



ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY
ONE SHIELDS AVENUE
DAVIS, CALIFORNIA 95616
Tel. (530) 754-9011
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December 20, 2014

State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

Project Title: UC Davis Tercero Student Housing Phase 4
Project Location: University of California, Davis; Central Campus
County: Yolo

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 2100 et seq.), the CEQA Guidelines (Title 14 Code of Regulations Section 1500 et seq.), and the University of California Procedures for the Implementation of CEQA, a Draft Tiered Initial Study for the above-named project was prepared (please see enclosure). The document identifies and evaluates the potential environmental impacts of the proposed project. The campus proposes to prepare a Negative Declaration for the project.

Project Description

UC Davis proposes to demolish Lysle Leach Hall (Leach Hall), which is a part of the existing Tercero Residence Hall Area, and construct and operate three, four-story residential buildings. The Tercero Student Housing Phase 4 project site is located to the north of La Rue Road and east of Bioletti Way in the UC Davis core campus. The six existing buildings that comprise Leach Hall, were constructed in 1969 and provide student housing for 180 students. Demolition of the buildings would include recycling of specific materials prior to removal of the building structures. Existing trees on the site would be retained where possible. The campus would replace the demolished housing with modern buildings that would provide improved energy efficiency and an upgraded design for improved livability and student enjoyment. The proposed project would develop the site at a higher density than under existing conditions, with three four-story buildings providing housing for a total of 495 students. The residential buildings would also provide space for study lounges, and a minor amount of accessory space for conference rooms, and offices.

The redevelopment would include construction of the new residence hall buildings with installation of utilities, bike parking areas, sidewalks and bike paths within the Tercero area to improve circulation, and

perimeter and interior landscape. While the project would increase the housing capacity at the site from the existing 180 students to 495 students, the overall development is expected to reduce the amount of per student energy and water consumption at the site because the new buildings would include improved energy efficiency measures and low-flow water fixtures.

The landscaping at the site would be designed to use less water through the installation of an improved irrigation system and plants requiring less water than the existing plants. In addition, the site would be designed to have less impervious surfaces so that stormwater discharge is reduced and aquifer recharge is improved.

Environmental Review and Comment

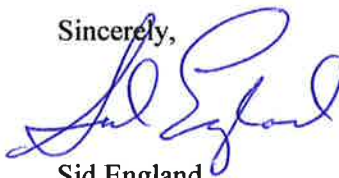
Based on the analysis presented in the Draft Tiered Initial Study, the campus proposes to adopt a Negative Declaration for the proposed project. Copies of the Draft Tiered Initial Study and proposed Negative Declaration are available during normal operating hours at the UC Davis Office of Environmental Stewardship and Sustainability in 436 Mrak Hall on the UC Davis campus; at Reserves in Shields Library on the UC Davis campus; at the Yolo County Public Library, 315 E. 14th Street, Davis, and online at http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html.

We appreciate your prompt acknowledgement and review of this Draft Tiered Initial Study and proposed Negative Declaration. Due to the time limits mandated by state law, the document's 30-day review period will extend from December 20, 2013 to January 21, 2014. Comments must be received before 5:00 p.m. on January 21, 2014. They may be e-mailed to environreview@ucdavis.edu or sent to:

A. Sidney England
Assistant Vice Chancellor- Environmental Stewardship and Sustainability
436 Mrak Hall
University of California
One Shields Avenue
Davis, CA 95616

If you have any questions about the project, please contact Sid England, Assistant Vice Chancellor for Environmental Stewardship and Sustainability at (530) 752-2432.

Sincerely,



Sid England
Assistant Vice Chancellor – Environmental Stewardship
and Sustainability

Enclosures: 15 copies of the Draft Tiered Initial Study and Proposed Negative Declaration
1 Notice of Completion and Environmental Document Transmittal Form

c: Notice of Intent, Notice of Completion and Environmental Document Transmittal Form, and Draft Tiered Initial Study sent to addresses on attached list

Form A

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

Project Title: UC Davis Tercero Student Housing Phase 4

Lead Agency: University of California, 1 Shields Avenue Contact Person: Sid England

Street Address: Environmental Stewardship and Sustainability, UC Davis Phone: (530) 752-2432

City: Davis Zip: 95616 County: Yolo

Project Location:

County: Yolo City/Nearest Community: Davis

Cross Streets: Bioletti Way/La Rue Road Zip Code: 95616 Total Acres: 3.5

Assessor's Parcel No. NA Section: 18 Twp. 8N Range: 2E Base: Mt. Diablo

Within 2 Miles: State Hwy #: SR 113 and I-80 Waterways: Putah Creek

Airports: University Airport Railways: Union Pacific Schools: Davis Joint Unified

