

UC DAVIS
HYATT PLACE HOTEL EXPANSION AND OLD DAVIS
ROAD EXTENSION

Final Focused Tiered Environmental Impact Report

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DRAFT EIR

Follows Section 3.0 of the Final EIR and is reprinted as revised in Section 1.7 of this FEIR with a minor change to page 132 of the Draft EIR. Section 1.7 of this FEIR explains the revision to page 132 of the Draft EIR.

1 Environmental Review Process

This Final Focused Tiered Environmental Impact Report (Final EIR) has been prepared to provide an analysis of certain potentially significant environmental effects of the University of California Davis (UC Davis), Hyatt Place Expansion and Old Davis Road Extension projects (proposed projects), which is a proposal to expand the existing Hyatt Place hotel at UC Davis and to extend the existing Old Davis Road to create a more direct connection from campus facilities and downtown Davis. This Final EIR is designed to inform university decision-makers, responsible agencies, and the public of the environmental consequences of implementing the proposed project. This Final EIR has been prepared in accordance with and in fulfillment of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the UC guidelines for the implementation of CEQA. The University of California is the lead agency for the proposed project and, as such, has authority over whether to approve or deny the proposed project.

In accordance with CEQA Guidelines Sections 15152 and 15168 and Public Resources Code Section 21094, this environmental analysis is tiered from the EIR (State Clearinghouse No. 2002102092) that was prepared for the UC Davis 2003 Long Range Development Plan (2003 LRDP). The 2003 LRDP is a comprehensive land use plan that will guide physical development on campus to accommodate projected enrollment increases and expanded and new program initiatives through the 2015-16 academic year. The proposed project is an element of the growth that was anticipated in the 2003 LRDP and evaluated in the 2003 LRDP EIR.

The CEQA concept of "tiering" refers to the evaluation of general environmental matters in a broad program level EIR, with subsequent focused environmental documents for individual projects that implement the program. CEQA and the CEQA Guidelines encourage the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process. CEQA Guidelines Section 15168(d) provides for simplifying the preparation of environmental documents for individual parts of the program by incorporating by reference analyses and discussions that apply to the program as a whole. Where an EIR has been prepared or certified for a program or plan, the environmental review for a later activity consistent with the program or plan should be limited to potentially significant effects on the environment that were not analyzed as significant in the prior EIR, that are susceptible to substantial reduction or avoidance (CEQA Guidelines Section 15152[d]), or were not adequately addressed in the prior EIR (CEQA Guidelines Section 15152[f]).

1.1 DRAFT TIERED INITIAL STUDY

UC Davis prepared a Notice of Preparation (NOP) and issued a Tiered Initial Study (Tiered IS) on March 23, 2011 that was tiered from the 2003 LRDP EIR. The Tiered IS evaluated potential environmental effects of the proposed project, identified which issues were adequately addressed in the 2003 LRDP EIR, and identified which issues would require further analysis in the Focused Tiered Draft EIR. Based on the Tiered IS, UC Davis decided to prepare a Focused Tiered Draft EIR to evaluate potential impacts related to Aesthetics and Visual Resources, Air, Cultural Resources, Greenhouse Gas Emissions, Noise, and Traffic Circulation. Therefore, the Focused Tiered Draft EIR was prepared to further evaluate the significance of impacts in these topic areas and to develop, if necessary, project specific mitigation measures.

1.2 SCOPE AND PURPOSE OF THE EIR

The March 23, 2011 Initial Study concluded that the project may have potentially significant effects on the environment that were not previously addressed or adequately addressed in the 2003 LRDP EIR, or may have environmental effects that are less-than-significant but have been selected for further analysis and disclosure. This EIR analyzes the potential impacts of the proposed project on the topics of Aesthetics and Visual Resources, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, and Traffic and Circulation.

