



JOHN A. MEYER
Vice Chancellor

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

October 18, 2002

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: West Entry Parking Structure and Office Building

Project Location: University of California, Davis; north of intersection of Dairy Road and Hutchison Drive.

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

The West Entry Parking Structure (WEPS) and Office Building Project (the project) includes the construction and operation of a parking structure, roadway improvements to support the parking structure, and an office building. The project would be located in the central campus at UC Davis along Hutchison Drive between La Rue Road and Bioletti Way. The parking structure would be six stories tall with capacity for 1,474 automobiles and would occupy a site of approximately three acres. The roadway improvements would occur along Hutchison Drive from the La Rue Road intersection to Bioletti Way and along Dairy Road from Hutchison Drive to the South La Rue Road intersection. The office building would be two stories tall and would provide approximately 18,000 gross square feet (11,000 assignable square feet).

The proposed projects are designed to help accommodate recent growth at the UC Davis campus by providing necessary facilities for students, staff, and faculty. The parking structure would provide general use parking close to the academic core of the campus and would be served by the proposed roadway improvements. The office building would provide additional office space for campus transportation and parking services staff and for the campus police department.

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 October 18, 2002 to November 18, 2002. Comments must be received before 5:00 p.m. on November 18, 2002. They may be e-mailed to 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

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: West Entry Parking Structure and Office Building

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: Hutchison Drive and Dairy Road Zip Code: 95616 Total Acres: 4.5
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
[X] 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 _____
[X] Office: Sq.ft. 18,000 Acres 0.75 Employees 60
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational _____
[] Recreational _____
[] Water Facilities: Type _____ MGD
[X] Transportation: Type Modify roads and intersection.
[] Mining: Mineral _____
[] Power: Type _____ Watts _____
[] Waste Treatment: Type _____
[] Hazardous Waste: Type _____
[X] Other: Parking Structure for 1,474 automobiles

Funding (approx.): Federal \$ -- State \$ -- Total \$ 35,000,000

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 and Support Facilities

Project Description:

See attached public notice.

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
- 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

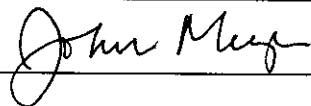
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

- Other Yolo-Solano AQMD _____

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

Starting Date October 18, 2002

Ending Date November 18, 2002

Signature 

Date 10/16/02

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: (____) _____

Applicant:

Address: _____
City/State/Zip: _____
Phone: (____) _____

For SCH Use Only:

Date Received at SCH _____
Date Review Starts _____
Date to Agencies _____
Date to SCH _____
Clearance Date _____

Notes:

Michael J. Bocchicchio
Asst. Vice President – Facilities Administration
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
300 Lakeside Drive, 7th 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
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

County 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)

PUBLIC NOTICE
WEST ENTRY PARKING STRUCTURE AND
OFFICE BUILDING PROJECT AT UC DAVIS

Proposed Project

The West Entry Parking Structure (WEPS) and Office Building Project (the project) includes the construction and operation of a parking structure, roadway improvements to support the parking structure, and an office building. The project would be located in the central campus at UC Davis along Hutchison Drive between La Rue Road and Bioletti Way. The parking structure would be six stories tall with capacity for 1,474 automobiles and would occupy a site of approximately three acres. The roadway improvements would occur along Hutchison Drive from the La Rue Road intersection to Bioletti Way and along Dairy Road from Hutchison Drive to the South La Rue Road intersection. The office building would be two stories tall and would provide approximately 18,000 gross square feet (gsf) (11,000 assignable square feet (asf)).

The proposed projects are designed to help accommodate recent growth at the UC Davis campus by providing necessary facilities for students, staff, and faculty. The parking structure would provide general use parking close to the academic core of the campus and would be served by the proposed roadway improvements. The office building would provide additional office space for campus transportation and parking services staff and for the campus police department.

Project Objectives

The following summarizes the specific objectives of the proposed project:

- Provide additional parking to help meet increased demand for core area parking and to implement 1994 LRDP EIR Mitigation Measure 4.3-6.
- Provide additional police facilities to facilitate the provision of adequate police services at UC Davis and to assist with continued implementation of 1994 LRDP EIR Mitigation Measure 4.12-3
- Provide adequate bicycle and pedestrian facilities on the central campus.
- Provide direct and efficient automobile, bus, and bicycle access to the core campus via Hutchison Drive.

Environmental Review

The Draft Tiered Initial Study for the WEPS and Office Building Project at UC Davis 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 Long Range Development Plan (LRDP) Environmental Impact Report (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 Replacement Project EIR (State Clearinghouse Nos. 95123027 and 96072024), the 1997-98 Major Capital Improvement Projects Supplemental EIR (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), the Segundo Housing Improvement Projects Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 2001092063), and the Conference Center, Hotel, and Graduate School of Management Building Focused Tiered EIR (State Clearinghouse No. 2001082067). 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 is also available online and is included as an appendix to the 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 WEPS and Office Building Project 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 and evaluated in the 1994 LRDP EIR. These impacts are related to: intersection level of service, increased noise sources, construction air pollutants, criteria air emissions, toxic 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, demand for water from the deep aquifer, seismic effects, loss of cultural resources, loss of rural character, City of Davis fire protection services, City of Davis 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 Board of Regents of the University of California in connection with its approval of the 1994 LRDP and certification of the 1994 LRDP EIR, as revised.

The Draft Tiered Initial Study for the WEPS and Office Building Project identifies project-specific impacts and mitigation measures in the resource areas of land use and traffic. The land use impact would be mitigated to a less-than-significant level through the action of amending the 1994 LRDP land use designations. The traffic impacts would be mitigated to a less-than-significant level through the action of completing roadway and intersection improvements on the UC Davis campus. Additional details regarding the project specific impacts and mitigation measures are provided in the Draft Tiered Initial Study.

Due to anticipated enrollment increases through 2014-15 that would exceed projections under the 1994 LRDP for growth through 2005-06, 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 an appendix to the Draft Tiered Initial Study). To the extent that growth and physical development anticipated for 2014-15 were not considered in the 1994 LRDP EIR, additional environmental effects that were not previously identified may occur. However, it would be very speculative to determine these effects now because most components of the next LRDP are not currently known. A new LRDP EIR will fully evaluate the potential environmental impacts associated with the next LRDP.

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 October 18 to November 18, 2002. 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 November 18, 2002. They may be e-mailed to environreview@ucdavis.edu or mailed to:

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

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

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
1001 I Street
Sacramento, CA 95814

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
Yolo County Board of Supervisors
625 Court Street, Room 204
Woodland, CA 95696