



CAMPUS PLANNING AND ENVIRONMENTAL STEWARDSHIP
ONE SHIELDS AVENUE
DAVIS, CALIFORNIA 95616

February 7, 2020

State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT

Project Title: UC Davis Sacramento Campus 2020 Long Range Development Plan Update
Project Location: UC Davis Sacramento Campus (see Exhibits 1 and 2)
Counties: Sacramento County

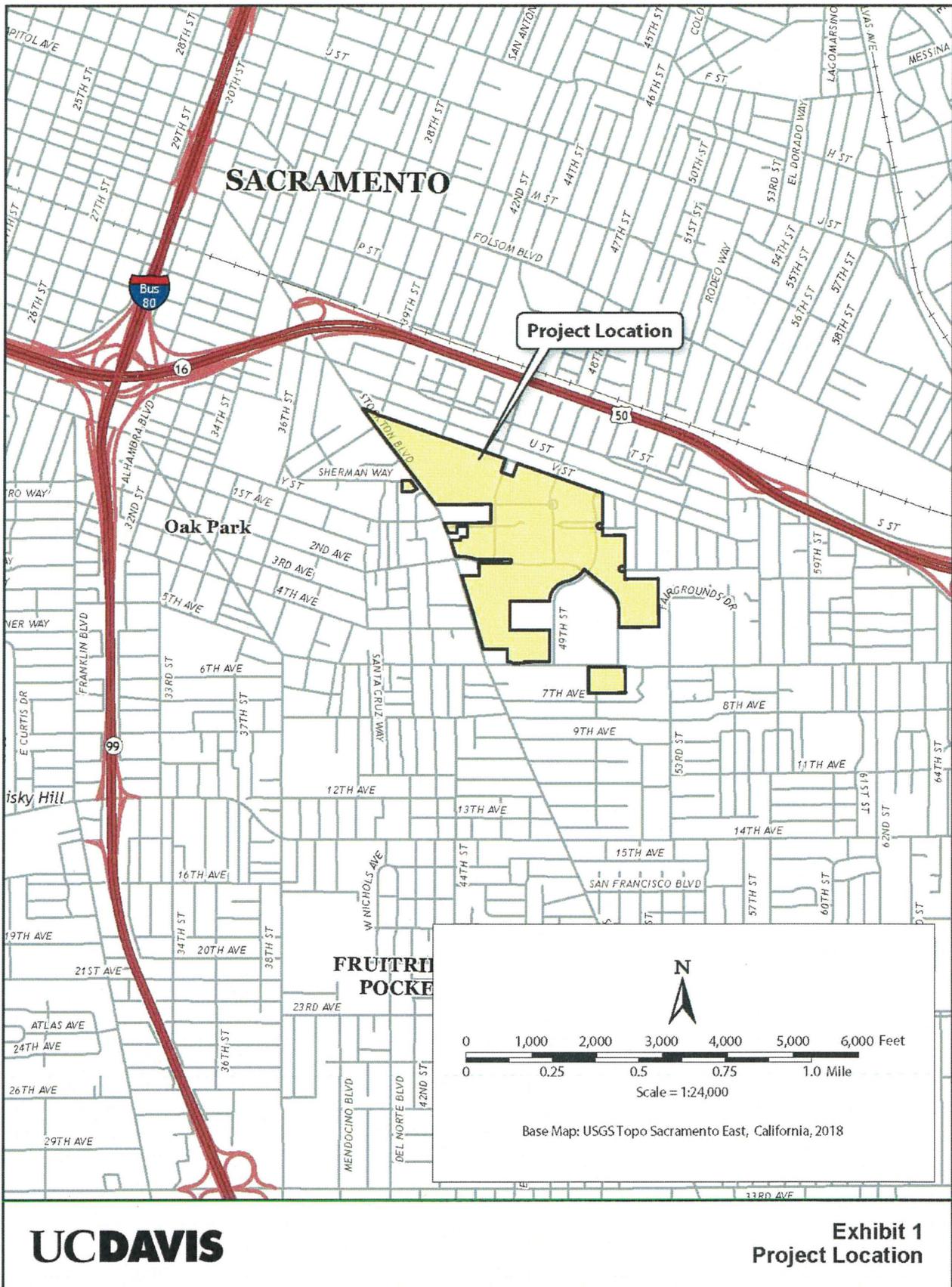
Project Overview

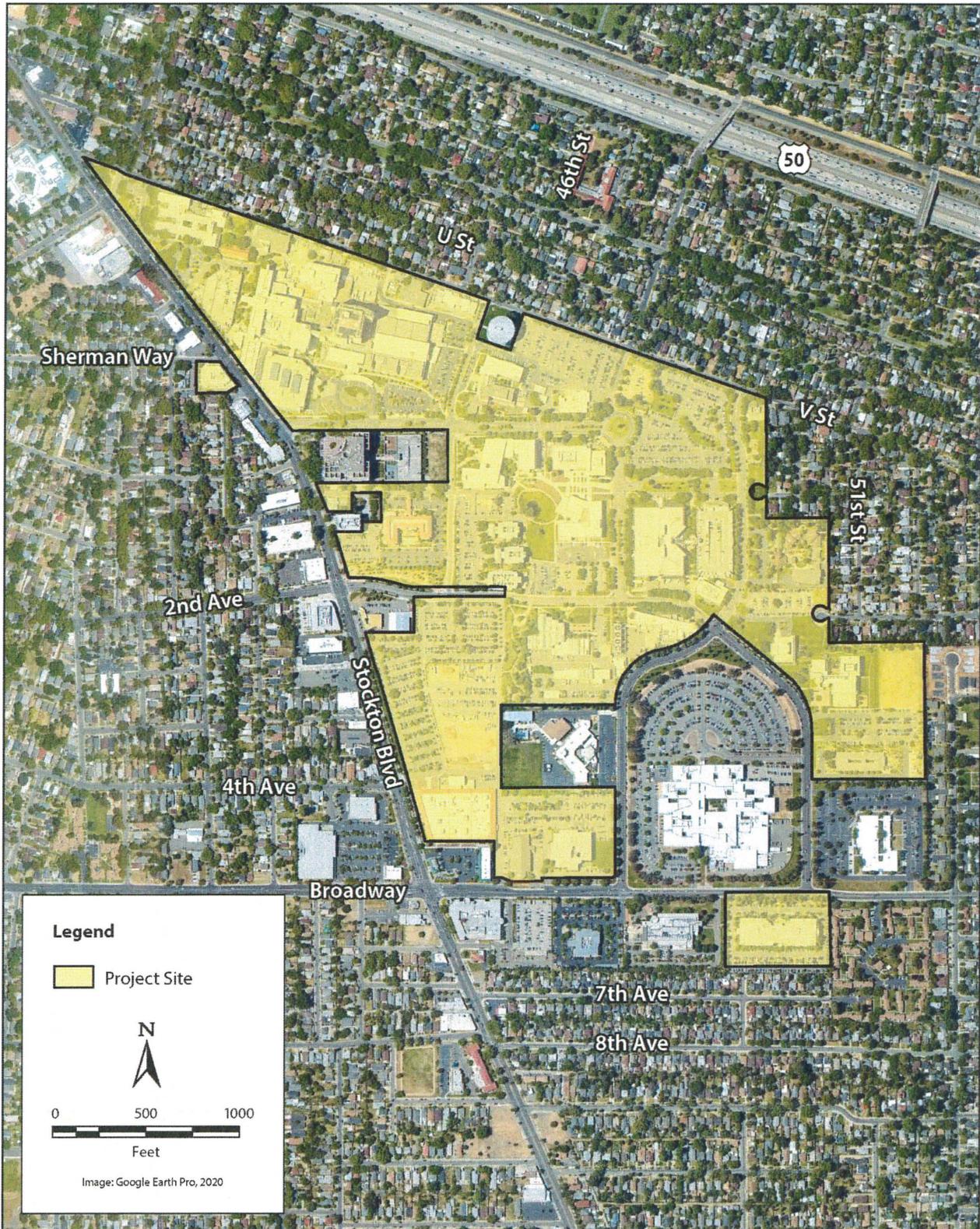
Each campus within the University of California system periodically prepares a long range development plan (LRDP) to guide campus development in anticipation of projected growth of student enrollment and new university-added programs. The University of California, Davis (UC Davis) Sacramento Campus 2020 LRDP Update will propose general types of campus development and land uses to support projected on-campus population growth and to enable expanded and new program initiatives for the UC Davis Sacramento Campus. The 2010 LRDP remains in effect as the guiding land use document for the UC Davis Sacramento Campus, and its overall program of growth and development remains accurate. The proposed 2020 update to the 2010 LRDP will largely focus on making minor adjustments to the 2010 LRDP land use plan and policies. UC Davis will prepare a supplemental environmental impact report (SEIR), as required by Public Resources Code (PRC) Sections 21080.09 and 21166, to evaluate the environmental effects of incremental growth under the 2020 LRDP Update through the year 2040. The 2020 LRDP Update SEIR will be a program EIR that can be used at a program-level in the environmental review of subsequent campus development projects, as well as a project-level EIR for the Aggie Square Phase 1 and Replacement Hospital Tower (RHT) projects.

The UC Davis Sacramento Campus is located off U.S. 50 near the Highway 99/Business 80 interchange in the city of Sacramento. The Sacramento Campus consists of approximately 150 acres and houses UC Davis Health (UCDH), which includes the UC Davis Medical Center, UC Davis School of Medicine, extensive research facilities, outpatient clinics, support facilities, and the Betty Irene Moore School of Nursing, as well as the UC Davis Graduate School of Management's Sacramento Master in Business Administration program. UCDH includes a 625-bed teaching hospital, a National Cancer Institute-designated Comprehensive Cancer Center, and a nationally ranked children's hospital. In 2018–2019, UC Davis Medical Center had over 34,000 inpatient admissions, over 80,000 emergency room visits, and over 900,000 clinic/office visits (Exhibit 1 and Exhibit 2).

