



JOHN A. MEYER  
Vice Chancellor

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

September 17, 2001

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

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**Project Title:** Segundo Housing Improvement Projects  
**Project Location:** University of California, Davis; southeast corner of the Russell Boulevard and La Rue Road intersection  
**County:** Yolo

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 Mitigated Negative Declaration for the project.

**Project Description**

UC Davis proposes to construct and operate a new dining commons building and three new infill housing dormitory buildings for up to 400 freshmen students. The proposed projects are located on the UC Davis campus in the Segundo student residential area south and east of the Russell Boulevard and La Rue Road intersection. The dining commons building would be approximately 45,000 gross square feet in size and would be located on the recreation field area east of La Rue road, north of Parking Lot 25, and south of the existing Segundo dormitories. The proposed dormitory buildings would be located on Parking Lot 23 at the southeast intersection of Russell Boulevard and La Rue Road. The dormitory buildings would total 115,000 gross square feet and would be designed for up to 400 students.

## Environmental Review and Comment

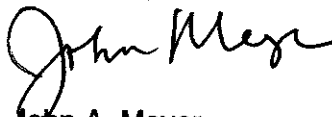
Based on the analysis presented in the Draft Tiered Initial Study, the campus proposes to adopt a Mitigated Negative Declaration for the proposed project. Copies of the Draft Tiered Initial Study are available during normal operating hours at the UC Davis Office of Resource Management and Planning in 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 Public Library, 1020 Ulatis Drive, Vacaville; and online at <http://www.ormp.ucdavis.edu/environreview/>.

We appreciate your prompt acknowledgement and review of this Draft Tiered Initial Study and proposed Mitigated Negative Declaration. Due to the time limits mandated by state law, the document's 30-day review period will extend from September 17, 2001 to October 17, 2001. Comments must be received before 5:00 p.m. on October 17, 2001. They may be e-mailed to [environreview@ucdavis.edu](mailto:environreview@ucdavis.edu) or sent 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  
Office of Resource Management and Planning

Enclosures: 15 copies of the Draft Tiered Initial Study and Proposed Mitigated 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

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  
400 P Street, 4<sup>th</sup> Floor  
Sacramento, CA 94814

Solano County Department  
of Environmental Management  
601 Texas Street  
Fairfield, CA 94533

Steve Olive  
Department of Conservation  
801 K Street, MS-24-02  
Sacramento, CA 95814

Jeffery Pulverman  
Caltrans, District 3  
703 B Street  
Marysville, CA 95901

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 (notice only)

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

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

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

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

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

Thomas To  
Yolo County Department of Public Health  
Environmental Health Services  
10 Cottonwood Street  
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

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

Richard McHenry  
Central Valley Regional Water Quality  
Control Board  
3443 Routier Road  
Sacramento, CA 95827-3098

Russell Huck  
Environmental Management Branch  
Department of Health Services  
P.O. Box 942732  
Sacramento, CA 94234-7320

Peter Venturini  
Air Resources Board  
2020 L Street  
Sacramento, CA 95815

Sue O'Leary  
Permitting and Inspection Branch, MS #15  
California Integrated Waste Management Board  
1001 I Street  
PO Box 4025  
Sacramento, California 95812-4025

Allen Patton  
State Water Resources Control Board  
Division of Clean Water Programs  
P.O. Box 944212  
Sacramento, CA 94244-2120

Notice of Completion & Environmental Document Transmittal

SCH # \_\_\_\_\_

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

Project Title: Segundo Housing Improvement Projects-- UC Davis

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: CA

County: Yolo

Project Location:

County: Yolo

City/Nearest Community: Davis

Cross Streets: Russell Boulevard and La Rue Road

Zip Code: 95616

Total Acres: 7.4

Assessor's Parcel No. N/A

Section: 16

Twp. 8N

Range: 2E

Base: Mt. Diablo

Within 2 Miles: State Hwy #: 113

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

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other Project Approval

Development Type:

Residential: Units 50 Acres 2.2

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: Dining Commons/Cafeteria

Funding (approx.):

Federal \$

State \$

Total \$ 52.4 million

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Wildlife

Growth Inducing

Landuse

Cumulative Effects

Other

Present Land Use/Zoning/General Plan Designation:

Parking lot designated as Housing and Recreation Field designated as Physical Education & Intercollegiate Athletics Recreation

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
- 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 # \_\_\_\_\_ ( \_\_\_\_\_ )

**Youth & Adult Corrections**

- \_\_\_ Corrections

**Independent Commissions & Offices**

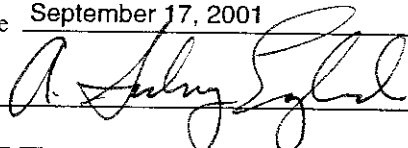
- \_\_\_ Energy Commission
- SX Native American Heritage Commission
- \_\_\_ Public Utilities Commission
- \_\_\_ Santa Monica Mountains Conservancy
- \_\_\_ State Lands Commission
- \_\_\_ Tahoe Regional Planning Agency

SX Other Yolo-Solano AQMD

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

Starting Date September 17, 2001

Ending Date October 17, 2001

Signature 

Date 9/17/01

**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: (\_\_\_\_) \_\_\_\_\_

**PUBLIC NOTICE**  
**UC DAVIS SEGUNDO HOUSING IMPROVEMENT PROJECTS**

**Proposed Project**

UC Davis proposes to construct and operate a new dining commons building and three new infill housing dormitory buildings for up to 400 freshmen students. The proposed projects are located on the UC Davis campus in the Segundo student residential area south and east of the Russell Boulevard and La Rue Road intersection. The dining commons building would be approximately 45,000 gross square feet in size and would be located on the recreation field area east of La Rue road, north of Parking Lot 25, and south of the existing Segundo dormitories. The proposed dormitory buildings would be located on Parking Lot 23 at the southeast intersection of Russell Boulevard and La Rue Road. The dormitory buildings would total 115,000 gross square feet and would be designed for up to 400 students.

