

# UNIVERSITY OF CALIFORNIA, DAVIS NOTICE OF PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING FOR THE UC DAVIS WEILL SCHOOL OF VETERINARY MEDICINE DEVELOPMENT PLAN

**Date:** April 22, 2026

**To:** Responsible Agencies, Trustee Agencies, and Interested Persons

**Lead Agency:** University of California, Davis

**Subject:** Notice of Preparation of a Supplemental Environmental Impact Report for the UC Davis Weill School of Veterinary Medicine Development Plan Project

**Review Period:** April 22 to May 22, 2026

**Purpose of Notice:**

In accordance with the provisions of the California Environmental Quality Act (CEQA), the University of California, Davis (UC Davis) is distributing a Notice of Preparation (NOP) to solicit comments on the scope of a supplemental environmental impact report (Supplemental EIR) tiered from the 2018 Long Range Development Plan (LRDP) Program EIR (SCH #2017012008) for the UC Davis Weill School of Veterinary Medicine (WSVM) Development Plan Project (proposed project). Subsequent environmental review is environmental analysis prepared for a later discretionary approval after an agency has certified a prior EIR (PRC Section 21166; CEQA Guidelines Section 15162). UC Davis is the lead agency under CEQA (PRC, § 21000 et seq.). UC Davis has determined that a Supplemental EIR is necessary to further evaluate the programmatic- and project-specific information on the WSVM Development Plan Project in relation to potential impacts to archeological, historical, and tribal cultural resources; greenhouse gas emissions and climate change; and transportation. The purpose of this NOP is to provide an opportunity for the public, interested parties and public agencies to comment on the scope and proposed content of the Supplemental EIR.

## PROJECT LOCATION

The proposed project would be developed throughout the existing Weill School of Veterinary Medicine, within the Health Sciences District of the UC Davis central campus. The proposed project site is generally bound by Garrod Drive, La Rue Road, and Hutchinson Drive, which connects to State Route (SR-) 113 and Interstate (I-) 80 (Figures 1 and 2). The UC Davis Weill School of Veterinary Medicine is not listed as a "Cortese List" hazardous waste site.

## PROJECT OVERVIEW

The proposed project consists of a development improvement program for the UC Davis Weill School of Veterinary Medicine (WSVM) within the Health Sciences District as defined in the 2018 LRDP to be implemented over approximately the next 10 years (i.e., buildout). The proposed project includes various near- and long-term projects that consist of the development of new facilities and utility and transportation improvements, renovation, demolition, and/or relocation of existing buildings (Table 1). Phasing of the projects proposed under the proposed project would be based on progress of conceptual design, secured funding, and reliance on other proposed WSVM Development Plan projects (Figure 2). Generally, near-term projects are those that have a secured source of funding and are progressing through UC Davis' planning and design process. Long-term projects are those that are planned for under the WSVM Development Plan but do not have secured funding or detailed project design.

**Table 1 Proposed Near- and Long-Term WSVM Development Plan Projects**

Project	Type of Development	Approx. Square Footage	Anticipated Construction Date	Near- or Long-Term
Education Pavilion and Primary Care Hospital	New Building	35,000	Fall 2027	Near-Term
Small Animal Hospital	New Building, Renovation, & Demolition	200,000	Summer 2027	Near-Term
Veterinary Cancer Center	Renovation & Addition	23,133	2030	Long-Term
Large Animal Hospital	New Building, Renovation, & Demolition	35,698	2036	Long-Term
Equine Reproduction	Renovation / New Building	11,260	2030	Long-Term
Equine Performance Arena	New Building (open air)	19,700	2030	Long-Term
Raptor Experience	New Building	3,000	2031	Long-Term
Surface Parking – Lot 58	New parking lot	Approx. 200 parking spaces	2031 (staging area in 2027)	Long-Term
Utility and Transportation Improvements	Off-site Improvements at various locations	—	Throughout buildout	Near- & Long-Term

Source: Information provided by UC Davis in 2026.