Environmental Review and Comment

The University of California will be the lead agency under the California Environmental Quality Act (CEQA) (PRC Section 21000 et seq.) and will prepare an SEIR for the 2020 LRDP Update as required by PRC Sections 21080.09 and 21166. The 2020 LRDP Update SEIR will function as a program EIR (pursuant to CEQA Guidelines Section 15168) that can be used in the environmental review of subsequent campus development projects during implementation of the 2020 LRDP Update. In addition to analyzing the potential impacts of projected campus growth under the 2020 LRDP Update, the SEIR will also provide a project-specific analysis of the potential environmental effects associated with the development of two developments, the Aggie Square Phase 1 and RHT projects.





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**Exhibit 2
Project Vicinity**

The Aggie Square Phase 1 and the RHT projects would likely be the first projects developed under the 2020 LRDP Update. UC Davis has determined that an SEIR will be required for the 2020 LRDP Update, and when the decision to prepare an EIR has already been made, CEQA states that an initial study is not required (CEQA Guidelines Section 15063(a)). As such, an initial study has not been prepared. This Notice of Preparation (NOP) has been prepared pursuant to Sections 15082 and 15083 of the CEQA Guidelines.

UC Davis requests input regarding the scope and content of the draft SEIR that is relevant to your agency's statutory/regulatory responsibilities or is of interest to individuals to ascertain potential environmental impacts of the project. Responses to this NOP are requested to identify: (1) the significant environmental issues, reasonable alternatives, and mitigation measures that your agency believes should be explored in the draft SEIR, and (2) whether your agency will be a responsible or trustee agency for the project.

COMMENT PERIOD: Written comments on the NOP can be sent anytime during the NOP review period, which begins February 7, 2020 and ends March 10, 2020 at 5:00 pm. Please send your written or electronic responses, with appropriate contact information, to the following address.

