



March 10, 2020

Matt Dulcich, AICP
Director of Environmental Planning
Campus Planning and Environmental Stewardship
University of California
One Shields Avenue, Davis, CA 95616

Re: Comments on the Notice of Preparation for the UC Davis Sacramento Campus 2020 LRDP Update

Dear Mr. Dulcich,

WALKSacramento has reviewed the Notice of Preparation for the Environmental Impact Report for the UC Davis Sacramento Campus 2020 LRDP Update and would like to provide comments regarding evaluation questions and mitigation measures that emphasize reducing displacement and improving quality of life for current residents living within the Aggie Square impact area.

WALKSacramento is a nonprofit planning and advocacy organization that improves quality of life and health equity through community-centered policy and systems change in land use, transportation, and community development. Our work partnering and engaging with community members in Oak Park, Fruitridge, Lemon Hill, and other neighborhoods located in South Sacramento has helped us develop a strong understanding of community needs, concerns, and priorities for built environment change.

The Population & Housing issue area includes evaluation of whether the project will “displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere”. As written, this question implies the direct destruction and demolition of property. However, displacement may also occur in the form of increased housing costs that price residents out of their homes. We recommend incorporating current homeownership rates, housing cost forecasts, and other indicators for displacement vulnerability into the impact analysis. Replacement of housing elsewhere should be avoided as much as possible, with a focus on mitigation measures that allow residents to remain in their communities. Such measures may include a percentage of on-site housing dedicated as low-income affordable housing and implementation of rent stabilization policies.

Vehicle Miles Traveled (VMT) is not explicitly identified in either the Greenhouse Gas Emissions or Transportation, Circulation, & Parking issue areas. Because the project will likely result in an increase in jobs and student population, there may be increases in VMT that impact air quality, greenhouse gas emissions, and congestion. Mitigation measures to reduce VMT may include on-site housing, active transportation infrastructure to provide connections to the surrounding neighborhoods, and transportation demand management programs.

In particular, improving pedestrian access across Stockton Boulevard should be a priority mitigation. Wide intersections and long crossing distances along Stockton Boulevard contribute to an unsafe pedestrian environment that discourages active travel and limits access to community destinations. Additionally, the neighborhoods west of Aggie Square, including Oak Park and South Oak Park, currently have limited access to community-serving destinations and health-supportive services as a result of

historic disinvestment. Improving connectivity across Stockton Boulevard will allow these neighborhoods to benefit from access to jobs, medical services, higher education, and other opportunities that Aggie Square will offer, all of which can support improved economic and health outcomes for current residents.

Aggie Square has the potential to serve as a substantial asset to the neighboring communities. However, there are also concerns that this project will result in gentrification and displacement of current residents. As such, a strong focus on displacement vulnerability and anti-displacement metrics is critical to the impact analysis of the environmental review process.

Thank you for the opportunity to provide comments and for consideration of our recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alicia Brown', written in a cursive style.

Alicia Brown, CPTED CPD
Project Manager
WALKSacramento