

# CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT REGARDING SEGUNDO INFILL HOUSING PROJECT, DAVIS CAMPUS

State Clearinghouse No. 2017012008

## **I. CONSIDERATION OF UC DAVIS 2018 LRDP EIR AND ADDENDUM JUNE 2024**

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 June 2024” hereto, for the University’s approval of the Segundo Infill Housing Project (hereafter, the “Project”), which includes the construction and operation of a new residence hall and associated infrastructure for utilities, bike parking, pathways, and outdoor student spaces in the Segundo Neighborhood of the UC Davis central campus.

The 2018 LRDP EIR, including the information contained in the Addendum June 2024 contains the environmental analysis and information necessary to support approval of the Project. These findings, as set forth in Section III, below, support the approval the UC Davis Segundo Infill Housing Project.

## **II. FINDINGS**

### **A. PROJECT DESCRIPTION**

The Segundo Infill Housing Project involves construction and operation of a new five-story housing facility of approximately 116,000 gross square feet on existing Parking Lots 16 and 22 within the Segundo Neighborhood of the UC Davis central campus. The building would provide 206 rooms, communal all-gender restrooms on each floor, two Resident Director Apartments, residential amenities, building amenities, and building support spaces. The rooms may be configured to support two or three occupants and the program intends to house 60 percent as double-occupancy and 40 percent as triple-occupancy for a total of 494 beds. The units would primarily support double occupancy but are designed to support tripling to accommodate fluctuations in enrollment and student demand with a maximum of up to 618 occupants at triple occupancy. The new housing would primarily host first-year students during the school year. During the summer, it would serve as a hotel providing affordable on-campus housing and dining services for conferences.

To prepare the site for the development of the Segundo Infill Housing Project, Parking Lot 22 would be demolished entirely with all existing site improvements except for trees selected to remain. Parking Lot 16 would be partially cleared as needed for the Project-related improvements. Important trees have been identified for preservation. No heritage or specimen trees were documented on the Project site. Seven trees along the north and west corridors will be preserved, while 34 trees within the project site will be removed. 77 new trees will be planted.

The Segundo Infill Housing Project involves:

New Student Housing Building. The new residential building would be approximately 116,000 gross square feet, consisting of the following components:

- student bedrooms that can be configured for single (community advisors), double, or triple (students) occupancy (community advisors are assigned to a bedroom at approximately 1 for every 50 students);
- communal gender-inclusive bathrooms sized to accommodate eight bedrooms at triple occupancy;
- two resident director apartments at ground floor, independently accessed, and with adjoining offices;
- residential and building amenities to support studying, allow relaxation, and provide privacy;
- indoor community amenities include floor lounges, cozy study nooks, and convenient laundry facilities;
- support spaces for utilitarian aspects of life, including storage, waste management, custodial, and facilities to support summer hoteling for conferences; and
- ground floor includes a welcoming entry lobby connected to a vibrant main lounge and a bustling social kitchen.

Additional site improvements around the new building would include:

- plaza and open spaces to extend indoor programs;
- pathways that integrate with existing networks of the neighborhood;
- a bicycle courtyard that includes 600 total bike parking spaces; which over 25 percent would be covered by the second-story podium above and 25 percent would be enclosed and secured;
- Parking Lot 16 improvements, including signage, paving, striping, and electric vehicle charging stations; and
- landscaping, including the Pocket Park and West Lawn, supports and weaves together open spaces and activity.

Utilities. The Segundo Infill Housing would connect to the existing central campus utility lines and would include mechanical, electrical, plumbing, and telecommunications systems. The building would be all electric; no direct use of natural gas. The building would not include a back-up generator but would have a docking station to allow the ability to connect to a mobile-generator, as needed. Trenching for installation of water and sewer lines would be approximately 3-5 feet deep and would be aligned with the paths around the new building. The building would be designed with

a commitment to seismic safety and accessibility for all. Low-flow fixtures would be used to reduce domestic water consumption and the resulting wastewater production. The new building would be equipped with fire sprinklers and the firewater layout and a hydrant flow test would be completed by the UC Davis Fire Department prior to occupancy. Heating and cooling for the building would be served by the campus Central Heating and Cooling Plant. The onsite stormwater drainage would include stormwater planters within the landscaped areas to capture and treat stormwater.