Matt Dulcich, AICP
Director of Environmental Planning
Campus Planning and Environmental Stewardship
University of California
One Shields Avenue, Davis, CA 95616
environreview@ucdavis.edu

SCOPING SESSION: Written comments on the NOP may also be provided at the open house scoping session to be held Wednesday, February 26, 2020 from 5:00 to 6:30 pm at Aggie Square Headquarters at 2270 Stockton Boulevard, Sacramento, California 95817. At the scoping session, project information can be discussed with UC Davis staff, and written NOP comments will also be accepted. If you have questions regarding this NOP or the scoping session, please contact Matt Dulcich at the email address shown above.

Attachments:

- A Detailed Project Information
- B Impact Analysis Areas of the SEIR
- C Notice of Preparation Infographic, February 2020

ATTACHMENT A

UC DAVIS SACRAMENTO CAMPUS 2020 LONG RANGE DEVELOPMENT PLAN UPDATE DETAILED PROJECT INFORMATION

1. Project Title

UC Davis Sacramento Campus 2020 Long Range Development Plan Update

2. Project Contact

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

3. Lead Agency

The Board of Regents of the University of California
1111 Franklin Street, 12th Floor
Oakland, California 94607

4. Project Location and Setting

The UC Davis Sacramento Campus is located off U.S. 50 near the Highway 99/Business 80 interchange in the city of Sacramento. The Sacramento Campus consists of approximately 150 acres and houses UC Davis Health (UCDH), which includes the UC Davis Medical Center, UC Davis School of Medicine, and the Betty Irene Moore School of Nursing, as well as the UC Davis Graduate School of Management's Sacramento Master in Business Administration program. UCDH includes a 625-bed teaching hospital, a National Cancer Institute-designated Comprehensive Cancer Center, and a nationally ranked children's hospital. In 2018–2019, UC Davis Medical Center had over 34,000 inpatient admissions, over 80,000 emergency room visits, and over 900,000 clinic/office visits (Exhibit 1).

5. Description of Project

Background

The Board of Regents of the University of California (The Regents) adopted the Sacramento Campus 2010 LRDP after certifying its EIR in November 2010. The 2010 LRDP requires updating to reflect new growth projections and plans. An LRDP is defined as a “physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education” (PRC Section 21080.09(a)(2)). The LRDP establishes the land use patterns and relevant policies guiding the development of campus facilities and infrastructure. The 2010 LRDP envisions a campus consisting of the hospital and ancillary facilities, ambulatory care facilities, education and research facilities, a steam power plant, other infrastructure to support these activities, and off-street parking.

Consistent with the 2010 LRDP EIR, the 2020 LRDP Update anticipates campus growth involving up to 6.57 million gross square feet (gsf) of building space and a population (including patients, patient attendants, visitors, staff, faculty and other academic personnel, students, interns, residents, and fellows) of up to 19,720.

The proposal for a 2020 LRDP Update builds on prior campus planning efforts with projections for potential population growth and land use designations for new initiatives. The 2020 LRDP Update is intended to accommodate growth in UC Davis' student, faculty, and staff campus populations while promoting compact built form, creating places for people to learn and interact, and advancing sustainability goals.

UC Davis began the planning process for the 2020 LRDP Update by engaging various campus stakeholders and the public throughout the past year. Public outreach for the Aggie Square project began in the spring of 2019 with a series of public open houses at the Sacramento Campus focused on outreach and communication. In May of 2019, UC Davis presented a preliminary planning scenario for the Aggie Square project and conducted additional outreach for the campus community and within the city of Sacramento. Through the summer of 2019, UC Davis continued to refine the Aggie Square planning scenario and then conducted on- and off-campus public outreach in the fall of 2019. During the public outreach process, UC Davis listened carefully to the concerns and interests of both on- and off-campus commenters. The public feedback allowed UC Davis to incorporate many suggestions and to consider options for certain suggestions that could not be accommodated. Through the public outreach process, UC Davis has made revisions to the Aggie Square project description.

The purpose of an LRDP is to provide adequate planning capacity for projected campus population growth and physical infrastructure that may be needed to support future population levels. An LRDP does not mandate on-going growth or the provision of new facilities. Varying factors affect whether campus population levels may increase, decrease, or remain unchanged, and the provision of new facilities may or may not occur with the increased population. In the event that population growth does occur, an LRDP provides a guide to the anticipated land development patterns and associated physical infrastructure that could be built to support a forecasted level of enrollment and growth. The 2020 LRDP Update does not set a future population capacity for the campus and does not indicate whether a future LRDP or LRDP update will be undertaken prior to or after the forecast horizon year in the proposed 2020 LRDP Update SEIR. UC Davis anticipates that the 2020 LRDP Update SEIR will use the 2019 year as a key baseline year to reflect existing environmental conditions and that the 2020 LRDP Update SEIR will use the years 2030 and 2040 to forecast the potential environmental impacts of implementing the project elements described in the 2020 LRDP Update SEIR. LRDPs do not expire but remain in effect until updated or replaced. The 2020 LRDP Update SEIR is expected to identify new and revised mitigation measures that could augment and/or replace the existing 2010 LRDP EIR mitigation monitoring and reporting program.

Proposed LRDP Amendment

The 2020 LRDP Update includes amending the existing 2010 LRDP (LRDP Amendment) to make minor adjustments to the land use designations and growth assumptions that were envisioned in the 2010 LRDP to the year 2025.

Objectives of LRDP Amendment

- Provide additional state-of-the-art inpatient and outpatient capacity to keep pace with community health care needs and to support the UCDH System's teaching, research and community engagement missions.
- Facilitate growth in student enrollment and the implementation of major educational initiatives, such as the School of Public Health, in order to address the existing and projected need for health care professionals and other highly-trained multidisciplinary professionals in the state of California.

