

3.3.4 Project Description for EIR

A project is defined as "...the whole of an action, which has the potential for resulting in a...physical change in the environment..." *CEQA Guidelines Section 15378 (a)*
http://ceres.ca.gov/topic/env_law/ceqa/guidelines/art20.html.

The project description provides the analytical foundation for the entire EIR. It is therefore essential that an EIR have an accurate, well-conceived, stable and finite project description.

The project description should describe all the basic characteristics of the project, including location, need for the project, project objectives, technical and environmental characteristics, project size (gross square feet ["GSF"] and assignable square feet ["ASF"]), design, population effects (faculty, staff, student and other), project phasing, and required permits. (Refer to *UC CEQA Handbook Section 2.1.1* for a discussion of the point at which the campus has enough information to prepare an adequate project description and thus begin the EIR process.)

LRDP EIR

In an LRDP EIR, the project description should include the academic and institutional objectives that serve as the rationale for long-range planning. LRDPs that contain enrollment implications which have not been previously considered should also describe the key factors supporting the assessment of optimal campus enrollment levels during the planning period. This discussion should refer to the unique characteristics of each campus in light of its history and culture, academic and non-academic program requirements, enrollment demand, graduate/undergraduate/health sciences mix and optimal faculty and student absorption and recruitment rates. It should include those on- and off-campus facilities covered under the LRDP. Additionally, the LRDP EIR should describe various environmental factors, such as the physical resources available to the campus, and environmental constraints requiring consideration in the planning process. A map showing planned/potential land use designations should also be included.

The project description should clearly describe anticipated development needs, including square footage estimates generally described in GSF for various types of new and expanded building projects, as well as the proposed locations for future development in a campus land use plan. If ASF are used to estimate square feet, GSF equivalents or approximations should also be stated. The focus of the project description should be on new and expanded physical facilities being developed and the land use map guiding the siting of these facilities.

Information required to fully describe the project is summarized below.

LRDP Project Description

Description of Planning Areas

- Regional Setting
- Campus Setting

Content of LRDP

- Environmental Setting
- Regulatory Setting

- Goals and Principles
- Projected Enrollment Population
- Utilities Element
- Open Space Element
- Space Needs Assessment
- Land Use Element
- Circulation/Transportation/Transit & Parking Element
- Student Housing
- Academic/Administrative Support

Project EIR

In a Project EIR, the project description should describe the location and boundaries of the project on or in relation to the campus. The location should appear, both on a regional map and on a detailed map, preferably with topographic lines (*CEQA Guidelines Section 15124(a)*) http://ceres.ca.gov/topic/env_law/ceqa/guidelines/art9.html.

The project description should set forth campus policy objectives and describe how they relate to the most recently approved LRDP. It should also describe the need for the project, the size and layout of proposed facilities and all reasonably foreseeable uses of the facilities.

The project description should describe those technical and environmental characteristics, such as number of wet labs, fume hoods, etc. that have implications for the environmental review process. It should describe temporary and permanent changes to existing facilities and to the circulation system that would result from the project; changes might include relocation of facilities or closure of existing circulation routes. The project description should also describe project design and siting in relation to its environmental context. Further, it should describe project phasing and permit requirements, and should consider the principal engineering proposals, if any, and supporting public service facilities.

A summary of information generally required to fully describe the project is provided below:

Project-Specific Project Description

- Regional setting.
- Campus setting (include map with boundaries of the project on or in relation to the campus).
- Site map (use map with topographic lines where feasible).
- Description of project objectives.
- Description of project compliance with the most recently adopted LRDP.
- Description of project background and need for project
- Population associated with project.

- Description of proposed facilities (indicate GSF and ASF) and all reasonably foreseeable uses
- Description of related projects, e.g., demolition of vacated space utility improvements required for project, use of released space.
- Description of project's technical, economic and environmental characteristics, considering the principal engineering proposals, if any, and supporting public service facilities.
- Description of changes to existing facilities, utilities infrastructure, landscaping or to the circulation system that would result from the project, such as the temporary or permanent relocation of facilities, or modification or closure of any circulation routes.
- Description of project design, scale, and site. Include a site plan, sections, elevations and a photograph of the project model, or computer simulation if available.
- Description of project phasing.
- Description of permit requirements.
- Description of unusual construction activities.
- Location of construction staging.
- Approval process and timing.