August 3, 2011

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

NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION

Project Title: UC Davis Castilian Hall Demolition Project

Project Location: University of California, Davis; 1440 Wake Forest Drive, Davis.

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 Negative Declaration for the project.

Project Description

UC Davis proposes to demolish a student apartment building complex located at 1440 Wake Forest Drive in Davis, California. The apartment complex, known as Castilian Hall, has an area of approximately 104,000 square feet and provides 500 beds for incoming freshman and transfer students.

According to results of a Seismic Performance and Strengthening Study performed in April 2004, the seismic condition of the building complex is “poor.” The campus determined that a seismic retrofit would not be appropriate due to significant cost of the corrections and associated building systems renovations. In addition, the campus recently constructed the Tercero South Phase II project that added approximately 600 beds to the inventory of student housing on the campus, reducing the need for the student beds provided by Castilian Hall. For these reasons, the campus proposes to remove the 500 beds from its inventory at Castilian Hall and demolish the facility. The Tercero South Phase II is a separate project subject to separate environmental review (SCH# 2008102021) that was adopted in 2008.
The proposed project would demolish the Castilian Hall complex, including the residences and dining commons. The parking lots and exterior lighting at the site would be maintained. The building lot would be landscaped with low-maintenance landscaping. There are currently no plans for redevelopment or reuse of the site.

Environmental Review and Comment

Based on the analysis presented in the Draft Tiered Initial Study, the campus proposes to adopt a Negative Declaration for the proposed project. Copies of the Draft Tiered Initial Study and proposed 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, 2801 Second Street 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 Negative Declaration. Due to the time limits mandated by state law, the document's 30-day review period will extend from August 3, 2011 to September 2, 2011. Comments must be received before 5:00 p.m. on September 2, 2010. 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  

cc: 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

Project Title: UC Davis Castilian Hall Demolition
Lead Agency: University of California, 1 Shields Avenue
Street Address: Environmental Stewardship and Sustainability, UC Davis
City: Davis
County: Yolo

Project Location:
County: Yolo
Cross Streets: 1440 Wake Forest Drive/Sycamore Street
Assessor's Parcel No.: NA
Within 2 Miles: State Hwy #: SR 113 and I-80
Airports: University Airport

Document Type:
CEQA: [ ] NOP [ ] Supplement/Subsequent EIR
NEPA: [ ] NOI [ ] Joint Document
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.) [ ] Other Project Approval
[ ] Other Project Approval

Development Type:
[ ] Residential: Units Acres Employees
[ ] Office: SF Acres Employees
[ ] Commercial: SF Acres Employees
[ ] Industrial: SF Acres Employees
[ ] Educational
[ ] Recreational
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type Watts
[ ] Waste Treatment: Type
[ ] Hazardous Waste: Type
[ ] Other: Demolition project

Funding (approx.): Federal $ -- State $ -- Total $ --

Project Issues Discussed in Document:
[ ] Aesthetic/Visual
[ ] Agricultural Land
[ ] Air Quality
[ ] Archeological/Historical
[ ] Coastal Zone
[ ] Drainage/Absoption
[ ] Economic/Jobs
[ ] Fiscal
[ ] Flood Plain/Flooding
[ ] Forest Land/Flire Hazard
[ ] Geologic/Seismic
[ ] Minerals
[ ] Noise
[ ] Population/Housing Balance
[ ] Public Services/Facilities
[ ] Recreation/Parks
[ ] Schools/Universities
[ ] Septic Systems
[ ] Sewer Capacity
[ ] Soil Erosion/Compaction/Grazing
[ ] 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:
Housing

Project Description:
See attached public notice.

Revised 3-31-99

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Reviewing Agencies Checklist

___ 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
___ SX 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 August 3, 2011
Signature ________________________________

Ending Date September 2, 2011
Date 8/1/11

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 NEGATIVE DECLARATION FOR THE CASTILIAN HALL DEMOLITION PROJECT

Proposed Project
UC Davis proposes to demolish a student apartment building complex located at 1440 Wake Forest Drive in Davis, California. The apartment complex, known as Castilian Hall, has an area of approximately 104,000 square feet and provides 500 beds for incoming freshman and transfer students.

According to results of a Seismic Performance and Strengthening Study performed in April 2004, the seismic condition of the building complex is “poor.” The campus determined that a seismic retrofit would not be appropriate due to significant cost of the corrections and associated building systems renovations. In addition, the campus recently constructed the Tercero South Phase II project that added approximately 600 beds to the inventory of student housing on the campus, reducing the need for the student beds provided by Castilian Hall. For these reasons, the campus proposes to remove the 500 beds from its inventory at Castilian Hall and demolish the facility. The Tercero South Phase II is a separate project subject to separate environmental review (SCH# 2008102021) that was adopted in 2008.

The proposed project would demolish the Castilian Hall complex, including the residences and dining commons. The parking lots and exterior lighting at the site would be maintained. The building lot would be landscaped with low-maintenance landscaping. There are currently no plans for redevelopment or reuse of the site.

Project Objectives
The proposed project is proposed in order to remove aging, substandard housing structures that are being taken out of use as student housing. Due to their condition, renovation and reuse of the buildings is not practical, and leaving them in place while unoccupied would create additional hazards due to the potential for further deterioration and risks related to trespassing or vandalism.

The project objectives are to:

- Demolish the existing buildings on the property;
- Maintain parking lots and exterior lighting;
- Introduce low-maintenance landscape; and
- Minimize the effects of demolition on nearby residents and along haul routes.

Environmental Review
The Draft Tiered Initial Study and Proposed 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 Castilian Demolition 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 Castilian Demolition Project will result in no potentially significant impacts beyond those previously addressed in the 2003 LRDP EIR.

Public Review and Comment
Based on the analysis in the Draft Tiered Initial Study, the campus has determined that a Negative Declaration will be prepared for this project. The public and agency review period for the Draft Tiered Initial Study will be from August 3, 2011 to September 2, 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 September 2, 2011. They may be e-mailed to medulcich@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 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 Negative Declaration will become final if adopted by the University.
Deborah Wylie  
Assoc. 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  
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  
Department of Resource Management  
675 Texas Street, Suite 5500 (5th Floor)  
Fairfield, CA 94533

Rosanne Taylor  
Department of Conservation  
801 K Street, MS-24-02  
Sacramento, CA 95814

Alyssa Begley, Chief  
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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 Kreutzberg  
Office of Historic Preservation  
P.O. Box 942896  
Sacramento, CA 94296-0001

Craig Stowers  
Department of Fish & Game  
7400 Henden Way  
Elk Grove, CA 95758

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Community Development Director  
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