**Objectives for the Dining Commons**

- Modernize and upgrade the dining service from cafeteria line to market place service.
- Provide dining space sufficient to serve a population of up to approximately 2,175 people.
- Create a cook/chill kitchen for food preparation that serves all UC Davis dining commons.
- Maintain the existing dining commons in continuous operation throughout the construction period of the new dining commons.
- Open the new dining commons by Fall 2003.
- Demonstrate sensitivity to the neighborhood's residential character.
- Design the building to be inviting, user friendly, to employ natural light, and to enhance exterior open space, landscape, and circulation areas.

**Objectives for the Infill Housing Dormitory**

- Provide infill housing to maximize the use of land, infrastructure, and residential services in the Segundo Housing Area.
- Provide housing for up to 400 additional UC Davis freshmen students.
- Design a project that is built for longevity, architectural fit, and ease of maintenance.
- Design a project to create an environment that encourages social interaction among residents and achieves privacy, comfort, and safety.
- Design a project that is flexible and can respond to evolving campus circumstances.
- Design a project that embodies the economics of new construction and maintenance and operation (energy efficiency and green products).

- To provide a housing type that will compete effectively with off-campus housing.

## **Environmental Review**

The Draft Tiered Initial Study for the Segundo Improvement Projects was prepared in compliance with the California Environmental Quality Act (CEQA) and state and University of California guidelines for implementation of CEQA. The environmental analysis is tiered from the 1994 LRDP EIR (State Clearinghouse No. 94022005), as updated and revised by a number of subsequent documents. Specifically, the 1994 LRDP EIR was updated and revised by the 1997 Wastewater Treatment Plant (WWTP) Replacement Project EIR (State Clearinghouse Nos. 95123027 and 96072024), the 1997-98 Major Capital Improvement Projects Supplemental Environmental Impact Report (SEIR) (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), and the Veterinary Medicine Laboratory and Equine Athletic Performance Laboratory Facilities Focused Tiered EIR (State Clearinghouse No. 2000022057). 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/environreview/> (technical appendices are not available online). A document summarizing amendments to the 1994 LRDP and revisions to the 1994 LRDP EIR also is available online and is included as an appendix to the Segundo Improvement Projects Draft Tiered Initial Study.

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 year 2005-06 and identified measures to mitigate the significant adverse project and cumulative impacts associated with that growth.

The Draft Tiered Initial Study for the Segundo Improvement Projects is tiered from the 1994 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, it has been determined that the project may incrementally contribute to, but would not exceed, certain cumulative 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 mitigation measures identified in the 1994 LRDP EIR.

The proposed project may incrementally contribute to, but would not exceed, certain significant and unavoidable cumulative impacts previously identified in the 1994 LRDP EIR. These impacts are related to: intersection level of service, increased noise sources, construction air pollutants, criteria air emissions, use and disposal of hazardous materials, development on potentially contaminated sites, demand for emergency response, loss of ruderal/annual grassland, receiving water quality, groundwater recharge, demand for water



from the deep aquifer, seismic effects, loss of cultural resources, loss of rural character, demand on City of Davis fire and police protection services, and contribution of school-age students in the Davis Joint Unified school district. The analysis in the Draft Tiered Initial Study concluded that for these significant and unavoidable impacts, no mitigation measures other than those previously identified in the 1994 LRDP EIR are required. 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, as revised. There are no changed circumstances since the preparation of these documents that require reanalysis of cumulative impacts.

In addition, the analysis in the Draft Tiered Initial Study identifies that the proposed project may result in potentially significant impacts that were not sufficiently addressed and mitigated by the 1994 LRDP EIR, as revised. The impacts involve changing the land use designation of the 1994 LRDP at the dining commons site and the creation of construction noise at both the dining commons site and the infill housing dormitory site. Proposed project-specific mitigation measures would reduce the effects of these impacts to a point that clearly no significant impact would occur.

### **Public Review and Comment**

Based on the analysis in the Draft Tiered Initial Study, the campus has determined that a Mitigated Negative Declaration will be prepared for this project. The public and agency review period for the Segundo Improvement Project Draft Tiered Initial Study will be from September 17 to October 17, 2001. Copies of the Draft Tiered Initial Study 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 Public Library, 1020 Ulatis Drive, Vacaville; and online at <http://www.ormp.ucdavis.edu/environreview/>.

Comments on this Draft Tiered Initial Study must be received by 5:00 p.m. on October 17, 2001. They may be e-mailed to [environreview@ucdavis.edu](mailto:environreview@ucdavis.edu) or mailed to:

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Vice Chancellor - Resource Management and Planning  
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University of California  
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