

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT REGARDING
ADDENDUM FEBRUARY 15, 2021 TO THE 2018 LONG RANGE DEVELOPMENT
PLAN AND APPROVAL FOR
Building Demolitions Project, Davis Campus
State Clearinghouse No. 2017012008**

I. CONSIDERATION OF 2018 LRDP EIR AND ADDENDUM FEBRUARY 15, 2021

Pursuant to the California Environmental Quality Act, Public Resources Code (“PRC”) Sections 21000 *et seq.* and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 *et seq.* (“CEQA Guidelines”) (collectively, “CEQA”), the Board of Regents of the University of California (the “University”), or its delegate (collectively referred to herein as the “University”), has considered the Environmental Impact Report prepared for the University of California, Davis (“UC “Davis” or “Davis campus”) 2018 Long Range Development Plan (“LRDP”), State Clearinghouse Number 2017012008, which was certified by the University in July 2018 (“2018 LRDP EIR”), and the Addendum thereto, February 15, 2021, for the University’s approval of the Building Demolitions Project (“Addendum February 15, 2021”).

The 2018 LRDP EIR, including the information contained in the Addendum February 15, 2021, contains the environmental analysis and information necessary to support approval of the Building Demolitions Project (hereafter, the “Project”), as set forth in Section III, below.

II. FINDINGS

A. PROJECT DESCRIPTION

The Project address aging and deteriorating buildings through demolition of seven buildings and one trailer. The first phase consists of the demolition and removal of Poultry House Q and R, Hopkin’s Cold Storage, Animal Husbandry Feed Lab, Head House 2 and 3, and Trailer J-11 and stabilization of each site. The second phase includes the demolition and removal of TB 2 & 3 and the stabilization of the site and not currently proposed with this phase approval. All structures are currently vacant and not in use. There are no immediate plans for redevelopment of each site.

Poultry House Q: This structure is located at 677 Hopkins Road. Poultry House Q is on the west campus and is located approximately 580 feet west of Hopkins Road, immediately south of Poultry House R. The area surrounding the poultry house is mostly developed with paved roads, gravel surfaces, and other structures used for storage and teaching and/or research facilities. The 2018 LRDP land use designation for Poultry House R and surrounding area is *Academic and Administrative*.

Poultry House R: This structure is located at 731 Hopkins Road. Poultry House R is on the west campus and is located approximately 580 feet west of Hopkins Road. The area surrounding the poultry house is mostly developed with paved roads, gravel surfaces, and other structures, including Poultry House Q. Land uses in the surrounding area are a mix of storage sheds, teaching and/or research facilities, and vacant land. The 2018 LRDP land use designation for Poultry House R and surrounding area is *Academic and Administrative*.

Hopkins Cold Storage: This structure is located at 630 Hopkins Road. The cold storage structure is on the west campus and is located on the east side of Hopkins Road immediately adjacent to the Campus Airport. Land uses to the north and south of the Cold Storage facility consist of structures associated with the airport. The area is designated *Streetscapes and Roadways* on the 2018 LRDP. Land use in the area to the west of the facility, across Hopkins Road is a mix of storage sheds, teaching facilities, and vacant land and is designated *Academic and Administrative* on the 2018 LRDP.

Animal Husbandry Feed Lab: These structures are located at 3020 Straloch Road. These structures are on the west campus and are in the same complex of academic and administrative facilities as Head House 2 and 3. The area surrounding the Animal Husbandry Feed Lab is developed with graded roads, teaching structures, and cattle pens. The 2018 LRDP land use designation for Animal Husbandry Feed Lab and surrounding area is *Academic and Administrative*.

Head House 2 and 3: This structure is located at 2980 Bee Biology Drive. Head House 2 and 3 is on the west campus southeast of the intersection of Hopkins Road and Bee Biology Road. The structure is approximately 580 feet west of the north end of the airport runway/taxiway and is surrounded with graded roads, other structures including greenhouses, and nearby animal enclosures. The land use designation under the 2018 LRDP for the site and immediate area is *Academic and Administrative*.

Trailer J-11: This trailer is located on the south campus, immediately south of I-80 and adjacent to existing academic and administrative facilities on the east side of Old Davis Road. The trailer is located on land that is designated under the 2018 LRDP as *Academic and Administrative* and *Teaching and Research Fields*. Land uses in the area to the immediate south of the Trailer is designated *Academic and Administrative* and the area east of the Trailer is designated *Teaching and Research Fields*.