As compared to existing conditions (2024-2025) under the 2018 LRDP, buildout of the proposed project would increase total square footage by approximately 300,000 gross square feet (GSF) and would increase estimated daily and yearly population numbers for the WSVM. On a daily average, buildout of the proposed project would increase the number of enrolled veterinarian graduate student by 200 students, for a total of 800 students; WSVM employees by 325 employees, to a total of 1,675 employees; and average daily patient caseloads by 100 cases, to a total of 300 daily caseloads (Table 2). On a yearly average, patient caseloads would increase by approximately 25,000 cases per year, to a total of 75,000 patients per year, and the number of visitors would increase by 6,500 visitors (Table 2). However, since the long-term development of the UC Davis Veterinary Hospital area within the Health Sciences District was accounted for in the 2018 LRDP and Program EIR, the proposed project’s anticipated increased square footage and student and employment levels are within the development projections of the 2018 LRDP and therefore, would be consistent with those evaluated within the Final Program EIR.

**Table 2 Estimated Population Growth under the Proposed Project (Daily and Yearly Averages)**

Population	2024-2025 Actual	Proposed WSVM 10-year Plan (2035)	Net New
<b>Average Daily Population Numbers</b>			
Vet Grad Students	600	800	200
Employees (FTE) <sup>1</sup>	1,350	1,675	325
Ave Daily Patient Caseload	200	300	100
<b>Average Yearly Population Numbers</b>			
Patients	50,000	75,000	25,000
WSVM Visitors	11,000 <sup>2</sup>	17,500	6,500

FTE= Fulltime Employees

Notes:

<sup>1</sup> The existing Pritchard Veterinary Medical Teaching Hospital (VMTH) operates across three shifts and includes part-time and intermittent student employees; therefore, this employee population is distributed over time and not present simultaneously.

<sup>2</sup> Note that 10,000 of the existing (2024-2025) visitors are currently going to the Raptor Center in South campus.

Source: Information provided by UC Davis in 2026.

While the majority of the proposed project components would be consistent with the 2018 LRDP and within the scope of analysis of the 2018 LRDP EIR, a few components of the proposed project are considered not within the parameters of the 2018 LRDP, including the need of a major land use amendment in the Health Sciences District, and the inclusion of additional near- and long-term projects not previously envisioned in the 2018 LRDP and Final Program EIR. The addition of these new project components will be evaluated within the Supplemental EIR.

## Near-Term Projects

Two near-term projects have been identified to be constructed within the next 1-4 years, which include the Veterinary Education Pavilion and Primary Care Hospital and Small Animal Hospital projects, as discussed in greater detail below. The descriptions of the near-term projects provided below reflect the current conceptual design of each project, where minor refinements may occur as the proposed project advances. The environmental analysis in the forthcoming environmental document will evaluate a conservative design envelope for each subsequent project proposed under the WSVM Development Plan, where any refinement will be within the conservative envelope of each subsequent project as described in the Draft Supplemental EIR.

### VETERINARY EDUCATION PAVILION AND PRIMARY CARE HOSPITAL PROJECT

This project would consist of the design and construction of an approximately 35,000 square foot (SF), state-of-the-art Veterinary Education Pavilion and Primary Care Hospital (educational pavilion) within the southeast corner of the project area on former pastureland. The educational pavilion would be two stories, with a lobby and clinical functions located on the ground floor and educational functions located on the second floor. This project would be designed to achieve LEED GOLD certification or higher. In addition, this project would include associated site work, roadway improvements, utility extension and connections, and a redesigned parking lot. Construction of this project is anticipated to begin in Fall 2027 and conclude in Fall 2029.

This near-term project is intended to support the proposed project's goal of increasing WSVM cohort size from 150 students to 200 students. The new educational pavilion would be designed to accommodate all 200 students at once in an active team-based learning environment. The primary care space would support clinical growth as well as supporting the educational needs of third- and fourth-year students.

### SMALL ANIMAL HOSPITAL PROJECT

The proposed Small Animal Hospital (SAH) would be located on an existing surface parking lot adjacent to the east side of the existing Pritchard Veterinary Medical Teaching Hospital (VMTH). The proposed SAH would be up to five stories in height and approximately 200,000 SF. The SAH would be designed to include an entrance lobby and clinical functions on the first two floors and administrative offices/amenities on the remaining floors. This project is anticipated to connect to the existing Pritchard VMTH building and could potentially connect to the Vet Med 2 Building and future Veterinary Cancer Center (VCC), which is a long-term project proposed under the WSVM Development Plan. Demolition of the VMTH Annex building as well as the relocation of the loading docks would also be required. This project would be designed to achieve LEED GOLD certification or higher. Site improvements would be required during construction, including the relocation and connections of utilities, including a hot water connection to the thermal energy storage (TES) plant adjacent to the eastern plan boundary, as well as offsite improvements to Parking Lot 55. The development of the SAH would occur in phases starting in Summer 2027, with operation of the SAH anticipated for Fall 2030.

