



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

April 6, 2012

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

**NOTICE OF PREPARATION
FOCUSED TIERED ENVIRONMENTAL IMPACT REPORT**

Project Title: Castilian Hall Redevelopment
Project Location: University of California, Davis
1440 Wake Forest Drive, Davis
Counties: Yolo

Project Description

UC Davis proposes to redevelop the student apartment building complex located at 1440-1460 Wake Forest Drive in Davis, California. The apartment complex, known as Castilian Hall, is approximately 3.3 acres and was developed in 1968 with two three-story apartment buildings that are currently vacant. The housing complex previously provided housing for 500 first-year and transfer students. The proposed project would consist of demolishing the existing buildings and constructing new apartment buildings to house between 225 to 275 graduate students.

A Seismic Performance and Strengthening Study performed in April 2004 classified the seismic condition of the building complex as "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 (net) to the inventory of student housing on the campus, reducing the need for the student beds for first-year and transfer students provided by Castilian Hall. For these reasons, the campus ceased use of the buildings in June of 2011. Demolition of the buildings would include removal of furnishings, recycling of select building materials, and demolition of the building structures.

To redevelop the project site, the campus has identified a goal of providing student apartment housing for up to 275 graduate students. The project will be designed for single graduate students and is not expected to provide housing for children. UC Davis provides family housing for students and dependents at other locations on campus and does not anticipate utilizing the redeveloped Castilian site for family housing.

The buildings are expected to range from 2 to 3 stories in height and would include vehicle parking, bike parking, walkways, and site landscaping.

Project Objectives

The goal of the University in the Project is the development of approximately 225-275 beds of rental apartment housing for single graduate students, for initial occupancy in the fall 2014. The exact number of beds, apartment unit mix, number, height and bulk of buildings, common facilities, parking provisions, and detailed design matters would be determined by an initial planning exercise conducted in by the University in association with a potential development team.

The Project would remove aging, substandard housing structures. Due to their condition, renovation and reuse of the existing Castilian 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 between completion of demolition and commencement of redevelopment construction
- Minimize the effects of demolition on nearby residents and along haul routes
- Provide new, high quality, affordable housing for graduate students in close proximity to campus
- Utilize University-owned land with sufficient utilities and roadway access to support new housing

Environmental Review and Comment

The University of California will be the Lead Agency and will prepare a Focused Tiered Environmental Impact Report (EIR) for the proposed project. Therefore, this EIR will specifically evaluate the potential impact areas of air quality, greenhouse gas emissions, noise, traffic, and utilities.

Pursuant to Sections 15152 and 15168 of the California Environmental Quality Act Guidelines, the analyses and conclusions in the EIR will be tiered under the programmatic EIR prepared for the 2003 UC Davis Long Range Development Plan (LRDP). The University would like your views as to the scope and content of the environmental information that is germane to the project. Beginning April 6, copies of the 2003 LRDP and the project's Tiered Initial Study will be 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 at 315 E. 14th Street in Davis; and online at

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

On April 25th at 6:30 pm in the Castilian Lounge at 1440 Wake Forest Drive, the University will host a scoping meeting as an opportunity for the public to provide information about environmental issues or concerns that may be relevant to the preparation of the Focused Tiered EIR.

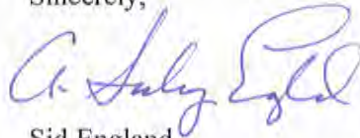
The comment period for the Tiered Initial Study will extend from April 6, 2012 to May 7, 2012.

Comments must be received before 5:00 PM on May 7, 2012 and they can be e-mailed to environreview@ucdavis.edu or sent to:

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

If you have any questions about the project, please contact me at (530) 752-2432.

Sincerely,



Sid England
Assistant Vice Chancellor – Environmental Stewardship
and Sustainability

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

c: Notice of Preparation, Notice of Completion and Environmental Document Transmittal Form, and Tiered Initial Study sent to addressees 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: Castilian Hall Redevelopment

Lead Agency: University of California

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

Zip Code: 95616

Total Acres: 3.3

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

Early Cons

Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

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:

Residential: Units _____ Acres 3.3

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: _____

Funding (approx.):

Federal \$ --

State \$ --

Total \$ --

Project Issues Discussed in Document:

Aesthetic/Visual

Flood Plain/Flooding

Schools/Universities

Water Quality

Agricultural Land

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Air Quality

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Archeological/Historical

Minerals

Soil Erosion/Compaction/Grading

Wildlife

Coastal Zone

Noise

Solid Waste

Growth Inducing

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Landuse

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Cumulative Effects

Fiscal

Recreation/Parks

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 April 6, 2012

Ending Date May 7, 2012

Signature *A. July Egoal*

Date 4/5/12

Lead Agency (Complete if applicable):

- Consulting Firm: _____
- Address: _____
- City/State/Zip: _____
- Contact: _____
- Phone: (____) _____

For SCH Use Only:

- Date Received at SCH _____
- Date Review Starts _____
- Date to Agencies _____
- Date to SCH _____
- Clearance Date _____

Notes:

Applicant: _____

- Address: _____
- City/State/Zip: _____
- Phone: (____) _____

**UC DAVIS PUBLIC NOTICE:
NOTICE OF PREPARATION
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CASTILIAN HALL REDEVELOPMENT PROJECT**

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

Deborah Wylie
Assc. 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 Kreuzberg
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