SENIOR VICE PRESIDENT MULLINIX

ACTION UNDER SENIOR VICE PRESIDENT-BUSINESS AND FINANCE AUTHORITY:
ADOPTION OF MITIGATED NEGATIVE DECLARATION AND AMENDMENT OF THE
LONG RANGE DEVELOPMENT PLAN, CAMPUS CHILD CARE CENTER, DAVIS
CAMPUS

Dear Joe:

It is recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in the Campus Child Care Center Tiered Initial Study / Mitigated Negative Declaration, you adopt the attached Initial Study / Negative Declaration, adopt the attached Mitigated Monitoring Program and Findings, and amend the 2003 UC Davis Long Range Development Plan (LRDP) for the Campus Child Care Center, Davis campus.

Background
In June 2004, the President approved the Campus Child Care Center at the Davis campus for inclusion in the 2003-2004 Budget for Capital Improvements and the Capital Improvement Program at a total project cost of $2,829,000. The project was initially planned for a campus site along Orchard Park Drive, adjacent to State Route 113. During environmental analysis of the project at that site, the campus determined that air quality at that site was not conducive to placement of a child care facility. Subsequently, several alternative sites were evaluated and a different site, north of Extension Center Drive was selected. A new Tiered Initial Study and Mitigated Negative Declaration for the Campus Child Care Center project has been prepared that considers the environmental impacts of constructing and operating the Campus Child Care Center project at the proposed new site.

Project Site and Land Use Amendment
The proposed project site is located within the Central Campus, north of Extension Center Drive. Adjacent land uses include The Colleges at La Rue student housing to the north and west, the
Recreation Pool Lodge to the east, and Parking Lot 30 to the south. The proposed project site is approximately one-half acre and is currently vacant land. The 2003 LRDP designates the project site for a Physical Education/Intercollegiate Athletics/Recreation land use; this designation allows for "indoor and outdoor athletic facilities and fields." The conforming land use designation for the project would be Student Housing, which the 2003 LRDP identifies "for a variety of campus and privately-operated student housing types and densities, as well as campus childcare centers."

The 2003 LRDP designates the adjacent land to the north and west of the proposed project site as Student Housing, adjacent land to the east as Physical Education/Intercollegiate Athletics/Recreation, and adjacent land to the south as Parking (see the 2003 LRDP map, "Land Use (Through 2015-2016)," page 55). The project requires changing the land use designation of the project site from Physical Education/Intercollegiate Athletics/Recreation to Student Housing to accommodate the proposed project by extending the existing Student Housing designation to include the one-half acre project site. The attached map illustrates the proposed ½-acre land use change.

The proposed land use change: (1) does not introduce a new land use to this part of campus; (2) is an extension of the existing Student Housing designation on lands to the north and west; (3) is compatible with adjacent land uses to the south and east; and (4) does not displace any planned use of the site for physical education, intercollegiate athletics, or recreation purposes.

**Project Design Approval**

The Campus Child Care Center facility would include a one-story building of approximately 9,200 gross square feet with a simple architectural design, and 10,710 square feet of separate, age-appropriate outdoor play yards for the enrolled children. Subsequent to approval of this land use amendment and consistent with existing delegations for project design approval, the Chancellor will consider approval of the project design.

**Environmental Impact Summary**

Pursuant to State law and University procedures for implementation of the California Environmental Quality Act (CEQA), the attached Initial Study was prepared for the proposed Campus Child Care Center project to determine whether any potential environmental effects are associated with the project. The Initial Study was tiered from the 2003 LRDP Environmental Impact Report (EIR). The Initial Study considers project and site-specific impacts as well the adequacy of the analysis of cumulative impacts that are addressed in the 2003 LRDP EIR and the previously adopted 2003 LRDP EIR mitigation measures. The draft Initial Study / Mitigated Negative Declaration was circulated to the public, responsible and trustee agencies, and the State Clearinghouse for a 30-day review period from September 2, 2005 to October 3, 2005.