This near-term project is intended to provide an integrated, full-service specialty and emergency care facility to diagnose, treat, and deliver lifesaving care for small animals across the region. By increasing the capacity of the existing VMTH, the new SAH would increase UC Davis' ability to serve growing patient caseloads and provide additional student capacity for the veterinary training program by adding new operating suites, emergency rooms, pharmacy, and treatment areas. This project would also provide offices and clinician amenities designed to support collaboration, teaching, and clinical discovery.

## Long-Term Projects

The long-term (currently unfunded) projects included under the WSVM Development Plan include the development of the VCC, the Raptor Experience, Large Animal Hospital, Equine Reproduction, and Equine Performance Arena projects (Table 1). While the conceptual design of each of these projects is unknown at this time, each project could be developed over multiple phases throughout the buildout period of the WSVM Development Plan depending on final design and funding. Anticipated construction of these long-term projects would occur between 2030 and 2035.

To support the continued development of the Health Sciences District, transportation and offsite utility and infrastructure improvements would be implemented, where each project would include the necessary improvements to support its development. Additionally, as part of the later phases of the WSVM Development Plan minor interior renovations in the VMTH Pritchard, Gourley, and Vet Med 3A MPT buildings could be necessary to support the connection and integration with the proposed Small Animal Hospital and Education Pavillion and Primary Care Hospital, as well as demolition of the Barn D and Vet Med 2 and development of a new parking lot (Parking Lot 58).

## ENVIRONMENTAL EFFECTS

The Supplemental EIR tiered from the 2018 LRDP Program EIR will evaluate whether implementing the proposed project would potentially result in a new or more severe significant environmental effect compared to what was previously evaluated in the 2018 LRDP Program EIR. The Supplemental EIR will include both programmatic- and project-level analysis depending on the project component, where near-term WSVM Development Plan projects will be assessed at the project-level and all other project components will be assessed at the program-level.

Due to the nature of the proposed project, the following issue areas will be addressed in detail within the Draft Supplemental EIR:

- ▶ archaeological, historical, and tribal cultural resources;
- ▶ GHG emissions and climate change (campus-wide GHG emissions will be considered); and
- ▶ transportation, circulation, and parking (LRDP-wide VMT will be considered).

In regard to all other environmental issue areas, the proposed project is not anticipated to result in new significant impacts or substantially increase the severity of significant environmental impacts evaluated in the 2018 LRDP Program EIR. For this reason, the following environmental issue areas will be briefly discussed within the Draft Supplemental EIR to disclose the rationale why the proposed project would not result in foreseeable significant environmental impacts from those disclosed in the 2018 LRDP Program EIR:

- ▶ aesthetics;
- ▶ agriculture and forestry resources;
- ▶ air quality;
- ▶ biological resources;
- ▶ energy;
- ▶ geology, soils, and seismicity;
- ▶ hazards and hazardous materials;
- ▶ hydrology and water quality;
- ▶ land use and planning;
- ▶ noise;
- ▶ population and housing;
- ▶ public services;
- ▶ recreation; and
- ▶ utilities and service systems.

## COMMENT PERIOD

UC Davis requests written comments regarding the scope and content for the Supplemental EIR that is relevant to your agency's statutory/regulatory responsibilities or is of interest to individuals, to ascertain potential environmental impacts of the project. The NOP comment period extends from **April 22 to May 22, 2026**.

The NOP is available review at the following locations:

- ▶ Online: <https://environmentalplanning.ucdavis.edu/veterinary-medicine-development-plan-project-nop-page>
- ▶ UC Davis: Campus and Environmental Planning, 255 Cousteau Place, Davis CA

► Public Libraries:

Davis: Mary L. Stephens Branch Library, 315 East 14th Street, Davis, CA 95616

UC Davis: Shields Library Reserves Section, Shields Avenue, University of California, Davis

Written and/or email comments on the NOP should be provided at the earliest possible date but must be received by 5:00 p.m. on **May 22, 2026**. Please send all comments on the NOP to:

Heather Davis, Director of Campus and Environmental Planning  
Design and Construction Management  
University of California, Davis  
255 Cousteau Place  
Davis, California 95616  
E-mail: [environreview@ucdavis.edu](mailto:environreview@ucdavis.edu)

Comments provided via email should include "UC Davis – WSVM Development Plan NOP Scoping Comment" in the subject line and the name and mailing address of the commenter in the body of the email. If you are from an agency that will need to consider the Supplemental EIR when deciding whether to issue permits or other approvals for the project, please provide the name of a contact person.