Document Type:

- CEQA: [] NOP [] Supplement/Subsequent EIR [] Early Cons (Prior SCH No.) [] Neg Dec [] Draft EIR [] Other
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other Project Approval

Development Type:

- [x] Residential: Units 315 Acres 3.5 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type Watts
[] Educational [] Waste Treatment: Type
[] Recreational [] Hazardous Waste: Type
[] Other:

Funding (approx.): Federal \$ -- State \$ -- Total \$ --

Project Issues Discussed in Document:

- [x] Aesthetic/Visual [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Agricultural Land [x] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Air Quality [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Archeological/Historical [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Wildlife
[] Coastal Zone [x] Noise [x] Solid Waste [x] Growth Inducing
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Landuse
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Cumulative Effects
[] Fiscal [x] Recreation/Parks [x] Vegetation [] Other

Present Land Use/Zoning/General Plan Designation:

Housing

Project Description:

See attached public notice.

Reviewing Agencies Checklist

Form A, continued

<p>KEY</p> <p>S = Document sent by lead agency</p> <p>X = Document sent by SCH</p> <p>✓ = Suggested distribution</p>

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 3
- Department of Transportation Planning (headquarters)
- Housing & Community Development

Food & Agriculture

Health & Welfare

- Health Services

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 5 ()

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

- Other Yolo-Solano AQMD

Public Review Period (to be filled in by lead agency)

Starting Date December 20, 2013

Ending Date January 21, 2014

Signature *And Espinal*

Date 12/19/13

Lead Agency (Complete if applicable):

Consulting Firm: _____

Address: _____

City/State/Zip: _____

Contact: _____

Phone: (____) _____

Applicant: _____

Address: _____

City/State/Zip: _____

Phone: (____) _____

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

**PUBLIC NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION FOR THE
TERCERO STUDENT HOUSING PHASE 4**

Proposed Project

UC Davis proposes to demolish Lysle Leach Hall (Leach Hall), which is a part of the existing Tercero Residence Hall Area, and construct and operate three, four-story residential buildings. The Tercero Student Housing Phase 4 project site is located to the north of La Rue Road and east of Bioletti Way in the UC Davis core campus. The six existing buildings that comprise Leach Hall, were constructed in 1969 and provide student housing for 180 students. Demolition of the buildings would include recycling of specific materials prior to removal of the building structures. Existing trees on the site would be retained where possible. The campus would replace the demolished housing with modern buildings that would provide improved energy efficiency and an upgraded design for improved livability and student enjoyment. The proposed project would develop the site at a higher density than under existing conditions, with three four-story buildings providing housing for a total of 495 students. The residential buildings would also provide space for study lounges, and a minor amount of accessory space for conference rooms, and offices.

The redevelopment would include construction of the new residence hall buildings with installation of utilities, bike parking areas, sidewalks and bike paths within the Tercero area to improve circulation, and perimeter and interior landscape. While the project would increase the housing capacity at the site from the existing 180 students to 495 students, the overall development is expected to reduce the amount of per student energy and water consumption at the site because the new buildings would include improved energy efficiency measures and low-flow water fixtures.

The landscaping at the site would be designed to use less water through the installation of an improved irrigation system and plants requiring less water than the existing plants. In addition, the site would be designed to have less impervious surfaces so that stormwater discharge is reduced and aquifer recharge is improved.

Project Objectives

The proposed redevelopment of Leach Hall would provide a net increase of approximately 315 new beds resulting in the campus achieving a total of approximately 2,115 new beds in the central campus during implementation of the UC Davis 2003 Long Range Development Plan (LRDP). Achieving the LRDP target assists with providing a sense of community for students being able to live in the central campus and assists with minimizing the commute of students who would live off-campus if the campus had not achieved the housing target. The demolition and redevelopment of the Leach Hall buildings presents an opportunity to efficiently provide housing for 315 additional students. The proposed project would support the growth of the UC Davis campus and fulfill student housing demand. Following are the specific objectives for the proposed project:

- Improve the quality of housing on the campus to meet student expectations
- Implement *2003 LRDP Land Use Objective 1. Student Housing*, which requires the efficient use of campus lands by increasing the density of the Leach Hall site to house an additional 315 students.
- Implement *2003 LRDP Resource Objectives 2. Water Conservation and 4. Built Environment* by improving energy and water efficiency of campus buildings through the replacement of older, less efficient buildings with modern buildings.

