



## Department of Toxic Substances Control



**Jared Blumenfeld**  
Secretary for  
Environmental Protection

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
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**Gavin Newsom**  
Governor

Governor's Office of Planning & Research

February 25, 2020

**FEB 25 2020**

Mr. Matt Dulcich, AICP  
Director of Environmental Planning  
Campus Planning and Environmental Stewardship  
University of California  
One Shields Avenue  
Davis, California 95616

### STATE CLEARINGHOUSE

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE  
UNIVERSITY OF CALIFORNIA – UC DAVIS SACRAMENTO CAMPUS 2020 LONG  
RANGE DEVELOPMENT PLAN UPDATE, X STREET AND 48<sup>TH</sup> STREET,  
SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA (SCH #2020020161)

Dear Mr. Dulcich:

The Northern California Schools Unit of the Department of Toxic Substances Control (DTSC) has received the Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the UC Davis Sacramento Campus 2020 Long Range Development Plan Update (LRDP Update) proposed by the University of California (UC). The due date to submit comments is March 10, 2020.

As reported in the NOP, the 2020 LRDP Update will propose general types of campus development and land uses to support projected campus population growth and to enable new and expanded program initiatives at the existing UC Davis Sacramento Campus located off of U.S. 50 near the Highway 99/Business 80 interchange in the city of Sacramento (Site). The proposed Aggie Square Phase 1 project consists of approximately 1,150,000 square-feet (sf) of building space for education, research, residential and commercial uses and parking structure space. The Replacement Hospital Tower (RHT) project includes both demolition of the existing tower and construction of the approximately 600,000 to 800,000 sf RHT east of the Main Hospital complex's Surgery and Emergency Services Pavilion and approximately 100,000 sf of renovation.

Based on a review of the NOP, DTSC would like to provide the following comments:

1. Because the project is school site related, DTSC recommends that an environmental review, such as a Phase I Environmental Site Assessment and/or Preliminary Environmental Assessment, be conducted to determine whether there has been or may have been a release or threatened release of a hazardous material, or whether a naturally occurring hazardous material is present based on reasonably available information about the property and the areas in its vicinity. Such an environmental review should generally be conducted as part of the California Environmental Quality Act (CEQA) process. If the UC elects to proceed and conduct an environmental assessment at the Site under DTSC oversight, it should enter into a Voluntary Cleanup Agreement with DTSC to oversee the preparation of the environmental assessment.
2. The presence of existing, older or former structures at the Site may result in potential environmental concerns due to lead from lead-based paint and/or organochlorine pesticides from termiticide applications and polychlorinated biphenyls from electrical transformers, light ballast, window caulking or glazing. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with DTSC's *Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers*, dated June 9, 2006 ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance\\_Lead\\_Contamination\\_050118.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Guidance_Lead_Contamination_050118.pdf)), and in accordance with the recommendations provided in the United States Environmental Protection Agency's website "Polychlorinated Biphenyls (PCBs) in Building Materials" (<https://www.epa.gov/pcbs/polychlorinated-biphenyls-pcbs-building-materials>).
3. If the Site is, or was previously, used for agricultural purposes, pesticides (such as Dichlorodiphenyltrichloroethane [DDT], Dichlorodiphenyldichloroethylene [DDE], and toxaphene) and fertilizers (usually containing heavy metals) commonly used as part of agricultural operations are likely to be present. These agricultural chemicals are persistent and bio-accumulative toxic substances. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with the *Interim Guidance for Sampling Agricultural Soils (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>) dated August 2008. This guidance should be followed to sample agricultural properties where development is anticipated.

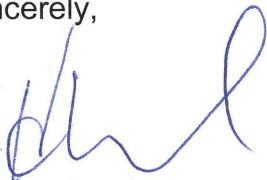


4. If fill material exists on the Site, DTSC recommends these areas be investigated and possibly mitigated in accordance with DTSC's *Information Advisory, Clean Imported Fill* ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP\\_FS\\_Cleanfill-Schools.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)), dated October 2001.
5. If a response action is required based on the results of the above investigations, and/or other information, the EIR will require an analysis of the potential public health and environmental impacts associated with any proposed response action, pursuant to requirements of the California Environmental Quality Act (CEQA - Pub. Resources Code, Division 13, section 21000 et seq.), and its implementing Guidelines (California Code of Regulations, Title 14, section 15000 et seq.), prior to approval or adoption of an EIR for the Project. A discussion of the mitigation and/or removal actions, if necessary, and associated cumulative impacts to the Project properties and the surrounding environment, should be included in the EIR. If enough information to discuss the proposed mitigation and/or removal actions, and their associated impacts to the Project properties and the surrounding environment, are not available for inclusion in the EIR, then an Addendum or Supplement to the final EIR may be required.

DTSC is also administering the Revolving Loan Fund (RLF) Program which provides revolving loans to investigate and clean up hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. These loans are available to developers, businesses, schools, and local governments.

For additional information on DTSC's Schools process or RLF Program, please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov). If you would like to discuss this matter further, please contact me at (916) 255-3695 or via email at [Bud.Duke@dtsc.ca.gov](mailto:Bud.Duke@dtsc.ca.gov).

Sincerely,



Harold (Bud) Duke, PG  
Northern California Schools Unit  
Site Mitigation and Restoration Program

cc: (see next page)

Mr. Matt Dulcich  
February 25, 2020  
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cc: (via email)

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