



ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY
ONE SHIELDS AVENUE
DAVIS, CALIFORNIA 95616
Tel. (530) 754-9011
Fax. (530) 752-5808

August 3, 2011

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 Castilian Hall Demolition Project
Project Location: University of California, Davis; 1440 Wake Forest Drive, Davis.
County: Yolo County

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 a student apartment building complex located at 1440 Wake Forest Drive in Davis, California. The apartment complex, known as Castilian Hall, has an area of approximately 104,000 square feet and provides 500 beds for incoming freshman and transfer students.

According to results of a Seismic Performance and Strengthening Study performed in April 2004, the seismic condition of the building complex is "poor." The campus determined that a seismic retrofit would not be appropriate due to significant cost of the corrections and associated building systems renovations. In addition, the campus recently constructed the Tercero South Phase II project that added approximately 600 beds to the inventory of student housing on the campus, reducing the need for the student beds provided by Castilian Hall. For these reasons, the campus proposes to remove the 500 beds from its inventory at Castilian Hall and demolish the facility. The Tercero South Phase II is a separate project subject to separate environmental review (SCH# 2008102021) that was adopted in 2008.

The proposed project would demolish the Castilian Hall complex, including the residences and dining commons. The parking lots and exterior lighting at the site would be maintained. The building lot would be landscaped with low-maintenance landscaping. There are currently no plans for redevelopment or reuse of the site.

Environmental Review and Comment

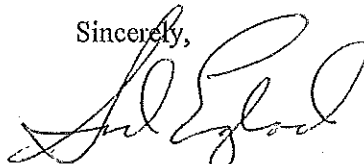
Based on the analysis presented in the Draft Tiered Initial Study, the campus proposes to adopt a Negative Declaration for the proposed project. Copies of the Draft Tiered Initial Study and proposed Negative Declaration are available during normal operating hours at the UC Davis Office of Environmental 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, 2801 Second Street 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 August 3, 2011 to September 2, 2011. Comments must be received before 5:00 p.m. on September 2, 2010. 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 Castilian Hall Demolition

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: 1440 Wake Forest Drive/Sycamore Street Zip Code: 95616 Total Acres: 2.0

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 [] BA [] 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:

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

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

KEY
S = Document sent by lead agency
X = Document sent by SCH
 ✓ = Suggested distribution

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

Business, Transportation & Housing

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

Food & Agriculture

Health & Welfare

- ___ Health Services _____

State & Consumer Services

- ___ General Services
- ___ OLA (Schools)

Environmental Protection Agency

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

Youth & Adult Corrections

- ___ Corrections

Independent Commissions & Offices

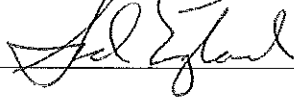
- ___ Energy Commission
- SX Native American Heritage Commission
- ___ Public Utilities Commission
- ___ Santa Monica Mountains Conservancy
- ___ State Lands Commission
- ___ Tahoe Regional Planning Agency

- SX Other ___ Yolo-Solano AQMD _____

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

Starting Date August 3, 2011

Ending Date September 2, 2011

Signature 

Date 8/1/11

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
CASTILIAN HALL DEMOLITION PROJECT**

Proposed Project

UC Davis proposes to demolish a student apartment building complex located at 1440 Wake Forest Drive in Davis, California. The apartment complex, known as Castilian Hall, has an area of approximately 104,000 square feet and provides 500 beds for incoming freshman and transfer students.

According to results of a Seismic Performance and Strengthening Study performed in April 2004, the seismic condition of the building complex is "poor." The campus determined that a seismic retrofit would not be appropriate due to significant cost of the corrections and associated building systems renovations. In addition, the campus recently constructed the Tercero South Phase II project that added approximately 600 beds to the inventory of student housing on the campus, reducing the need for the student beds provided by Castilian Hall. For these reasons, the campus proposes to remove the 500 beds from its inventory at Castilian Hall and demolish the facility. The Tercero South Phase II is a separate project subject to separate environmental review (SCH# 2008102021) that was adopted in 2008.

The proposed project would demolish the Castilian Hall complex, including the residences and dining commons. The parking lots and exterior lighting at the site would be maintained. The building lot would be landscaped with low-maintenance landscaping. There are currently no plans for redevelopment or reuse of the site.

Project Objectives

The proposed project is proposed in order to remove aging, substandard housing structures that are being taken out of use as student housing. Due to their condition, renovation and reuse of the buildings is not practical, and leaving them in place while unoccupied would create additional hazards due to the potential for further deterioration and risks related to trespassing or vandalism.

The project objectives are to:

- *Demolish the existing buildings on the property;*
- *Maintain parking lots and exterior lighting;*
- *Introduce low-maintenance landscape; and*
- *Minimize the effects of demolition on nearby residents and along haul routes.*

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 Long Range Development Plan (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 Castilian Demolition Project 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 Castilian Demolition Project will result in no potentially significant impacts beyond those previously addressed in the 2003 LRDP EIR.

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 August 3, 2011 to September 2, 2011. 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 September 2, 2011. They may be e-mailed to medulcich@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
Assoc. Vice President – Capital Resources Mgmt.
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
801 K Street, MS-24-02
Sacramento, CA 95814

Alyssa Begley, Chief
Office of Transportation Planning—South
District 3 Sacramento Area Office
2800 Gateway Oaks, MS-19
Sacramento, CA 95833

State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814 (15 copies)

County Clerk
County of Yolo
625 Court Street
Woodland, CA 95695

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

Craig Stowers
Department of Fish & Game
7400 Hendon Way
Elk Grove, CA 95758

County Clerk
County of Solano
600 Texas Street
Fairfield, CA 94533

Ken Hiatt
City of Davis
Community Development Director
23 Russell Boulevard
Davis, CA 95616 (3 copies)

John Bencomo
Planning Department
County of Yolo
292 West Beamer Street
Woodland, CA 95695

Christopher Manske
Solano County Planning
601 Texas Street
Fairfield, CA 94533

Bruce Sarazin
Environmental Health Services
Yolo County Department of Public Health
137 N. Cottonwood Street, Suite 2400
Woodland, CA 95695

Environmental Services
Department of Fish and Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

Wayne White
U.S. Fish and Wildlife Service
Ecological Services
2800 Cottage Way #W-2605
Sacramento, CA 95825-1888

Mat Ehrhardt
Yolo-Solano Air Quality Management District
1947 Galileo Court, Suite 103
Davis, CA 95616

Amy Simpson
Central Valley Regional Water Quality
Control Board
11020 Sun Center Drive #200
Rancho Cordova, CA 95670-6114

Peter Venturini
Air Resources Board
1001 I Street
Sacramento, CA 95814

Bridget Binning
California Dept. of Health Services
Drinking Water Technical Programs Branch
Environmental Review Unit
MS 7418, PO Box 997413
Sacramento, CA 95899-7413

Sue O'Leary
Permitting and Inspection Branch, MS #15
California 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
California State Assembly
State Capital
Sacramento, CA 95814