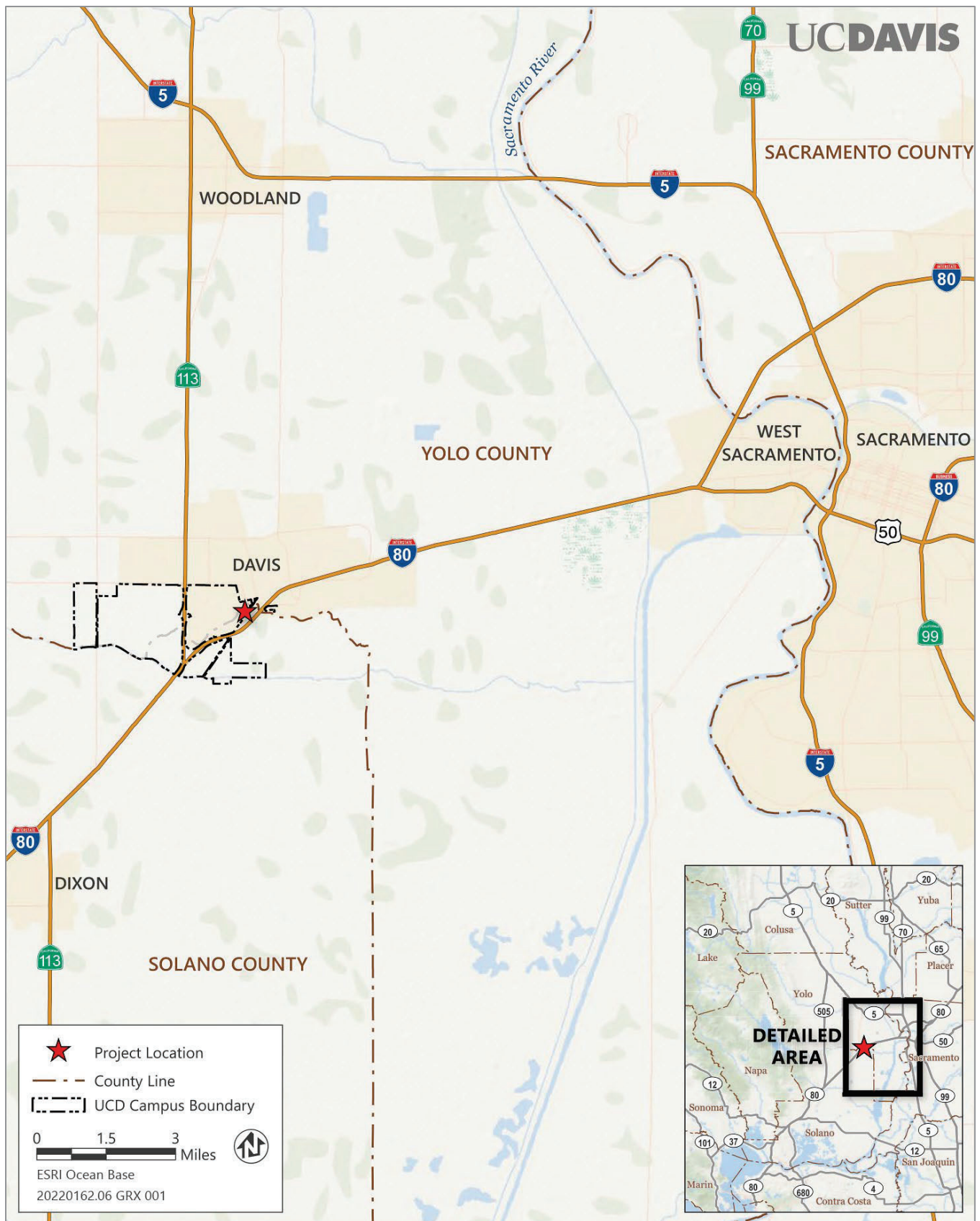
## PUBLIC SCOPING MEETING

UC Davis will host a virtual (on Zoom) public scoping meeting to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the Supplemental EIR. The scoping meeting will be held via webinar only.

Tuesday, May 12<sup>th</sup> at 5:00 p.m.