Demolition Activities

The building demolitions would be completed in 2021, with demolition of each site anticipated to take less than one month and the total period of project activity occurring over approximately six months. Standard demolition equipment would be used including large and medium size excavators, backhoes, haul trucks, and bobcats. A staging area would be established at each demolition site to accommodate debris collection bins and equipment. Below ground structures (e.g., footings, vaults) would be excavated and removed, and fill would be imported to finish grade the sites. Road closures are not anticipated.

Demolition activities would generally include the following:

- Prior to demolition of structures or site excavation, existing in-service pipes and utilities would be identified to avoid any unwanted interruption of service.
- Existing building and appurtenant equipment would be removed, including utility pipes, conduits, wire, subsurface structures, above ground building structures, appliances, landscape furnishings, fencing, etc. The removed material would be separated into recyclable and non-recyclable waste streams and would be hauled offsite and disposed of appropriately. Appliances with refrigerants would be separated and coordinated with a University representative to ensure proper disposal requirements are followed.
- Prior to demolition, in coordination with an arborist and University representative, trees to be preserved or removed would be identified and fenced as necessary. No vehicle parking or material storage would occur under the drip lines of existing trees. Felled trees would be mulched to be used under existing trees to remain. Any tree stumps in areas of work would be cut at grade and stump ground.
- Demolition would be completed in accordance with current local codes and ordinances.
- Hazardous materials would be handled and disposed of in accordance with the recommendations of the UC Davis' hazardous materials reports and applicable laws and regulations.
- After demolition and removal of materials, disturbed areas would be graded appropriately for drainage. Topsoil would be reused and disturbed areas would be mulched. No grading would be allowed in tree protection zones.
- Security measures and a traffic control plan would be implemented to protect adjacent properties from hazards during demolition activities and traffic concerns. Contractor employees would park within demolition site boundaries, measures would be taken to prevent tracking dirt from construction site, and adjacent paved streets would be cleaned daily during demolition activities.

Planning for the Project is guided by the UC Davis 2018 LRDP. The 2018 LRDP designates the project's demolition sites as *Academic and Administrative* and *Teaching and Research Fields*, which allows for land uses that sustain the academic enterprise and accommodate potential teaching and research initiatives. Demolition of these structures would leave the sites vacant and available for future uses consistent with the land use designations. Therefore, the Building Demolitions Project is consistent with the *Academic and Administrative* land use designation and the *Teaching and Research Fields* land use designation in the 2018 LRDP.

B. ENVIRONMENTAL REVIEW PROCESS

In July 2018, the University certified the UC Davis LRDP EIR in accordance with CEQA and the University of California Procedures for Implementation of CEQA and adopted the 2018 LRDP. The 2018 LRDP EIR analyzed the scope and nature of development proposed to meet the growth of the Davis campus through 2031, including projections in enrollment and total campus population. The 2018 LRDP EIR identified measures to mitigate, to the extent feasible, the

significant adverse project and cumulative impacts associated with growth of the UC Davis campus under the 2018 LRDP.

The 2018 LRDP anticipated that up to 2 million net new gross square feet (GSF) of academic and support space would be developed on the UC Davis campus over the lifetime of the 2018 LRDP. The Building Demolitions Project would leave the demolition sites vacant and available for future uses consistent with the land uses designations defined by the 2018 LRDP. The project will not result in new students or staff and will not contribute to enrollment levels nor increase campus population. Therefore, the campus population would remain within levels analyzed in the 2018 LRDP EIR.

The 2018 LRDP EIR was prepared in accordance with PRC Section 21094 and CEQA Guidelines Section 15168 and analyzed the environmental impacts of the 2018 LRDP. Pursuant to CEQA Guidelines Section 15168(c) “subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” Pursuant to CEQA Guidelines Section 15168(c)(4), an agency should use “...a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.” Pursuant to CEQA Guidelines Section 15164(a), “[t]he lead agency . . . shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

Addendum February 15, 2021 for the Building Demolitions Project was prepared in compliance with CEQA to document the UC Davis’ determination that a subsequent or supplemental EIR is not required. Addendum February 15, 2021 contains a detailed and comprehensive review of the Project and the resulting impacts, and concludes that implementation of the Project would not cause any new significant environmental impacts nor an increase in the severity of significant impacts previously identified and studied in the 2018 LRDP EIR. There have not been any substantial changes with respect to the circumstances under which implementation of the 2018 LRDP would be undertaken that would require major revisions to the previously certified 2018 LRDP EIR. In addition, there is no new information of substantial importance, which was not known and could not have been known at the time that the 2018 LRDP EIR was certified, showing that new or more severe environmental impacts not addressed in the 2018 LRDP EIR would occur, that mitigation measures or alternatives found infeasible in the 2018 LRDP EIR would in fact be feasible, or that different mitigation measures or alternatives from those analyzed in the 2018 LRDP EIR would substantially reduce one or more significant impacts.