- Support growth in workforce development and lifelong learning, including the Continuing and Professional Education program.
- Provide the facilities and infrastructure required to facilitate continued growth of the research enterprise at the Sacramento Campus, especially in order to foster interaction and collaboration between all campus programs and disciplines.
- Create an expansive and inclusive community of people focused on advancing health-contributing to the well-being of people in the communities we serve, propelling a more diverse and healthier economy and expanding the positive impact of UCDH through more expansive partnerships.
- Support access to jobs and services to a more diverse population, including providing housing and transportation opportunities and community-serving uses.
- Address the constraints to intellectual exchange and collaboration resulting from the dispersed offsite locations of some of the UCDH System educational and research programs.
- Address seismic and other code-related deficiencies in aging buildings, replacing them with state-of-the-art facilities for health care and health-care related research.
- Implement sustainable site design and building design practices to support ongoing implementation of the UC Sustainable Practices Policy.

In addition to the project objectives, the planning principles regarding physical development of the 2020 LRDP Update are listed below.

- Ensure appropriate facility adjacencies.
- Improve campus open space and landscape character.
- Provide convenient access to and within the campus.
- Improve pedestrian connections throughout the campus.
- Provide attractive campus entries and edges.
- Continue to plan and operate a sustainable campus.

The University is continuing to refine the 2020 LRDP Update objectives and will provide detailed objectives with the 2020 LRDP Update SEIR.

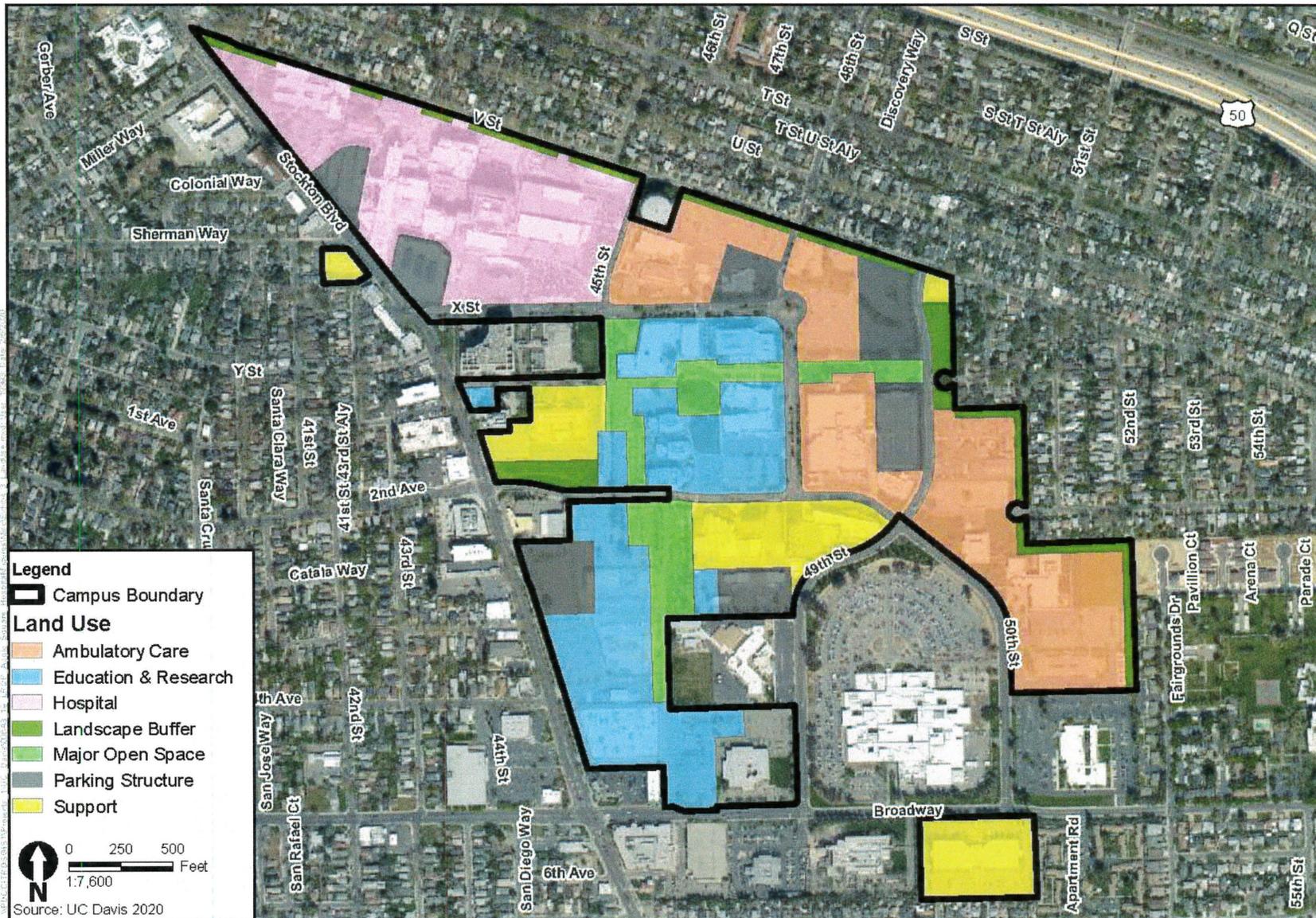
Proposed Project

Land Use Designations and Development Policies

The 2020 LRDP Update will propose general types of campus development and land uses to support projected campus population growth and to enable expanded and new program initiatives. Existing land uses are shown in Exhibit 3, and the preliminary land use scenario proposed for the 2020 LRDP Update is shown in Exhibit 4. These exhibits show the preliminary 2020 LRDP Update land use designations that will be evaluated in the 2020 LRDP Update SEIR. The 2020 LRDP Update will identify the following land use categories to support anticipated campus growth.

