



JOHN A. MEYER
Vice Chancellor

OFFICE OF RESOURCE MANAGEMENT AND PLANNING
ONE SHIELDS AVENUE
DAVIS, CALIFORNIA 95616-8678

December 21, 2001

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

**NOTICE OF COMPLETION
DRAFT ENVIRONMENTAL IMPACT REPORT**

Project Title: Conference Center, Hotel, and Graduate School of Management Building Project

State Clearinghouse No.: 2001082067

Project Location: University of California, Davis
South of Old Davis Road and north of the Union Pacific Railroad Line; and north of Hutchison Drive and west of Olive Tree Drive (small component)

County: Yolo

Project Description

The UC Davis campus (the campus) proposes to construct and operate a conference center, a hotel, and a building for the Graduate School of Management on approximately five acres in the south entry area of the central campus. The proposed Conference Center, Hotel, and Graduate School of Management Building project site is in Yolo County and is located east of the Robert and Magrit Mondavi Center for the Performing Arts (currently under construction), north of the Union Pacific Railroad line, and south of Old Davis Road and the Department of Environmental Horticulture buildings and garden.

The conference center facility would be approximately 75,000 square feet and would include a restaurant, a pub, a 500-person capacity ballroom, meeting rooms, and office space for units in the Office of University Relations. The hotel would be approximately 40,000 square feet and would include 75 guestrooms. The Graduate School of Management Building would be approximately 45,000 square feet and would provide office space for the Graduate School of Management, units within the Office of University Relations, and the Internship and Career Center. The project would also establish open space and landscaping, and it would construct an approximately 100-space parking area. In addition, Department of Environmental Horticulture teaching and research field activities currently located on a portion of the project site would be relocated to the west campus on a parcel located north of Hutchison Drive near the University Airport. A greenhouse and an agricultural support building would be constructed on less than two acres at this new location.

Environmental Review and Comment

The University of California is the Lead Agency and has prepared a Draft Focused Tiered EIR (Draft EIR) for the proposed Conference Center Facility, Hotel, and Graduate School of Management Building project. Pursuant to Sections 15152 and 15168 (c) and (d) of the California Environmental Quality Act (CEQA) Guidelines, the environmental analysis in the Draft EIR is tiered under the programmatic 1994 Long Range Development Plan EIR (1994 LRDP EIR) (State Clearinghouse No. 94022005), as updated and revised by subsequent documents. Specifically, the 1994 LRDP EIR was updated and revised by the 1997 Wastewater Treatment Plant Replacement Project EIR (State Clearinghouse Nos. 95123027 and 96072024), the 1997-98 Major Capital Improvement Projects Supplemental Environmental Impact Report (State Clearinghouse No. 97122016), the Center for the Arts Performance Hall and South Entry Roadway and Parking Improvements Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 98092016), the USDA Western Human Nutrition Research Center Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 99092060), the Veterinary Medicine Laboratory and Equine Athletic Performance Laboratory Facilities EIR (State Clearinghouse No. 2000022057), and the Segundo Housing Improvement Projects Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 2001092063). An appendix to the Draft EIR summarizes these changes.

Copies of the Draft EIR for the Conference Center, Hotel, and Graduate School of Management Building, as well as copies of the documents noted above, are available during normal operating hours at the UC Davis Office of Resource Management and Planning in 376 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; at the Vacaville Library, 1020 Ulatis Drive, Vacaville; and online at <http://www.ormp.ucdavis.edu/environreview/>.

We appreciate your prompt acknowledgement and review of this Draft EIR. Due to the time limits mandated by state law, the document's 45-day review period will extend from December 21, 2001 to February 4, 2002. Comments on the Draft EIR must be received before 5:00 p.m. on February 4, 2002. Comments may be e-mailed to environreview@ucdavis.edu or mailed to:

John A. Meyer
Vice Chancellor - Resource Management and Planning
376 Mrak Hall
University of California
One Shields Avenue
Davis, CA 95616

If you have any questions about the project, please contact Sid England, UC Davis Environmental Planner, at (530) 752-2432.

Sincerely,



John A. Meyer
Vice Chancellor - Resource Management and Planning

Enclosures: 15 copies of the Draft Environmental Impact Report
1 Environmental Document Transmittal Form

c: Notice of Completion, Environmental Document Transmittal Form, and Draft Environmental Impact Report 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: Conference Center, Hotel, and Graduate School of Management Building Project

Lead Agency: University of California Contact Person: Sid England
Street Address: Office of Resource Management and Planning, UC Davis Phone: (530) 752-2432
City: Davis Zip: 95616 County: Yolo

Project Location:

County: Yolo City/Nearest Community: Davis
Cross Streets: Old Davis Rd./Mrak Hall Dr.; Hutchison Dr./Olive Tree Dr Zip Code: 95616 Total Acres: 7
Assessor's Parcel No. NA Section: 16 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 NEPA: [] NOI Other: [] Joint Document
[] Early Cons (Prior SCH No.) [] EA [] Final Document
[] Neg Dec [] Other [] Draft EIS [] Other
[X] Draft EIR [] FONSI

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.) [X] Other Project Approval

Development Type:

[] Residential: Units _____ Acres _____ [] 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 _____
[X] Other: Conference Center, Hotel, Academic Offices

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:

High Density Academic and Administrative with Potential Enterprise Opportunity and Parking; Teaching and Research Fields

Project Description:

The project would construct and operate a conference center, a hotel, and a building for the Graduate School of Management on approximately five acres in the south entry area of the central campus. The project would relocate Department of Environmental Horticulture activities to a parcel in the west campus and provide associated support structures. See attached Public Notice for further description.