Addendum February 15, 2021 analyzes the environmental effects of the Project in relation to the environmental analysis in the 2018 LRDP EIR with regard to the following environmental topic areas: Aesthetics; Agricultural and Forestry Resources; Air Quality; Archeological, Historical, and Tribal Cultural Resource; Biological Resources; Energy; Geology, Soils and Seismicity; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation, Circulation, and Parking; and Utilities and Service Systems. It also identifies mitigation measures adopted as part of the 2018 LRDP EIR relevant to the Project that have been incorporated into and must be implemented as part of the Project. All mitigation measures in the 2018 LRDP EIR relevant

to the Project, as well as all components of the Project described in Addendum February 15, 2021, are included in the Approval and are made conditions of the Project.

C. ADDITIONAL FINDINGS

1. Incorporation by Reference

These Findings incorporate by reference in their entirety the text of Addendum February 15, 2021 prepared for the Project, the 2018 LRDP EIR (State Clearinghouse No. 2017012008), and the Findings adopted in support of the 2018 LRDP previously certified and/or adopted by the University.

2. Mitigation Monitoring

The University adopted a Mitigation Monitoring and Reporting Program (“LRDP MMRP”) in connection with the certification of the 2018 LRDP EIR. The LRDP MMRP includes mitigation measures applicable to the Building Demolitions Project and designates responsibility and anticipated timing to ensure the implementation of adopted mitigation measures within the jurisdiction of UC Davis.

The following mitigation measures identified in the 2018 LRDP MMRP and are hereby incorporated into the Building Demolitions Project:

Environmental Issue Area	2018 LRDP Mitigation Measures
Air Quality	<ul style="list-style-type: none"> • Mitigation Measure 3.3-1: Reduce construction-generated emissions of ROG, NO_x, and PM₁₀. • Mitigation Measure 3.3-4: Reduce short-term construction-generated TAC emissions.
Archaeological, Historical, & Tribal Cultural Resources	<ul style="list-style-type: none"> • Mitigation Measure 3.4-1a: Identify and protect unknown archaeological resources. • Mitigation Measure 3.4-1b: Protect known unique archaeological resources.
Biological Resources	<ul style="list-style-type: none"> • Mitigation Measure 3.5-4a: Avoidance of Swainson’s hawk and other nesting raptors. • Mitigation Measure 3.5-5a: Burrowing owl avoidance and compensation • Mitigation Measure 3.5-6: Tricolored blackbird avoidance. • Mitigation Measure 3.5-7: Valley elderberry longhorn beetle avoidance. • Mitigation Measure 3.5-11: Tree surveys and tree removal mitigation.
Geology, Soils, & Seismicity	<ul style="list-style-type: none"> • Mitigation Measure 3.7-4: Manage stormwater flows to reduce soil erosion.
Hazards and Hazardous Materials	<ul style="list-style-type: none"> • Mitigation Measure 3.9-2a: Site-specific investigation and work plan implementation. • Mitigation Measure 3.9-2b: Hazardous materials contingency plan. • Mitigation Measure 3.9-2c: Minimization of hazards during demolition.

Environmental Issue Area	2018 LRDP Mitigation Measures
Hydrology and Water Quality	<ul style="list-style-type: none"> • Mitigation Measure 3.10-6: Implement project-level stormwater controls. (Implement 3.7-4: Manage stormwater flows to reduce soil erosion.)
Noise	<ul style="list-style-type: none"> • Mitigation Measure 3.12-1: Reduce construction noise.

3. Record of Proceedings

Various documents and other materials constitute the record of proceedings upon which the University bases its findings and decision contained herein. Because of the complexity of the issues addressed in connection with the review of the Project, these documents and materials are located in various offices of the Davis campus, the Campus Planning and Environmental Stewardship, and/or offices of consultants retained by the University to assist with the development and analysis of the Project. The custodian for these documents and materials is the Campus Planning and Environmental Stewardship located at 436 Mrak Hall, Davis, California 95616.

III. APPROVALS

The University hereby takes the following actions:

- A. Adopt the CEQA Findings for Building Demolitions Project having considered the 2018 Long Range Development Plan (LRDP) Environmental Impact Report (EIR) for UC Davis, as well as Addendum February 15, 2021 to the 2018 LRDP EIR for the Building Demolitions Project.
- B. Make a condition of approval, the implementation of applicable mitigation measures within the responsibility and jurisdiction of UC Davis as identified in the Mitigation Monitoring and Reporting Program adopted in connection with the 2018 LRDP EIR
- C. Approve the Building Demolitions Project, UC Davis, based on the information contained herein.