- ▲ Buildings leased by UCDHS
- ▲ Hospital
- ▲ Ambulatory care
- ▲ Education, research and housing
- ▲ Support services
- ▲ Parking

The 2020 LRDP Update includes potential adoption of new and revised transportation, land use, and development policies. Where applicable, the 2020 LRDP Update SEIR will evaluate the potential environmental impacts of the new or revised policies and significance thresholds. The environmental impact analysis may identify environmental mitigation measures that could augment or replace the existing 2010 LRDP EIR mitigation monitoring and reporting program.



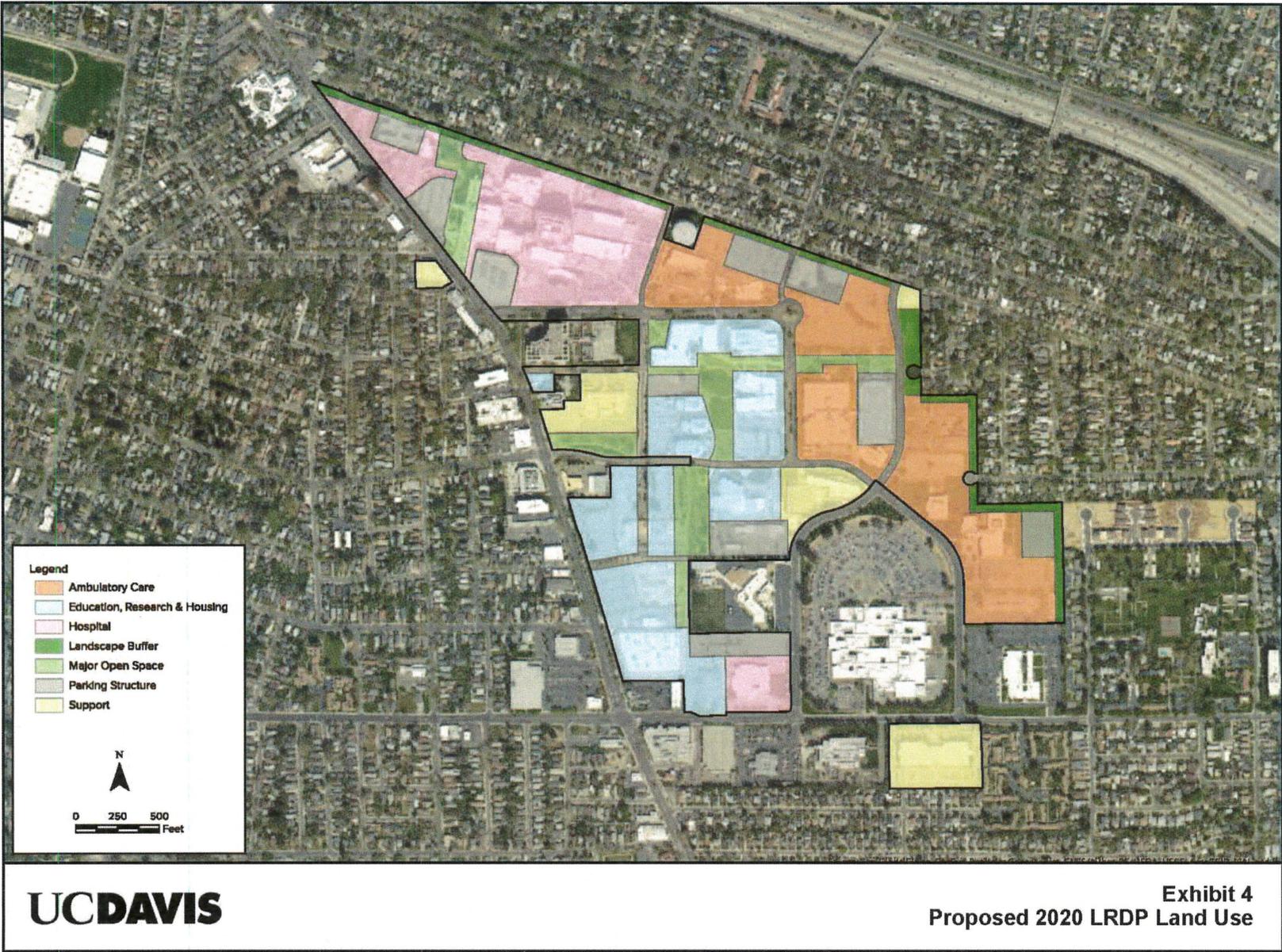
Legend

- Campus Boundary
- Land Use**
- Ambulatory Care
- Education & Research
- Hospital
- Landscape Buffer
- Major Open Space
- Parking Structure
- Support

0 250 500 Feet
 1:7,600
 Source: UC Davis 2020

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Exhibit 3
Existing 2010 LRDP Land Use Plan



Campus Growth Projection

As shown in Table 1, the primary growth metrics for the LRDP are population, housing, and building square footage. Under the proposed 2020 LRDP Update, the previously adopted growth plan from 2010 would be extended with a new SEIR analysis for growth to occur through the year 2040. In the 2020 LRDP Update, the projected population and building square footage would remain consistent with the prior 2010 projection. The 2010 LRDP did not include on-campus housing as a land use activity, and the proposed 2020 LRDP Update would include a new projection of campus housing for approximately 600 people in 200 housing units.

Table 1 Existing and Projected Sacramento Campus Growth

Population	LRDP 2008-09 Baseline	Existing Baseline Condition (2019)	Forecast 2020 LRDP Update Population	Net New Over Existing Baseline
Population (Enrollment/Employment)	12,499	14,147	19,719	5,572
Housing Units/Occupants	0	0	200 units/ 600 people	200 units/600 people
Building Square Footage	3,391,163	3,532,939	6,570,798	3,037,859

Cumulative Environmental Impact Analysis for the SEIR

The 2020 LRDP Update SEIR will address the environmental impacts of the 2020 LRDP Update and will consider the cumulative environmental impacts that could result from its implementation and implementation of other reasonably foreseeable projects. In responding to this NOP, UC Davis requests that commenting agencies and community members provide lists of reasonably foreseeable projects and include information regarding the expected timing, location, and land use development or infrastructure details of such cumulative projects.

