



ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY  
ONE SHIELDS AVENUE  
DAVIS, CALIFORNIA 95616  
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March 22, 2011

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

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

**Project Title:** Hyatt Place Hotel Expansion and Old Davis Road Extension

**Project Location:** University of California, Davis:  
Old Davis Road, east of Mrak Hall Drive

**Counties:** Yolo

**Project Description**

UC Davis proposes two projects on the south portion of the central campus. The first project would expand the existing campus hotel by adding 52 rooms to the existing 75 rooms which would result in a total hotel capacity of 127 rooms. The existing Hyatt Place hotel at UC Davis was completed in 2010 and is built and operated by a third-party developer. The hotel expansion would take place on a landscaped area within the developed parcel of the hotel to the north and east of the existing building. The existing parking lot for the hotel has sufficient capacity to accommodate the proposed expansion and would not need to be expanded. The expanded hotel building would result in an additional 30,000 square feet of building area and, like the existing building, would be four stories tall. The design of the hotel expansion would match the architecture and height of the existing building.

The second project proposed for the south portion of UC Davis is the extension of Old Davis Road from its existing terminus east of the existing hotel to the southern terminus of A Street. The proposed extension of Old Davis Road has been previously identified as a component of the long-term UC Davis roadway plans and the road was partially extended by 800 feet in 2009 with the conference center and hotel construction projects. The proposed extension would construct approximately 1,100 feet of new roadway and would connect to the south side of Parking Lot 5 allowing through access on the connected roadway. Once connected, the road extension would provide an alternate route to the existing Old Davis Road alignment. UC Davis eventually would convert the existing Old Davis Road along the south side of the UC Davis Arboretum to a bike and pedestrian path with emergency vehicle and service vehicle access.

The road extension would include two-lanes for motorized traffic (one lane in each direction) and a bike lane adjacent to the road curb. The project would include a sidewalk on the north side of the road and landscaping along the road. A 15 foot-wide corridor south of the road would be designated as a future planning corridor for underground utilities. The extended road would replace the existing road connection located between Mrak Hall Drive and A Street.

### **Project Objectives**

The Hotel Expansion will provide needed capacity for overnight accommodations in close proximity to the UC Davis conference center. The expanded capacity is expected to improve the ability of UC Davis to host academic conferences in furtherance of the teaching, research, and public service mission of the University. Project objectives include:

- Expanded overnight accommodations in close proximity to the UC Davis conference center.
- Opportunities to attract larger conferences to the UC Davis Conference Center and the Davis area through the provision of additional hotel rooms in the Davis area.
- Additional hotel rooms under the same management and operational control of the existing campus hotel to minimize the management costs and site development costs of hotel operations.
- Minimize traffic impacts and associated contributions to global warming by enabling conference participants to minimize automobile travel between off-site hotel locations and the existing conference center.

The Old Davis Road Extension will implement a long-planned change to circulation at UC Davis. The project objectives are to:

- Simplify the routing and experience for new visitors to the UC Davis campus. The proposed project will make route-finding simpler and more intuitive so that new visitors better understand the concept of the campus loop road and the traffic flow along the loop road.
- Improve the connection between the UC Davis Mondavi Center for the Performing Arts and the UC Davis Conference Center and the City of Davis downtown area. The proposed project will improve the roadway connection so that visitors can easily connect a visit to the performing arts center with shopping or dining opportunities in downtown Davis.
- Allow future conversion of the existing road alignment to a bike and pedestrian facility to facilitate these modes of travel, to expand the campus bicycle network and to enhance the exposure for arboretum uses by shifting motorized vehicles south, away from the arboretum.

### **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. This EIR will specifically evaluate the potential impact areas of aesthetics, air quality, cultural resources, greenhouse gas emissions, noise, and traffic.

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). Beginning March 23, 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](http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html).

The comment period for the Tiered Initial Study will extend from March 23, 2011 to April 21, 2011. Comments must be received before 5:00 PM on April 21, 2011 and they can be e-mailed to [medulcich@ucdavis.edu](mailto:medulcich@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,



For

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: Hyatt Place Hotel Expansion and Old Davis Road Extension

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: Old Davis Road Zip Code: 95616 Total Acres: 1.5
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: [X] NOP [ ] Supplement/Subsequent EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons (Prior SCH No.) [ ] EA [ ] Final Document
[ ] Neg Dec [ ] Other [ ] Draft EIS [ ] Other
[ ] 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
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[X] Educational Campus Auxilliary Support Uses
[ ] Recreational
[ ] Water Facilities: Type MGD
[X] Transportation: Type Road Extension
[ ] Mining: Mineral
[ ] Power: Type Watts
[ ] Waste Treatment: Type
[ ] 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:

Academic and Administrative

Project Description:

See attached public notice.

**Reviewing Agencies Checklist**

Form A, continued

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

**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 March 23, 2010 Ending Date April 21, 2011

Signature Matt Dulic For Sid England Date 3/22/11

<b>Lead Agency</b> (Complete if applicable):
Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: (____) _____

<b>For SCH Use Only:</b>
Date Received at SCH _____
Date Review Starts _____
Date to Agencies _____
Date to SCH _____
Clearance Date _____
Notes:

<b>Applicant:</b> _____
Address: _____
City/State/Zip: _____
Phone: (____) _____

Michael J. Bocchicchio  
Asst. Vice President – Facilities Administration  
University of California, Office of the President  
1111 Franklin Street 6<sup>th</sup> Floor #6201  
Oakland, CA 94607-5200

James E. Holst  
Office of the General Counsel of The Regents  
University of California  
300 Lakeside Drive, 7<sup>th</sup> 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 (5<sup>th</sup> 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

**UC DAVIS PUBLIC NOTICE:  
NOTICE OF PREPARATION  
FOCUSED TIERED ENVIRONMENTAL IMPACT REPORT  
HYATT PLACE HOTEL EXPANSION AND OLD DAVIS ROAD EXTENSION PROJECT**

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