Sustainability. The Segundo Infill Housing Project has been designed and would be constructed to meet the UC Policy on Sustainable Practice. The Project design addresses energy efficiency (including no direct use of natural gas, LED lighting, building system controls), water conservation (including building fixtures and landscaping), waste management, indoor air quality, and other project sustainability features to meet a minimum LEED V4.1 Gold Certification; however, UC Davis is striving for Platinum for the Segundo Infill Housing Project. The Project is subject to the UC Sustainable Practices Policy and UC Davis Campus Design Guidelines requiring UC Davis to build energy-efficient buildings that exceed California Code of Regulations Title 24 energy efficiency requirements by 20 percent or meet UCOP targets for Energy Use Intensity (EUI) (UCOP 2023) with an EUI of 27 or lower. The Project would also include design features that reflect UC Davis's goal to meet the UC Sustainable Practices Policy Green Building targets.

## **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.

### **1. 2018 LRDP Objectives**

Principle 1. Support the Academic Enterprise: The LRDP structures the physical environment to support the academic enterprise of UC Davis as a land-grant institution. An objective within the first principle is that investment in new campus infrastructure must consider longevity through incorporation of a multi-generational perspective. The Segundo Infill Housing Project would not result in additional academic facilities. However, the Project would support the 2018 LRDP goal to increase on-campus residence halls (2018 LRDP EIR, page 2-12); serve to house additional students, including growth projected in the 2018 LRDP; and optimize an underutilized site and promote compact and clustered development, replacing Parking Lots 16 and 22, within the existing Segundo Neighborhood on the central campus.

Principle 2. Enrich Community Life: The second principle acknowledges that a healthy campus involves the interconnection between individual health, environmental health, and institutional health. The public spaces between, around and within campus buildings provide important places for people to gather and discuss ideas, to rest and restore oneself, to advocate and

agitate for recognition and change, and to engage with others in public space. The Segundo Infill Housing Project would serve to house additional students, including growth projected in the 2018 LRDP. The Project would create an affordable and accessible residential community for students; provide basic amenities and high-quality design to foster the creation of a vibrant, convenient, and well-served community; integrate bicycle and pedestrian facilities; and provide opportunities for members of the campus to participate fully in the life of the campus and community.

Principle 3. Create a Sustainable Future: This principle calls for preservation and enhancement of natural resources for future generations through active stewardship of campus resources. The Project would promote compact and clustered development on the central campus by replacing surface parking, intensifying use of the central campus, conserving land, and utilizing existing building corridors. The Project design addresses energy efficiency (no direct use of natural gas, LED lighting, timers, controls, etc.), water conservation (building fixtures and landscaping), waste management, indoor air quality, and other Project sustainability features to meet a minimum LEED V4.1 Gold Certification per University of California standards and requirements. The Project would comply with the latest edition of the University of California – Policy on Sustainable Practices (issued July 2023) requirements, and the Campus Design Guide. The utility demand load assumes the Project would meet or exceed applicable UC-EUI requirements noted in the Campus Design Guide. Furthermore, the Project would connect to existing central campus pedestrian and bicycle paths and would include bike parking.

## **2. 2018 LRDP Campus Population**

The 2018 LRDP planning effort anticipated that the on-campus student population could grow from approximately 33,825 (2016–2017 academic year) to approximately 39,000 by the 2030–2031 academic year. In response to this potential increase in the student population and anticipated increases in mission-based activities, UC Davis anticipated that its faculty and staff population could increase from approximately 12,365 to approximately 14,500 in the same time frame for a total on campus student, faculty, and staff population of 53,500.

The academic year of 2022-2023, UC Davis had a three-quarter average on-campus student population of 36,682 and a total on-campus faculty and staff population of 9,990 (UC Davis 2023). The Segundo Infill Housing Project would serve to house additional students on campus, including growth projected in the 2018 LRDP. The new residential hall would provide 206 rooms, that are able to support two or three occupants. The program for this new facility intends to house 60 percent as double-occupancy and 40 percent as triple occupancy for a total of 494 occupants. Although the units would primarily support double occupancy, they are designed to support tripling to accommodate fluctuations in enrollment and student demand with a maximum of up to 618 occupants.

The Segundo Infill Housing project, when operational, will be serviced by existing UC Davis staff. However, 1-2 professional staff (contract employees) will be hired to live on site. The two new staff are within the population growth assumptions of the LRDP, as evaluated in the 2018 LRDP EIR. No new faculty would be needed for Segundo Infill Housing.