1.3 ENVIRONMENTAL REVIEW AND APPROVAL PROCESS

Under CEQA, the lead agency for a project is the public agency with primary responsibility for carrying out or approving the project and for implementing the requirements of CEQA. CEQA Guidelines Section 15083 authorizes and encourages an early consultation or scoping process to help identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed and considered in an EIR and to help resolve the concerns of affected regulatory agencies, organizations, and the public. Scoping is designed to explore issues for environmental evaluation, ensuring that important considerations are not overlooked and uncovering concerns that might otherwise go unrecognized. As stated above in Section 1.1, UC Davis prepared a NOP and issued a Tiered IS on March 23, 2011 (tiered from the 2003 LRDP EIR) to determine the scope of the environmental impact analyses that would be needed to adequately address the project. The NOP was circulated for a 30-day comment period from March 23, 2011 to April 21, 2011.

During the 30-day comment period, comment letters were received from the following:

- **State of California, Department of Transportation**
- **State of California, Public Utilities Commission**
- **Yolo-Solano Air Quality Management District (YSAQMD)**
- **City of Davis**
- **Brian Neal, Solano Park Apartments Community Garden Committee**

The lead agency responsible for considering implementation of the project and for preparing this EIR is the University of California. CEQA requires that state and local government agencies consider the environmental effects of projects over which they have discretionary authority before taking action on those projects (Pub. Res. Code Section 21000 et seq.). CEQA also requires that each public agency avoid or mitigate to less-than-significant levels, wherever feasible, the significant environmental effects of projects it approves or implements. After completion of the environmental review process, including required public review periods, the University will decide whether to certify the Final EIR as adequate according to CEQA, and whether to take action on the proposed project.

As described above and in Section 15121(a) of the CEQA Guidelines, an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its significant environmental impacts. Public agencies with discretionary authority are required to consider the information in the EIR, along with any other relevant information, in making decisions on the proposed project. State and local agencies, other than the lead agency, that are responsible for carrying out or approving a project, or elements of a project, are termed "responsible agencies" under CEQA. Responsible agencies may need to approve portions of, grant

permits for, or provide other discretionary approvals for the project. For this project, the only anticipated responsible agency is the Yolo-Solano Air Pollution Control District (YSAQMD).

1.3.1 Public and Agency Review

The Draft EIR was circulated for a 45-day public and agency review period from June 15, 2011 to July 29, 2011. Comments on the Draft EIR were to have been received by 5:00 p.m. on July 29, 2011, and could have been emailed to environreview@ucdavis.edu or sent to:

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During the 45-day comment period, comment letters were received from the following agencies or individuals:

- **State of California, Regional Water Quality Control Board**
- **State of California, Department of Conservation**
- **State of California, Department of Transportation**
- **State of California, Public Utilities Commission**
- **Yolo-Solano Air Quality Management District (YSAQMD)**
- **City of Davis**
- **William Kopper, representing *Save Our Hotels* and John Gabrielli**
- **Reed Youmans**

Comments relating to this Draft EIR could also have been presented orally during a public hearing on July 7, 2011, at 7:00 PM at the Buehler Alumni and Visitors Center Building on the UC Davis campus. No members of the public attended the public hearing and no comments were provided at the public hearing.

1.3.2 Availability of Documents

This Final EIR is available during normal operating hours at the UC Davis Office of Environmental Stewardship and Sustainability at 436 Mrak Hall on the UC Davis campus; at the Reserves in Shields Library on the UC Davis campus; at the Yolo County Public Library, 314 East 14th Street, Davis; and online at http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html. Copies of the 2003 LRDP and the 2003 LRDP EIR are available at the above locations. Reference materials used in the preparation of these documents and the transcript of the July 7, 2011 public hearing are also available during normal office hours at the UC Davis Office of Environmental Stewardship and Sustainability.

1.3.3 Project Approval

After the public hearing on the Draft EIR and after the close of the public comment period, the University prepared this Final EIR. The Draft EIR and the Final EIR will be independently reviewed and considered by the University of California in connection with a decision on whether to approve the proposed project. It is anticipated that the proposed certification of the EIR and consideration of the project will occur in October of 2011.