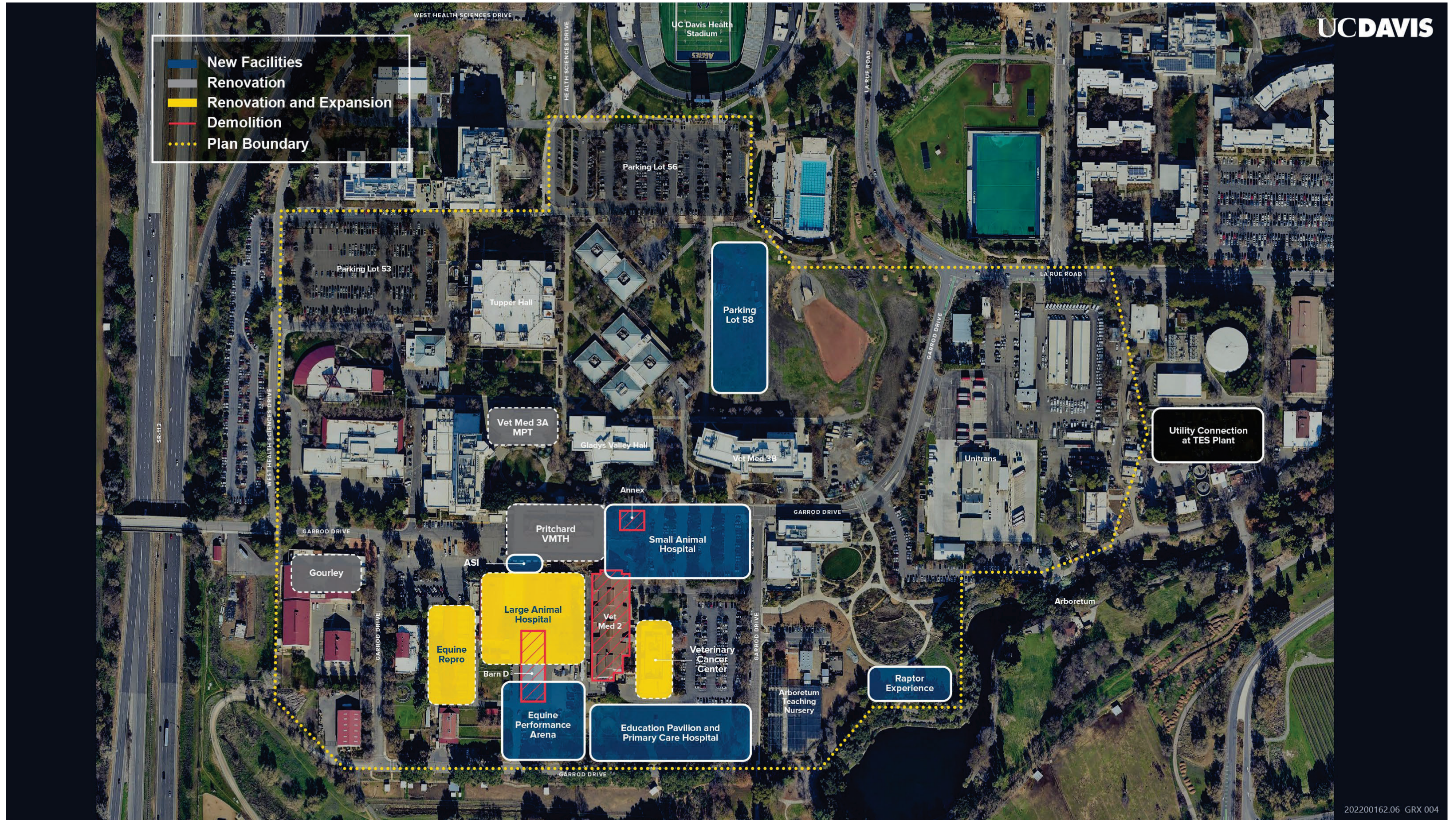
Participants must register to attend the scoping meeting. Interested parties can register to attend by visiting the project's webpage: [https://ucdavis.zoom.us/meeting/register/PfcaVJ\\_YTuqQFgOjCWVtHw](https://ucdavis.zoom.us/meeting/register/PfcaVJ_YTuqQFgOjCWVtHw)

After registering, you will receive an email with the link to log into the webinar on Tuesday, May 12, 2026.



Source: Adapted by Ascent in 2026.

Figure 1 Regional Location



Source: Provided by UC Davis, adapted by Ascent in 2026.

Figure 2 Conceptual WSVM Development Plan