The 2018 LRDP and 2018 LRDP EIR identified potential new residence halls and apartments, including assumptions that there would be approximately 400 new students within Segundo in a new residence hall and approximately 500 additional students in the infill development of Parking Lot 22 and redeveloped Cowell Building (2018 LRDP EIR page 2-12 and 2-13). The planned and maximum occupancy of the Project align with these 2018 LRDP assumptions, as evaluated in the 2018 LRDP EIR.

### **3. 2018 LRDP Land Use Designation**

The Segundo Infill Housing Project, a new student-housing facility, is consistent with the Student Housing land use designation for the Project site (2018 LRDP EIR Exhibit 2-4).

### **4. 2018 LRDP Campus Housing**

The Segundo Infill Housing Project is consistent with the 2018 LRDP projected increase in on-campus student housing of 9,050 (2018 LRDP EIR, Chapter 2, Table 2-3). The Project proposes a new five-story, 206-unit student housing facility to accommodate 494 students, but would be able to accommodate up to 618 students at triple occupancy.

### **5. 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 June 2024. Addendum June 2024 for the Segundo Infill Housing Project was prepared in compliance with CEQA to document UC Davis’ determination that a subsequent or supplemental EIR is not required. Addendum June 2024 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 June 2024 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 June 2024, 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 June 2024 prepared for the Project, the 2018 LRDP EIR (State Clearinghouse No. 2017012008); the 2018 LRDP EIR Mitigation, Monitoring, and Reporting Program; and the Findings and Statement of Overriding Considerations 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 Segundo Infill Housing 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 Segundo Infill Housing Project:

<b>Environmental Issue Area</b>	<b>2018 LRDP Mitigation Measures</b>
Aesthetics	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.1-3a: Building surfaces.</li> <li>• Mitigation Measure 3.1-3b: Lighting fixtures.</li> </ul>
Air Quality	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.3-1: Reduce construction-generated emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub>.</li> <li>• Mitigation Measure 3.3-2: Reduce emissions of ROG and NO<sub>x</sub> from mobile sources.</li> <li>• Mitigation Measure 3.3-4: Reduce short-term construction-generated TAC emissions.</li> </ul>
Archaeological, Historical, & Tribal Cultural Resources	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.4-1a: Identify and protect unknown archaeological resources.</li> <li>• Mitigation Measure 3.4-1b: Protect known unique archaeological resources.</li> <li>• Mitigation Measure 3.4-1c: Document unique archaeological resources.</li> </ul>
Biological Resources	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.5-4a: Avoidance of Swainson’s hawk and other nesting raptors.</li> <li>• Mitigation Measure 3.5-6: Tricolored blackbird avoidance.</li> <li>• Mitigation Measure 3.5-11: Tree surveys and tree removal mitigation.</li> </ul>
Geology, Soils, & Seismicity	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.7-4: Manage stormwater flows to reduce soil erosion.</li> </ul>
Hazards and Hazardous Materials	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.9-2a: Site-specific investigation and work plan implementation.</li> <li>• Mitigation Measure 3.9-2b: Hazardous materials contingency plan.</li> <li>• Mitigation Measure 3.9-2c: Minimization of hazards during demolition.</li> <li>• Mitigation Measure 3.9-6. Prepare and implement site-specific construction traffic management plans.</li> </ul>
Hydrology and Water Quality	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.10-6: Implement project-level stormwater controls. (Implement 3.7-4: Manage stormwater flows to reduce soil erosion.)</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.12-1: Reduce construction noise.</li> <li>• Mitigation Measure 3.12-2: Reduce noise exposure from new stationary noise sources.</li> </ul>

<b>Environmental Issue Area</b>	<b>2018 LRDP Mitigation Measures</b>
Transportation, Circulation, and Parking	<ul style="list-style-type: none"> <li>• Mitigation Measure 3.16-3a: Monitor transit service performance and support transit improvements.</li> <li>• Mitigation Measure 3.16-3b: Monitor transit-related collisions and implement countermeasures to minimize potential conflicts with transit service and facilities.</li> <li>• Mitigation Measure 3.16-4: Monitor bicycle-related collisions to implement countermeasures minimizing potential conflicts with bicycle facilities.</li> <li>• Mitigation Measure 3.16-5: Monitor pedestrian-related collisions implement countermeasures minimizing potential conflicts with pedestrian facilities.</li> </ul>

### 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 the Segundo Infill Housing Project having considered the 2018 Long Range Development Plan (LRDP) Environmental Impact Report (EIR) for UC Davis, as well as Addendum June 2024 to the 2018 LRDP EIR for the Segundo Infill Housing 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 UC Davis Segundo Infill Housing Project based on the information contained herein.