Proposed Aggie Square Project

The site for the Aggie Square Phase 1 project is an approximately 10-acre parcel owned by the University. It is currently used as a surface parking lot and support uses. At full build-out, Aggie Square is anticipated to comprise roughly 25 acres; however, programmatic details, timing, location, and funding for future phases of Aggie Square have not been determined at this stage. The University, or one or more University-affiliated entities, will enter into long-term ground leases with the selected developer(s) to construct and manage the Aggie Square Phase 1 project or portions thereof.

The University intends to lease a significant portion of the rentable space in the Aggie Square Phase 1 project for University activities. The remaining rentable space will be leased by the selected developer(s) to third party tenants in coordination with the University. The University expects that such third party tenants' use of the Aggie Square Phase 1 project will be consistent with the mission of the University and the goals of the project.

The proposed Aggie Square Phase 1 project consists of the following components with approximately 1,150,000 square feet of building space and the parking structure space. The square footages and unit counts listed below are intended to reflect the upper-end range of development for purposes of project planning. Future development under the Aggie Square Phase 1 project is anticipated to be within the development envelope described here.

- Approximately 300,000 gsf of office, classroom, and co-working space housed in a building between 10 to 13 stories tall. The initial theme for this office building is lifelong learning. The building is anticipated to include university programs and business partners interested in continuing education and workforce

development, including the training of next generation professionals across a wide range of science, technology, engineering, and mathematics (STEM) and other disciplines.

- Approximately 600,000 gsf of science, technology, and engineering space. This would be housed in two science/technology/engineering buildings between 6 and 8 stories tall. Research activities at the Sacramento Campus currently generate investment and interest in co-location by businesses in the fields of cell and gene therapy, genomics and next-generation sequencing, and advanced imaging modalities. Many of these businesses have expressed a strong demand for additional space that is not yet available on the Sacramento Campus and that is anticipated to be provided through the Aggie Square Phase 1 project. In addition, conversations are underway with the UC Davis departments and research units, some of which are currently located on the Davis campus, to explore expanding their research and teaching presence on the Sacramento Campus.
- Approximately 200 multi-family apartment units in 200,000 gsf targeted toward University-affiliated populations in a building between 4 and 6 stories tall over a mixed use/community-serving first floor. Undergraduates, as well as medical students and nursing students, are expected as the primary occupants, and university faculty, staff and affiliates will also be potential tenants.
- Approximately 40,000 gsf of community-serving ground floor space. The first floor of the apartment building will be dedicated to amenities for tenants and Aggie Square users, as well as community-serving storefronts, with a focus on food and health.
- Incubator and accelerator space. The Aggie Square Phase 1 project is also envisioned to include business incubator and accelerator spaces, which may be housed in one or both of the science, technology, and engineering space and the office, classroom, and co-working space. The University anticipates that it and selected developer(s) will collaborate to define the exact amount of incubator and accelerator space to be incorporated into the Aggie Square Phase 1 project and to select one or more non-University entities to lease and manage these innovative spaces.
- Public plazas representing the primary central gathering spaces within the project. Two primary public spaces will connect the Aggie Square Phase 1 project to the surrounding communities and will provide for lively interaction among occupants of Aggie Square. The Market Plaza is intended to host a permanent farmer's market pavilion, as well as an outdoor gathering space to complement the healthy food offerings and programs in the community-serving storefronts. The Aggie Square public plaza would be a dynamic urban gathering and events space, fronted by entrances to all of the Aggie Square Phase 1 project buildings and first floor activities. The Aggie Square plaza would be also situated to capture frontages of the next phase of buildings contemplated to be located south of 3rd Avenue.
- Parking facilities and transportation programs supporting the project's uses. A combination of transportation demand management (TDM) measures and construction of new parking facilities are anticipated in order to meet project access demands. The University intends to work closely with the selected developer(s) to identify and implement parking solutions that ensure adequate parking is available for both the Aggie Square Phase 1 project and other users on the Sacramento Campus (including the likelihood the University will fund the development of additional parking facilities). These solutions may include expanded TDM strategies, construction of a roughly 1,400 space parking structure, identification of any additional parking facilities to be built, and setting applicable monthly parking rates.

The University will be a major tenant of the Aggie Square Phase 1 project, however significant demand for space is expected to result from the University's existing and future partners and other businesses that wish to take advantage of the co-location benefits of this innovation center.

The Aggie Square Phase 1 project would extend 45th Street southward to become a central spine connecting the UC Davis Hospital, the Education Zone, and Aggie Square. The 45th Street Extension would run through the Aggie Square plaza, which would use special paving materials up to the front doors of all

Phase 1 buildings that face the plaza. New streets in Aggie Square would connect with 3rd Avenue along Stockton Boulevard to simplify street circulation. The project would be served by existing utility services (e.g., underground electrical, domestic and industrial water lines, wastewater lines, storm water, steam, and telecommunications).

Aggie Square would be developed in a manner to meet the UC Sustainable Practices Policy and would continue to embrace and further UC Davis' commitment to and leadership in environmental sustainability. In addition to current Title 24 building code energy efficiency measures, UC Davis implements Green Building practices under the U.S. Green Building Council's LEED program and, at minimum, would achieve LEED Silver Certification for all Phase I project buildings.

Objectives of Aggie Square Phase I Project

- Create within the University a place where University and non-university people are working together.
- Create state-of-the-art facilities for science, technology, engineering, and research as well as office space and education.
- Provide housing that meets affordability goals for students in the professional schools.
- Develop physical structures to support the University's involvement in enhancing regional workforce development, addressing food access and security, and supporting a diversity of people working in and at Aggie Square.
- Reduce waste and improve sustainability by making efficient use of existing infrastructure and land resources.
- Facilitate easy access from Aggie Square to UC Davis Hospital and nearby UC Davis clinics.
- Express a diverse architectural character reflective of the role of Aggie Square as an innovation district, with a special emphasis on planning and design strategies that are responsive to climate challenges and sun orientation.
- Embrace a character of architectural diversity and vitality, linked together by a rich network of public spaces and collective commitment of environmental sustainability.
- Establish public spaces for a wide-range of public activities that serve UC Davis Sacramento Campus employees and residents, as well as the broader community to provide venues for people from diverse communities of interest to meet, interact, share ideas, and spark new partnerships.

