the EIFD and the CBA would be consistent with the revised UC Davis Long Range Development Plan Update and Aggie Square Phase I. No new information of substantial importance has been received that would affect the analysis of impacts associated with the EIFD and CBA.

**Based on the above analysis, this Addendum to the previously-certified environmental impact report for the project has been prepared.**