- Replace the aging and inefficient Leach Hall buildings with new buildings requiring lower maintenance and operating expenses.

Environmental Review

The Draft Tiered Initial Study and Proposed Negative Declaration for the project were prepared in compliance with the California Environmental Quality Act (CEQA) and state and University of California guidelines for implementing CEQA. The environmental analysis is tiered from the 2003 LRDP Environmental Impact Report (EIR) (State Clearinghouse No. 2002102092). The 2003 LRDP and EIR are available for review during normal operating hours at the UC Davis Office of Environmental Stewardship and Sustainability in 436 Mrak Hall on the UC Davis campus; at Reserves in Shields Library on the UC Davis campus; at the Yolo County Public Library, 315 E. 14th Street, Davis; and online at

http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html.

The 2003 LRDP EIR is a Program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.) and Section 21080.09 of the Public Resources Code. The 2003 LRDP EIR analyzed full implementation of uses and physical development proposed under the 2003 LRDP through the year 2015-16 to accommodate a projected total enrollment level of 31,500 students and identified measures to mitigate the significant adverse project and cumulative impacts associated with that growth. The proposed project is within the scope of the campus development that was anticipated in the 2003 LRDP and evaluated in the 2003 LRDP EIR.

The Draft Tiered Initial Study for the Tercero Student Housing Phase 4 is tiered from the 2003 LRDP EIR in accordance with Sections 15152 and 15168(d) of the CEQA Guidelines and Public Resource Code Section 21094. Based on the analysis presented in the Draft Tiered Initial Study, the project would result in no project-specific significant impacts.

Public Review and Comment

Based on the analysis in the Draft Tiered Initial Study, the campus has determined that a Negative Declaration will be prepared for this project. The public and agency review period for the Draft Tiered Initial Study will be from December 20, 2013 to January 21, 2014. Copies of the Draft Tiered Initial Study are available during normal operating hours at the UC Davis Office of Environmental Stewardship and Sustainability in 436 Mrak Hall on the UC Davis campus; at Reserves in Shields Library on the UC Davis campus; at the Yolo County Public Library, 315 E. 14th Street, Davis; and online at http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html.

Comments on this Draft Tiered Initial Study must be received by 5:00 p.m. on January 21, 2014. They may be e-mailed to environreview@ucdavis.edu or mailed to:

Sid England
Assistant Vice Chancellor – Environmental Stewardship and Sustainability
University of California
One Shields Avenue
436 Mrak Hall
Davis, CA 95616

The proposed Negative Declaration, along with any comments received by the above-listed deadline, will be considered by the University in conjunction with consideration of the project for approval. The Negative Declaration will become final if adopted by the University.

Deborah Wylie
Capital Resources Management
University of California, Office of the
President
1111 Franklin Street, 6th Floor #6201
Oakland, CA 94607-5200

James E. Holst
Office of the General Counsel of The
Regents
University of California
300 Lakeside Drive, 7th Floor
Oakland, CA 94612-3550

Phil Zeniner
State Water Resources Control Board
Division of Water Quality
P.O. Box 100
Sacramento, CA 95801

State of California
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Department of Toxic Substances Control
1001 I Street
Sacramento, CA 95814-2828

Solano County Department
Department of Resource Management
675 Texas Street, Suite 5500 (5th Floor)
Fairfield, CA 94533

Rosanne Taylor
Department of Conservation
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Sacramento, CA 95814

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South
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Sacramento, CA 95833

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Woodland, CA 95695

Hans Kreuzberg
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001

Craig Stowers
Department of Fish & Game
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Elk Grove, CA 95758

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Fairfield, CA 94533

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City of Davis
Community Development Director
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Amy Simpson
Central Valley Regional Water Quality
Control Board
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Rancho Cordova, CA 95670-6114

Peter Venturini
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Bridget Binning
California Dept. of Health Services
Drinking Water Technical Programs
Environmental Review Unit
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Sue O'Leary
Permitting and Inspection Branch, MS #15
CA Integrated Waste Management Board
1001 I Street, PO Box 4025
Sacramento, California 95812-4025

Jim Hockenberry
State Water Resources Control Board
Division of Clean Water Programs
P.O. Box 944212
Sacramento, CA 94244-2120

The Honorable Lois Wolk
Senator, 3rd District
State Capital
Room 5114
Sacramento, CA 95814

Jeffrey A. Flores
Tribal Cultural Monitor Supervisor
Yocha Dehe Wintun Nation
PO Box 18
Brooks, CA 95606

UC Davis CEQA Labels
Avery 5160