Comments were received during the comment period from the State Department of Toxic Substances Control (DTSC) and the California Regional Water Quality Control Board (RWQCB). The comment from the DTSC suggested performing a preliminary site assessment to address safety of children attending a daycare facility on the proposed site. The campus performed both a Phase I preliminary site assessment and a supplemental cumulative health risk assessment for the proposed site, and those studies ascertained that the risk level was well below state standards. The comment from the RWQCB concerned requirements for construction storm water discharges, which the campus addresses through obtaining a National Pollutant Discharge Elimination System (NPDES) permit for projects of one acre.
or more of total land disturbed, and for post-construction storm water management. Since the proposed project would disturb only one-half acre of land, the NPDES permit guidelines would not apply to this particular project; however, the campus follows the general NPDES permit principles for both construction storm water and post-construction storm water management on all projects, pursuant to LRDIP mitigation measures that have been incorporated into this project, and applies campus-wide Best Management Practices on all projects as well.

Based on the analysis in the attached Initial Study / Mitigated Negative Declaration, it has been determined that the proposed project could result in two potentially significant impacts beyond the impacts identified in the 2003 LRDIP EIR. One potential impact relates to the potential toxic air contaminant dispersal from diesel-fueled generator engines within 500 feet of the proposed project. A project-specific mitigation measure would require that no stationary emergency standby diesel-fueled generators within 500 feet of the proposed project be operated for non-emergency uses between 7:30 am and 3:30 pm on days when the proposed child care center is open for its primary purpose. The second potential impact is the possibility of a sudden release of chlorine gas from the chlorine tanks used to disinfect the adjacent Recreation Pool. The project specific mitigation measure for this potential impact requires that before the proposed childcare facility opens for childcare either: a) the gas chlorine disinfection system be replaced with a less hazardous alternative (this could be liquid chlorine, dry chlorine, or ozone disinfection). A safety plan for the Recreation Pool area will be developed to meet regulatory standards for whichever system is used; or b) The University Risk Management Plan shall be updated to address the proximity of a new group of sensitive receptors in the vicinity of the gas chlorine disinfection system at the Recreation Pool, and the child care center operator and users (parents or guardians) shall be notified in writing of the presence of the gas chlorine tanks and of the relevant elements of the Risk Management Plan at the time of their application for attendance. As required by the California Accidental Release Program, the Risk Management Plan update shall address the hazards that could affect employees, residents, offsite public and environmental receptors; provide results of an offsite consequences analysis; define a prevention program, emergency response program, and mitigation measures to reduce the probability and magnitude of accidental releases of regulated substances; and establish a schedule and responsibilities for implementation of mitigation measures and auditing of program elements. In addition the campus shall conduct annual emergency drills to ensure that emergency response actions would be implemented effectively in the event of a chlorine gas release. The two identified potentially significant impacts can be mitigated to a less-than-significant level through the adoption of the two proposed project-specific mitigation measures. The attached Findings provide further explanation of the identified impacts, the proposed mitigation measures, and the proposed project-specific mitigation monitoring plan.

Other than the two identified impacts with respect to air quality and hazardous materials, the proposed Campus Child Care Center project would not result in significant impacts, beyond those identified in the 2003 LRDIP EIR. In accordance with CEQA's mitigation monitoring requirements, measures to reduce or avoid significant impacts identified in the 2003 LRDIP EIR are monitored under the LRDIP Mitigation Monitoring Program.

**Findings**
The attached Findings discuss the project’s environmental review process, the relation of the project to the LRDP EIR, cumulative impacts and mitigation measures addressed in the context of the Initial
Study, and conclusions regarding approval of the Initial Study/Mitigated Negative Declaration for this project, all in conformance with CEQA.

Assistant Vice President Michael J. Bocchicchio, A.I.A 12/02/05

I hereby:

1) Adopt the attached Initial Study / Negative Declaration,
2) Adopt the attached Mitigated Monitoring Program and Findings,
3) Amend the 2003 UC Davis Long Range Development Plan (LRDP) for the Campus Child Care Center, Davis campus.

Senior Vice President Joseph P. Mullinix 12/04/2005

Attachments

cc: Vice Chancellor Meyer
    Assistant Vice Chancellor Segar
    Principal Planner England
    Director Zimmermann
    Coordinator Strem