



ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY
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Tel. (530) 754-9011
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November 4, 2011

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: UC Davis Tercero Phase 3 Expansion
Project Location: University of California, Davis; Central Campus
County: Yolo County

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 demolish and redevelop a 12-acre portion of the existing Tercero student housing area in the core campus at UC Davis. The project is located north of the existing Tercero Dining Commons building between Dairy Road and Bioletti Way. The existing 12 buildings provide dormitory housing for 800 students and were constructed in 1967. The buildings were recently evaluated for seismic safety and are in need of replacement. The project will redevelop the Tercero site with modern buildings providing increased seismic safety, improved energy efficiency, and an upgraded design for improved livability and student enjoyment. The proposed project will redevelop the site at a higher density, with 7 buildings totaling 280,000 square feet and increasing the capacity of the housing area by 400 students to provide dormitory housing for 1,200 students.

In addition, the redevelopment will include installation of new bike parking areas to serve the new buildings, new sidewalks and bike paths within the Tercero area to improve circulation for students, and new landscaping around the perimeter and the interior portions of the project site. The project also includes removal an underground fuel oil storage tank at the northwest corner of the project site. The

storage tank serves the adjacent Central Heating and Cooling Plant with backup fuel in the event of a disruption in natural gas service to the campus. A second tank was recently installed and the first tank is now unnecessary. The tank is not leaking and poses no known risk of contaminated soil. Removal of the tank will proceed as part of the demolition process at the project site.

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 and proposed Mitigated Negative Declaration are available 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, 315 E. 14th Street, Davis; and online at http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html.

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 November 4, 2011 to December 5, 2011. Comments must be received before 5:00 p.m. on December 5, 2011. They may be e-mailed to environreview@ucdavis.edu or sent to:

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

If you have any questions about the project, please contact Sid England, Assistant Vice Chancellor for Environmental Stewardship and Sustainability at (530) 752-2432.

Sincerely,

Sid England
Assistant Vice Chancellor – Environmental Stewardship
and Sustainability

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

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: _____

Lead Agency: _____ Contact Person: _____

Street Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location:

County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____ Total Acres: _____

Assessor's Parcel No. _____ Section: _____ Twp. _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | | | | |
|--------------|-------------------------------------|--|--------------|------------------------------------|---------------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Supplement/Subsequent EIR | NEPA: | <input type="checkbox"/> NOI | Other: | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | (Prior SCH No.) _____ | | <input type="checkbox"/> EA | | <input type="checkbox"/> Final Document |
| | <input type="checkbox"/> Neg Dec | <input type="checkbox"/> Other _____ | | <input type="checkbox"/> Draft EIS | | <input type="checkbox"/> Other _____ |
| | <input type="checkbox"/> Draft EIR | | | <input type="checkbox"/> FONSI | | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ Watts _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| | <input type="checkbox"/> Other: _____ |

Funding (approx.): Federal \$ _____ State \$ _____ Total \$ _____

Project Issues Discussed in Document:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Landuse |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation | <input type="checkbox"/> Other _____ |

Present Land Use/Zoning/General Plan Designation:

Project 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 _____

Ending Date _____

Signature _____

Date _____

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 OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE TERCERO PHASE 3 EXPANSION PROJECT

Proposed Project

UC Davis proposes to demolish and redevelop a 12-acre portion of the existing Tercero student housing area in the core campus at UC Davis. The project is located north of the existing Tercero Dining Commons building between Dairy Road and Bioletti Way. The existing 12 buildings provide dormitory housing for 800 students and were constructed in 1967. The buildings were recently evaluated for seismic safety and are in need of replacement. The project will redevelop the Tercero site with modern buildings providing increased seismic safety, improved energy efficiency, and an upgraded design for improved livability and student enjoyment. The proposed project will redevelop the site at a higher density, with 7 buildings totaling 280,000 square feet and increasing the capacity of the housing area by 400 students to provide dormitory housing for 1,200 students.

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Project Objectives

The underlying purpose of the proposed project is to redevelop the Tercero site with improved seismic safety and capacity to house an additional 400 students. The UC Davis 2003 LRDP anticipated development of new student housing in the Central Campus to accommodate approximately 2,000 additional students through the academic year 2015-16. To date, the campus has completed housing for 1,600 students with completion of new dormitory housing in the Tercero and Segundo housing areas. The need to demolish the 12 Tercero Pierce and Thille buildings due to seismic safety concerns presents an opportunity to efficiently provide the desired housing for 400 additional students as part of reconstructing the capacity that will be demolished. By providing the housing for the additional 400 students, the campus will reach the LRDP goal of housing 2,000 additional students in the Central Campus.

The specific objectives of the proposed project are to:

- Remove the existing 12 Tercero Pierce and Thille buildings from service and demolish these buildings because of seismic safety concerns.
- Redevelop the Tercero site with buildings that provide a high level of seismic safety and energy efficiency.
- Increase the density of the project site to house an additional 400 students to achieve the LRDP housing goal of housing a total of 2,000 additional students in the Central Campus.

Environmental Review

The Draft Tiered Initial Study and Proposed Mitigated Negative Declaration for the project were prepared in compliance with the California Environmental Quality Act (CEQA) and state and University of California guidelines for implementing CEQA. The environmental analysis is tiered from the 2003 Long Range Development Plan (2003 LRDP) Environmental Impact Report (EIR) (State

Clearinghouse No. 2002102092). The 2003 LRDP and EIR are 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, 315 E. 14th Street, Davis; and online at http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html.

The 2003 LRDP EIR is a Program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.) and Section 21080.09 of the Public Resources Code. The 2003 LRDP EIR analyzed full implementation of uses and physical development proposed under the 2003 LRDP through the year 2015-16 to accommodate a projected total enrollment level of 31,500 students and identified measures to mitigate the significant adverse project and cumulative impacts associated with that growth. The proposed project is within the scope of the campus development that was anticipated in the 2003 LRDP and evaluated in the 2003 LRDP EIR.

The Draft Tiered Initial Study for the Tercero Phase 3 Expansion Project is tiered from the 2003 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, the project will result in potentially significant impact from noise and transportation that could be mitigated to less-than-significant levels through the adoption of project-specific mitigation measures.

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 Draft Tiered Initial Study will be from November 4, 2011 to December 5, 2011. Copies of the Draft Tiered Initial Study are available 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, 315 E. 14th Street, Davis; and online at http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html.

Comments on this Draft Tiered Initial Study must be received by 5:00 p.m. on December 5, 2011. They may be e-mailed to environreview@ucdavis.edu or mailed to:

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

The proposed Mitigated Negative Declaration, along with any comments received by the above-listed deadline, will be considered by the University in conjunction with consideration of the project for approval. The Mitigated Negative Declaration will become final if adopted by the University.

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
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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)
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Woodland, CA 95695

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Office of Historic Preservation
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Craig Stowers
Department of Fish & Game
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Ken Hiatt
City of Davis
Community Development Director
23 Russell Boulevard
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Mat Ehrhardt
Yolo-Solano Air Quality Management District
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Amy Simpson
Central Valley Regional Water Quality
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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
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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