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

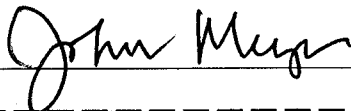
- ___ Energy Commission
- _SX_ Native American Heritage Commission
- ___ Public Utilities Commission
- ___ Santa Monica Mountains Conservancy
- ___ State Lands Commission
- ___ Tahoe Regional Planning Agency

- _SX_ Other ___ Yolo-Solano AQMD _____

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

Starting Date December 21, 2001

Ending Date February 4, 2002

Signature 

Date _____

Lead Agency (Complete if applicable):

Consulting Firm: EIP Associates
 Address: 1200 Second Street, Suite 200
 City/State/Zip: Sacramento, CA 95814
 Contact: Cathy McEfee
 Phone: (916) 325-4800

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: (____) _____

PUBLIC NOTICE
UC Davis Conference Center, Hotel, and Graduate School of Management Building
Draft Focused Tiered Environmental Impact Report

Proposed Project

The UC Davis campus (the campus) proposes to construct and operate a conference center facility, a hotel, and a building for the Graduate School of Management on approximately five acres in the south entry area of the central campus. The proposed Conference Center, Hotel, and Graduate School of Management Building project site is in Yolo County and is located east of the Robert and Margrit Mondavi Center for the Performing Arts (currently under construction), north of the Union Pacific Railroad line, and south of Old Davis Road and the Department of Environmental Horticulture buildings and garden.

The conference center facility would be approximately 75,000 square feet and would include a restaurant, a pub, a 500-person capacity ballroom, meeting rooms, and office space for units in the Office of University Relations. The hotel would be approximately 40,000 square feet and would include 75 guestrooms. The Graduate School of Management Building would be approximately 45,000 square feet and would provide office space for the Graduate School of Management, units within the Office of University Relations, and the Internship and Career Center. The project would also establish open space and landscaping, and it would construct an approximately 100-space parking area. In addition, Department of Environmental Horticulture teaching and research field activities currently located on a portion of the project site would be relocated to the west campus on a parcel located north of Hutchison Drive near the University Airport. A greenhouse and an agricultural support building would be constructed on less than two acres at this new location.

Project Objectives

The campus has identified the following objectives for the proposed Conference Center, Hotel, and Graduate School of Management Building project:

- provide a venue for state, national, and international academic conferences on the campus;
- provide an opportunity to host visitors, alumni, and the business community;
- add to UC Davis' role as a regional academic and arts center and meeting place in combination with the adjacent Center for the Performing Arts (currently under construction) and Buehler Alumni and Visitors Center;
- ensure that the conference center and hotel are financially viable operations;
- provide adequate space for future growth of the Graduate School of Management;
- provide access and exposure to the broader community for the conference center, hotel, and the Graduate School of Management;
- provide space for growth and consolidation of office space for a major portion of the Office of University Relations;
- consolidate Office of University Relations operations at a site that facilitates easy access by faculty, other campus groups, and external constituencies; and
- provide outdoor gathering areas and landscaped pedestrian walkways that link to adjacent uses including the Center for the Performing Arts and the Buehler Alumni and Visitors Center.

Environmental Review

In compliance with the California Environmental Quality Act (CEQA) and the state and University of California guidelines for implementation of CEQA, a Draft Focused Tiered Environmental Impact Report (EIR) has been prepared that identifies and evaluates the environmental impacts of the proposed project.

The environmental analysis for the proposed project is tiered from the UC Davis 1994 LRDP EIR in accordance with Sections 15152 and 15168(c) of the CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 et seq.) and Public Resources Code Section 21094. The environmental analysis is tiered from the 1994 LRDP EIR (State Clearinghouse No. 94022005), as updated and revised by a number of subsequent documents, including the: 1997 Wastewater Treatment Plant Replacement Project EIR (State Clearinghouse Nos. 95123027 and 96072024), the 1997-98 Major Capital Improvement Projects Supplemental Environmental Impact Report (State Clearinghouse No. 97122016), the Center for the Arts Performance Hall and South Entry Roadway and Parking Improvements Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 98092016), the USDA Western Human Nutrition Research Center Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 99092060), the Veterinary Medicine Laboratory and Equine Athletic Performance Laboratory Facilities Focused Tiered EIR (State Clearinghouse No. 2000022057), and the Segundo Housing Improvement Projects Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 2001092063). These documents are available for review during normal operating hours at the UC Davis Office of Resource Management and Planning in 376 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; at the Vacaville Public Library, 1020 Ulatis Drive, Vacaville; and online at <http://www.ormp.ucdavis.edu/enviroreview/> (technical appendices are not available online). A document summarizing amendments to the 1994 LRDP and revisions to the 1994 LRDP EIR is also available online and is included as an appendix to the Conference Center, Hotel, and Graduate School of Management Building Draft EIR.