1.2.4 CEQA Findings and Mitigation Monitoring

CEQA requires decision-makers to adopt mitigation measures to substantially lessen significant impacts whenever feasible. Section 15091 of the CEQA Guidelines requires that, when approving a project, the lead agency makes certain findings with respect to the significant effects of the project, whether such effects can be avoided or substantially lessened through mitigation or alternatives, whether the mitigation or alternatives are feasible, and identifying the responsibility for implementation of mitigation. Section 21081.6 of the California Public Resources Code and Sections 15091 (d) and 15097 of the CEQA Guidelines require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." In Chapter 4 of this Draft EIR, a project-specific mitigation measure was identified to eliminate entirely the project's less-than-significant impact due to greenhouse gas emissions, so that the proposed project would create no net increase in greenhouse gas emissions.

If, at the time of project approval, any project-specific mitigation measures are adopted, a Mitigation Monitoring and Reporting Plan (MMRP) will be adopted. One project-specific mitigation measure is identified to entirely avoid a less than significant greenhouse gas impact, and a MMRP is, therefore, included in Section 1.6 of this Final EIR.

1.4 RELATIONSHIP TO THE 2003 LRDP AND LRDP EIR

This environmental analysis is tiered from the 2003 LRDP EIR (State Clearinghouse No. 2002102092). The 2003 LRDP is a comprehensive land use plan that will guide physical development on campus to accommodate projected enrollment increases and expanded and new program initiatives through the 2015-16 academic year. The proposed project is an element of the growth that was anticipated in the 2003 LRDP and evaluated in the 2003 LRDP EIR.

The 2003 LRDP noted that the campus would expand facilities within the portions of the campus designated as *Academic and Administrative* land use areas. The 2003 LRDP projected an increase of 2.5 million assignable square feet (ASF) of new building space on the campus and the proposed project would add approximately 30,000 square feet of space to the campus. The 2003 LRDP EIR evaluated the environmental effects that could result from the projected growth in campus programs, building space and population, including the effects of growth in *Academic and Administrative* land use areas.

Tiering of the environmental analysis for the proposed project pursuant to the CEQA Guidelines allows this Final Focused Tiered EIR to rely on the 2003 LRDP EIR for the following:

- A discussion of general background and setting information for environmental topic areas;
- Overall growth related issues;
- Issues that were evaluated in sufficient detail in the 2003 LRDP EIR for which there is no significant new information or change in circumstances that would require further analysis; and
- Assessment of cumulative impacts.

In addition, mitigation measures that were previously adopted for the 2003 LRDP EIR, and are related to and designed to reduce the impacts of this project, are identified in this Final EIR. Because these mitigation measures are already being carried out as part of implementation of the 2003 LRDP, they are included in and are part of the proposed project and will not be readopted. Nothing in this Final EIR in any way alters the obligations of the campus to implement the LRDP mitigation measures. Please see

Section 1.2.2 regarding the availability of the 2003 LRDP EIR and other documents incorporated by reference.

1.5 ORGANIZATION OF THE EIR

The content and format of this Final EIR are designed to meet the requirements of CEQA and the CEQA Guidelines (Sections 15122 through 15132). The Final EIR is organized into the following chapters so that the reader can easily obtain information about the proposed project and the specific environmental issues:

FINAL EIR---

- ***Chapter 1, Environmental Review Process***, explains the CEQA process and the purpose of this EIR; lists the lead and responsible agencies with discretionary authority over the proposed project; provides information on the public and agency review and approval process; describes the relationship of the proposed project and the 2003 LRDP EIR; and outlines the organization of this Draft EIR.
- ***Chapter 2, Comments and Responses to Comments***, provides copies of the DEIR comment letters. The comment letters have been modified to include specific numbering of individual comments within each letter. Following each comment letter, the responses to comments provide numbered responses corresponding to the particular issue raised in each comment.
- ***Chapter 3, Technical Analysis Memo from Traffic Consultant***, provides the technical memo from the transportation consultant that was completed to assist with responses to comments.

DRAFT EIR---(bound together with the Final EIR, follows Section 3.0 of this Final EIR).

1.6 MITIGATION MONITORING AND REPORTING PLAN

The following Mitigation Monitoring and Reporting plan will be used to ensure implementation of project-specific mitigation GHG-1.