Construction Schedule and Phasing

The construction and demolition periods are expected to begin in 2021 and last 30 to 48 months.

Proposed Replacement Hospital Tower Project

The proposed Replacement Hospital Tower (RHT) project includes three project components: (1) demolition of the approximately 120,000 gsf East Main Hospital Wing (East Wing); (2) the construction of approximately 600,000–800,000 gsf RHT project, including approximately 10,000 gsf of renovation to the existing Surgical Pavilion to connect the RHT and the current facility; (3) potential construction of a new parking structure; and (4) make-ready projects, including utilities relocation between the existing hospital facilities and the RHT, and Central Utility Plant upgrades necessary to support the addition of the RHT.

UCDH proposes to address its Main Hospital's aging and seismically deficient structures by constructing approximately 600,000–800,000 gsf east of the Main Hospital complex's Surgery and Emergency Services Pavilion, plus approximately 100,000 gsf of renovation. The RHT is a key piece of the strategy to achieve seismic safety compliance, additional service capacity, and operational improvements. The RHT project is envisioned to comprise a minimum of 200 inpatient beds, interventional platform, procedure rooms, public

space, support (sterilization, pharmacy, diagnostic, etc.) space, as well as administrative office space. Determination of the size, scope, scale, budget, and potential of phasing will be determined via the planning process. The proposed site is located on the east end of the existing hospital, adjacent to the Pavilion that houses primarily surgery, ICUs, the burn unit, and the emergency department. The RHT will be connected to the Pavilion hospital building. Utilities for the RHT would be supplied from the Central Utilities Plant. There are planned make-ready projects that are inherently linked to the construction of the RHT. These projects include utilities relocation between the existing hospital facilities and the RHT, and Central Utility Plant upgrades necessary to support the addition of the RHT.

UCDH is utilizing the progressive design-build method of delivery for this project. Progressive design-build is one application of the design-build delivery method where the process is phased or stepped. Progressive design-build uses a qualification-based (or best value) selection of the design-build contractor, followed by a process whereby the owner then “progresses” towards a design and the guaranteed maximum price with the owner. There are three phases to progressive design-build: (1) the preliminary, or pre-construction, services phase that includes early design and design development; (2) the construction documents phase, in which the maximum agreeable price for the work is defined and locked in per contract; and (3) the construction phase. There are several advantages to this delivery method, including working collaboratively as a team, incorporating lean project delivery methods, keeping the process fair and transparent, and getting the best value for dollars spent.

Objectives of Replacement Hospital Tower Project

- Replace the existing East Wing tower of the hospital and provide a new seismically compliant facility that meets current codes and sustainability standards.
- Increase operational efficiency within the new facility to meet the goal of optimizing health care outcomes.
- Construct the hospital tower to support new and emerging technology to improve patient care.

Construction Schedule and Phasing

The construction and demolition periods for the RHT project are expected to last 48 months. The East Wing is expected to remain in operation until the new tower is complete and occupied.

ATTACHMENT B

UC DAVIS SACRAMENTO CAMPUS 2020 LONG RANGE DEVELOPMENT PLAN IMPACT ANALYSIS AREAS OF THE SEIR

UC Davis has determined that an SEIR is required for this project. Therefore, as allowed under Section 15060 of the CEQA Guidelines (Title 14 California Code of Regulations), UC Davis has not prepared an initial study and will instead begin work directly on the SEIR process described in Article 7 of the CEQA Guidelines, commencing with Section 15080. As required, the SEIR will focus on the significant effects of the 2020 LRDP Update and will document the reasons for concluding that other effects will be less-than-significant. Where significant and potentially significant environmental impacts are identified, the SEIR will also discuss mitigation measures that may avoid or reduce these impacts, when feasible.

Several resource areas will not be analyzed in detail in the SEIR, including agricultural and forestry resources, mineral resources, and wildfire.

The project site is listed as Urban/Built-up Land by the Farmland Mapping and Monitoring Program Sacramento County Important Farmland map. The project site is designated as an urban center and zoned for commercial, office, and single- and multi-family residential uses. The project site is not zoned for agricultural use, and there are no parcels enrolled in a Williamson Act contract in the vicinity. There is no forest land or timberland in the vicinity. Because development under the 2020 LRDP Update would not convert farmland or forest land to non-agricultural uses, there would be no impact on these resources, and no further analysis is required.

Development under the 2020 LRDP Update would not involve extraction of mineral resources so would not result in the loss of availability of a known mineral resource. There would be no impact, and no further analysis is required.

No wildfire impacts are anticipated because the project site is in an existing urbanized area not near a CalFire state responsibility area and not within a very high fire hazard severity zone. There would be no impact, and no further analysis is required.

The 2020 LRDP Update SEIR will evaluate the probable environmental effects, including cumulative effects, of the project, including both the 2020 LRDP Update and the project-specific environmental consequences of the Aggie Square Phase I and Replacement Hospital Tower projects, in accordance with the following CEQA issue areas.

Aesthetics—The SEIR will evaluate the potential environmental impacts associated with development under the 2020 LRDP Update and potential changes in the visual characteristics and quality of the campus and surrounding area. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ have a substantial adverse effect on a scenic vista?
- ▲ substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- ▲ In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. In urbanized areas, conflict with applicable zoning or other regulations governing scenic quality?
- ▲ create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Air Quality—The SEIR will evaluate the potential impacts resulting from implementation of the 2020 LRDP Update (during construction and operation) to air quality conditions, locally and regionally, and the potential for the 2020 LRDP Update to conflict with local and regional air quality planning efforts. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ conflict with or obstruct implementation of the applicable air quality plan?
- ▲ violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- ▲ result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- ▲ expose sensitive receptors to substantial pollutant concentrations?
- ▲ create objectionable odors affecting a substantial number of people?

