

**NOTICE OF AVAILABILITY AND PUBLIC COMMENT OPPORTUNITY FOR A  
DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (DRAFT SUBSEQUENT EIR) AND  
NOTICE OF PUBLIC HEARING TO PROVIDE COMMENTS ON DRAFT SUBSEQUENT EIR**

University of California, Davis Solano Park Demolition Project  
State Clearinghouse No. 2017012008

Pursuant to California Public Resources Code (PRC) 21091 (a) and the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines) contained in Chapter 3 of Title 14 of the California Code of Regulations, the University of California, Davis (UC Davis) has released for public review a Draft Subsequent EIR for the UC Davis Solano Park Demolition Project, tiered from the 2018 Long Range Development Plan (LRDP) EIR.

**Project Title:** UC Davis Solano Park Demolition Project

**Draft Subsequent EIR Review Period:** December 21, 2022 to February 10, 2023

**Project Location:** The Solano Park Demolition project site, located on the UC Davis central campus, is on approximately 16 acres located off Old Davis Road and Arboretum Drive, south of the Arboretum Waterway, and just north/northwest of the Union Pacific Railroad tracks. Solano Park is a student housing development, built in 1962, that consists of 26 two-and three-story multi-unit apartment buildings, a community center, and ancillary buildings for mail, laundry, storage, and maintenance. There are a total of 35 buildings on the site, totaling approximately 180,600 gross square feet.

**Project Overview:** The buildings at the UC Davis Solano Park student housing development have reached the end of their lifespan, are not compliant with current building codes, and would require substantial investments to provide for adequate seismic safety, building systems, and utility infrastructure. In addition, there are security concerns due to the unauthorized use of onsite utilities and vacated portions of the site. Police service calls for the Solano Park apartments have increased as buildings have been vacated (UC Davis 2022). The safety of the students and their families is a priority for the University and maintaining uninhabited buildings poses an ongoing management concern for the University. Therefore, the University has determined that vacating, demolishing, and removing the buildings, followed by site stabilization, is necessary.

As of November 2022, 60 percent of the units (in the southern Solano Park buildings) have been vacated, and 40 percent of the units remain occupied (in the northern Solano Park buildings). The units in the northern portion of the site will be vacated by September 2023. Consistent with the University of California Relocation Assistance Act Policy for Real Estate Acquisitions and Leases (UC-CR-12-0187) and the UC Davis 2018 LRDP, the students and their families within the Solano Park apartments that need housing beyond the closure dates at Solano Park have been or will be offered on-campus housing, primarily at Primero Grove and Orchard Park, in compliance with the Relocation Assistance Policy.

No new development is proposed at the project site and the demolition project does not include any new housing developments elsewhere on campus. Rather, other on-campus housing, primarily at Primero Grove and Orchard Park, will provide sufficient units to accommodate the students and families relocated from Solano Park.

The Project would involve demolition of the UC Davis Solano Park student housing development, including site preparation and hazardous materials remediation; demolition and removal of existing structures; relocation of water pipelines; placement of electrical conduit to maintain street lights and security lighting; and final site stabilization and management. The project site would be fenced during demolition to prevent public access. Pedestrian, bicycle, and vehicle access would be maintained along project's northern boundary, Arboretum Drive, during demolition.

All demolition would be completed in accordance with current codes and ordinances. A staging area, or multiple staging areas, would be established onsite to accommodate debris collection bins and equipment. Contractor employees would park within established locations in the demolition site boundaries. Measures would be taken to prevent tracking dirt from the construction site, and adjacent paved streets would be cleaned daily during demolition activities. Solid waste generated during demolition activities would be separated into recyclable and non-recyclable waste and removed/disposed of as appropriate. Appliances with refrigerants would be separated and coordinated with a University representative to ensure proper disposal requirements are followed.

In compliance with the 2018 LRDP EIR archaeological resource Mitigation Measures 3.4-1a through 3.4-1c, the University has identified and documented known archaeological resources at the project site and has designed the demolition project to avoid the known archaeological resources to the degree feasible. The demolition activities in the northern and southern portions of the project site would involve different levels of ground disturbance to prevent disturbance of native soils where there is high likelihood of encountering archaeological and tribal cultural resources.

**Environmental Effects:** The majority of environmental impacts due to the Solano Park Demolition Project were adequately analyzed in the environmental impact analysis in the 2018 LRDP EIR. However, due to the sensitivity of the site in terms of Patwin history, which has the potential to substantially increase the severity of a previously identified significant impact, UC Davis has identified the potential for significant environmental effects related to cultural resources and tribal cultural resources, which are evaluated in further detail in Chapter 4 of this Subsequent EIR. The Project's impacts to cultural resources are mitigated to less than significant with implementation of the applicable 2018 LRDP EIR mitigation measures. However, the project-specific impact to tribal cultural resources is considered significant and unavoidable because although implementation of project-specific mitigation measures would reduce the Project's impact to tribal cultural resources, the possibility remains that demolition activities or installation of utility lines could impact significant tribal cultural resources.

**Hazardous Materials/Waste On-Site:** The State of California maintains the linked EnviroStor and Geotracker databases of known contamination sites pursuant to Government Code Section 65962.5. Based on the information gathered from these databases, there are no hazardous materials sites located with the Solano Park Demolition Project site.

**Document Availability:** Copies of the Draft Subsequent EIR and 2018 LRDP EIR are available during the public review period at the following locations:

- ▲ On-line: <https://environmentalplanning.ucdavis.edu/solano-park-demolition>
- ▲ UC Davis: Office of Campus Planning and Environmental Stewardship, 436 Mrak Hall

Public Libraries:

- ▲ Davis: Mary L. Stephens Branch Library, 315 East 14th Street, Davis, CA 95616
- ▲ UC Davis: Shields Library Reserves Section, Shields Avenue, University of California

**Public Review and Comment Period:** An extended public review period of 51 days is being provided for the Draft Subsequent EIR to accommodate winter holidays. The public review period begins on December 21, 2022 and ends on February 10, 2023 at 5:00 p.m. Please send your written comments, with appropriate contact information, to the following address:

Heather Davis, Interim Director of Environmental Planning  
Campus Planning and Environmental Stewardship University  
of California, Davis  
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436 Mrak Hall  
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**Public Hearing:** In addition to the opportunity to provide written comments, UC Davis will host a virtual (on Zoom) public hearing on January 18, 2023, starting at 4:30 p.m., to receive oral public comment from public agencies, interested parties and the public regarding the Draft Subsequent EIR. Oral public comment will be recorded. The public hearing will be held via webinar only.

Wednesday January 18, 2023 4:30 p.m. to 5:30 p.m.

Participants must register to attend the public meeting. Interested parties can register to attend by visiting the project's webpage: <https://environmentalplanning.ucdavis.edu/solano-park-demolition>

After registering, you will receive the link to log-into the public hearing on January 18, 2023.