Table 1-1: Project-Specific Mitigation Summary

Impact	Mitigation Measures	Monitoring and Reporting Procedure	Mitigation Timing		Monitoring and Reporting Responsibility
GHG-1	Project-Specific Mitigation Measure GHG-1: Under the Strategic Energy Partnership Program (SEPP), ¹ the Campus will fund energy-efficiency improvements in existing buildings on the campus that will achieve a minimum GHG emissions reduction of 641 MTCO ₂ e per year.	Review implementation documentation developed by the SEPP. Compile emissions reduction documentation to show reductions of 641 MTCO ₂ e per year.	During operation	Within two years of project completion.	UC Davis Office of Environmental Stewardship and Sustainability.

1.7 REVISION TO THE DRAFT EIR

After publication of the Draft EIR, the traffic consultant determined that the standard of significance for intersections in the City of Davis had been incorrectly presented in the Draft EIR. The consultant was able to determine that the Olive Drive and Richards Boulevard intersection is considered by the City of Davis to be outside of the Core Area. While the City of Davis standard of significance for Core Area intersections is (Level of Service) LOS F, the appropriate standard of significance for Olive Drive and Richards Boulevard is LOS E.

The corrected LOS significance threshold is shown on the following page in markup text to illustrate the change to page 132 of the Draft EIR. In addition, Section 3 (the reprinted Draft EIR) has been modified on page 132 to be consistent with the appropriate LOS significance threshold.

This revision to the standard of significance does not change the impact findings in the Draft EIR or in the Final EIR. There are no new impacts or substantially more severe impacts as a result of this correction than were previously identified in the Draft EIR.

¹ Strategic Energy Partnership Program or SEPP is a program that the UC and investor-owned utilities have entered into whereby the utilities provide a certain amount of matching funds for energy efficiency and energy conservation initiatives that eligible UC campuses undertake. Actual savings in kWh and therms must be demonstrated to receive the matching funds. The Davis campus participates in the SEPP.

- For signalized and unsignalized intersections that operate unacceptably without the project, the addition of 10 or more vehicles to the intersection's volume.

For intersections in the City of Davis, pursuant to the City of Davis General Plan, LOS E is the minimum acceptable LOS for the City of Davis, LOS F is acceptable for the City for the Davis Core Area (LOS F is acceptable and considered a "congested condition" for Core Area intersections); all City of Davis intersections except for Olive Drive and Richards Boulevard analyzed in this study are Core Area intersections.

- For signalized intersections, exacerbated unacceptable (LOS F in the weekday AM or PM peak hour; LOS E or F in the Saturday peak hour) operations by increasing an intersection's average delay by five seconds or more.
- For Core Area intersections that operate at congested conditions (LOS F in the weekday AM or PM peak hour or the Saturday peak hour), exacerbate operations by increasing an intersection's average delay by five seconds or more.
- For unsignalized intersections that operate unacceptably (LOS F in the weekday AM or PM peak hour; LOS E or F in the Saturday peak hour; and meet MUTCD's peak hour signal warrant without the project), exacerbate operations by increasing the overall intersection's volume by more than one percent.
- For unsignalized intersections that operate unacceptably but do not meet MUTCD's peak hour signal warrant without the project, add sufficient volume to meet the peak hour signal warrant.

These significance criteria for City of Davis intersections are consistent with those applied in the Second Street Crossing (Target Store) Project Draft Environmental Impact Report (SCH# 2005062142) and the Covell Village Project Draft Program Level EIR (SCH# 2004062089).

For the Olive Drive and Richards Boulevard intersection, a significant traffic impact is defined when the addition of project traffic causes the overall intersection operations to deteriorate from an acceptable level (LOS E or better in the AM or PM peak hour) to an unacceptable level (LOS F in the AM or PM peak hour).

- A conflict with an applicable congestion management program, including, but not limited to level of service standards established by the county congestion management agency for designated roads and highways.
- A change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- Substantially increased hazards due to a design feature (e.g., sharp curves or dangerous intersections) incompatible uses (e.g., farm equipment).
- Inadequate emergency access.
- A conflicts with applicable adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

Impacts related to air traffic patterns were addressed in the Tiered Initial Study (see Appendix A, page 94) and were determined to be affected by the proposed project.

NOTE: Underlined text on this page was added to the EIR as part of completing the FEIR. See Section 1.7 of the FEIR for additional detail on this revision.