Biological Resources—The SEIR will evaluate the potential for implementation of the 2020 LRDP Update (including construction and operation of new/modified uses) to have a substantial adverse effect on sensitive biological species and/or habitat, as well as potential conflicts with local/regional conservation planning efforts. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?
- ▲ have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?
- ▲ have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- ▲ interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- ▲ conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- ▲ conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Cultural Resources—The SEIR will evaluate the potential for implementation of the 2020 LRDP Update (including construction and operational activities) to cause a substantial adverse change, either directly or indirectly, in the significance of archeological and historical resources. The SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- ▲ cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- ▲ disturb any human remains, including those interred outside of dedicated cemeteries?

Energy—The SEIR will evaluate potential impacts on energy resources and capacity associated with development under the 2020 LRDP Update. Based on Appendix G of the State CEQA Guidelines, implementation of the 2020 LRDP Update would result in a potentially significant impact on energy use if it would:

- ▲ result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- ▲ conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Geology, Soils, & Seismicity—The SEIR will evaluate the potential for construction and operational activities associated with the 2020 LRDP Update to involve unstable geologic/soil conditions that could expose people and/or structures to substantial adverse effects. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)
 - ii) strong seismic ground shaking?
 - iii) seismic-related ground failure, including liquefaction?
 - iv) landslides?
- ▲ result in substantial soil erosion or the loss of topsoil?
- ▲ be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- ▲ be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?
- ▲ have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- ▲ result in the loss of a known mineral resource that would be of value to the region or residents of the state?
- ▲ result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Greenhouse Gas Emissions—Implementation of the 2020 LRDP Update may result in the generation of additional greenhouse gas emissions during construction and operational activities. The SEIR will evaluate the potential increase in emissions, as well as the 2020 LRDP Update's consistency with applicable planning efforts. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- ▲ conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Hazards & Hazardous Materials—The SEIR will evaluate the potential for construction and operational activities associated with the 2020 LRDP Update to increase hazards on campus and in the area and the potential for increased risk of exposure to hazards and hazardous materials. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- ▲ create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?
- ▲ emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- ▲ be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- ▲ be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard or excessive noise for people residing or working in the project area?
- ▲ impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- ▲ expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Hydrology & Water Quality—The SEIR will evaluate the potential for construction and operational activities associated with the LRDP to affect water quality (surface and groundwater supplies) and modify existing drainage patterns. The SEIR will also evaluate potential flood risks associated with the additional structures/housing anticipated under the 2020 LRDP Update. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- ▲ substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- ▲ substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial on- or offsite erosion or siltation?
- ▲ substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:
 - result in substantial erosion or siltation on or off site?
 - substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?
 - create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
 - impede or redirect flood flows?
- ▲ in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

- ▲ conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Land Use & Planning—The SEIR will evaluate the potential for implementation of the 2020 LRDP Update to affect established communities and conflict with applicable plans and policies, including habitat conservation planning efforts. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ physically divide an established community?
- ▲ cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Noise—The SEIR will evaluate the potential for construction and operational activities associated with implementation of the 2020 LRDP Update to increase noise levels on-campus and in the area. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?
- ▲ generate excessive groundborne vibration or groundborne noise levels?
- ▲ be located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels?

Population & Housing—The SEIR will evaluate the potential for implementation of the 2020 LRDP Update to induce (directly or indirectly) substantial population growth or displace substantial housing or residents. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- ▲ displace a substantial number of existing people or housing, necessitating the construction of replacement housing elsewhere?

Public Services—The SEIR will evaluate the potential for implementation of the 2020 LRDP Update to necessitate the construction of new or modified public facilities, including fire and police stations, which could result in environmental impacts as a result of their construction. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
 - Fire protection.
 - Police protection.
 - Schools.
 - Parks.
 - Other public facilities.

Recreation—The SEIR will evaluate the potential for implementation of the 2020 LRDP Update to increase the use of existing recreational facilities such that the condition of the facilities would be substantially and adversely affected and whether the construction and/or operation of any additional/modified recreational facilities resulting from implementation of the 2020 LRDP Update could result in similar effects. Consistent with Appendix G of the CEQA Guidelines, the SEIR will identify whether implementation of the 2020 LRDP Update would:

- ▲ increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- ▲ include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Transportation, Circulation, & Parking—The SEIR will evaluate the potential for implementation of the 2020 LRDP Update to increase traffic (inclusive of alternative transportation) locally and in the region and whether such increases would conflict with plans, policies, or regulations related to the effectiveness of the local/regional circulation system. The SEIR will also include a discussion of emergency access adequacy, and potential transportation hazards resulting from or increased by 2020 LRDP Update implementation. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?
- ▲ conflict or be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b)?
- ▲ substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- ▲ result in inadequate emergency access?

Tribal Cultural Resources—The SEIR will evaluate the potential for implementation of the 2020 LRDP Update (including construction and operational activities) to cause a substantial adverse change, either directly or indirectly, in the significance of tribal cultural resources. The SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Utilities & Service Systems—The SEIR will evaluate the potential increases in demand for utilities and service systems as a result of implementation of the 2020 LRDP Update. Consistent with Appendix G of the CEQA Guidelines, the SEIR will evaluate whether implementation of the 2020 LRDP Update would:

- ▲ require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- ▲ have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

- ▲ result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- ▲ generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- ▲ comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

ATTACHMENT C

**UC DAVIS SACRAMENTO CAMPUS 2020 LONG RANGE DEVELOPMENT PLAN
NOTICE OF PREPARATION INFOGRAPHIC, FEBRUARY 2020**