The 1994 LRDP EIR, as updated and revised, is a Program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.). The 1994 LRDP EIR analyzed full implementation of uses and physical development proposed under the 1994 LRDP through the academic year 2005-06, and it identified measures to mitigate the significant adverse project and cumulative impacts associated with that growth.

In accordance with Sections 15152 and 15168(d) of the CEQA Guidelines and Public Resource Code Section 21094, the environmental analysis for the proposed Conference Center, Hotel, and Graduate School of Management Building incorporates by reference relevant information contained in the 1994 LRDP EIR. A Tiered Initial Study for the proposed project (published in August 2001) concluded that further analysis was required to more fully evaluate impacts in the resource areas of land use and planning, transportation and circulation, noise, and biological resources. For this reason, the campus prepared a Focused Tiered EIR for the project. Pursuant to Section 15161 of the CEQA Guidelines, the Draft Focused Tiered EIR for the proposed Conference Center, Hotel, and Graduate School of Management Building project is a Project EIR that examines the changes in the environment that would result from a specific development project. The project's Tiered Initial Study is included as Appendix A in the Draft Focused Tiered EIR.

Based on the analysis presented in the Draft Focused Tiered EIR, it has been determined that the project may incrementally contribute to, but would not exceed, certain significant impacts previously identified in the 1994 LRDP EIR. However, most of these impacts would be reduced to a level that is clearly less-than-significant through implementation of project-specific and 1994 LRDP EIR

mitigation measures.

The proposed project would contribute to traffic volumes that currently result in intersection level of service violations in the City of Davis, a significant and unavoidable impact. The proposed project may incrementally contribute to, but would not exceed, certain significant and unavoidable cumulative impacts previously identified in the 1994 LRDP EIR related to: intersection level of service, noise levels, criteria and toxic air emissions, exposure to existing hazardous materials during construction, hazardous materials use and waste generation, demand for emergency response, loss of ruderal/annual grassland habitat for wildlife species, construction effects on water quality, loss of ground water recharge potential, demand for water from the deep aquifer, seismic ground shaking, loss of cultural resources, loss of rural character, demand for fire protection and police protection services, and contribution of school age children to the Davis Joint Unified School District. Mitigation measures to reduce many of these significant and unavoidable cumulative impacts to less-than-significant levels are available but are not within the jurisdiction of the University of California to enforce and monitor. These significant and unavoidable impacts were adequately analyzed in the 1994 LRDP EIR (as revised) and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and certification of the 1994 LRDP EIR.

Due to anticipated enrollment increases through 2014-15 that would exceed projections for growth through 2005-06 under the 1994 LRDP, the campus has closely examined each of the cumulative impacts identified in the 1994 LRDP EIR that could continue through 2014-15 (this evaluation is provided as Appendix D in the project's Draft EIR). Based on current preliminary knowledge regarding anticipated growth, the campus does not anticipate that growth through 2014-15 would create any new significant cumulative impacts in addition to those previously identified in the 1994 LRDP EIR, and the 1994 LRDP EIR is considered a valid basis for analysis of the cumulative environmental impacts of individual campus projects. However, a new LRDP EIR will fully evaluate the potential environmental impacts associated with the next LRDP.

Public Review and Comment

The public review period for the Conference Center, Hotel, and Graduate School of Management Building Draft Focused Tiered EIR will be from December 21, 2001 to February 4, 2002. Copies of the Draft Focused Tiered EIR are available for review during normal operating hours at the UC Davis Office of Resource Management and Planning in 376 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; at the Vacaville Public Library, 1020 Ulatis Drive, Vacaville; and online at <http://www.ormp.ucdavis.edu/environreview/>. Copies of all documents referenced in the EIR are available at the UC Davis Office of Resource Management and Planning in 376 Mrak Hall on the UC Davis campus.

A public hearing to receive testimony as part of the formal record on the project's Draft EIR is scheduled as follows:

Date: January 22, 2002

Time: 7:00 p.m.

Place: University Club on the UC Davis campus

Comments on the Focused Tiered Draft EIR must be received by 5:00 p.m. on February 4, 2002 and may be emailed to environreview@ucdavis.edu or sent to:

John A. Meyer

Vice Chancellor - Office of Resource Management and Planning

376 Mrak Hall
University of California
One Shields Avenue
Davis, CA 95616