

NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT

Project Title: California Tower Project
Project Location: UC Davis Sacramento Campus (see Exhibits 1 and 2)
County: Sacramento County

Project Overview

The University of California–Davis (UC Davis) proposes to construct and operate the California Tower Project at the UC Davis Sacramento Campus (Campus). Built in several phases, this project consists of new hospital facilities to provide modernized patient care and to achieve seismic safety compliance. Project components include several make-ready projects to prepare for construction, construction of a new parking structure, construction of the approximately 1,010,000-square-foot California Tower, demolition of the approximately 120,000-gross-square-foot (gsf) East Main Hospital Wing (East Wing), renovation of approximately 85,000 square feet of interior space to connect the California Tower to the existing hospital, and utility plant upgrades.

The California Tower Project is a key piece in an overall strategy to achieve seismic safety compliance, increase service capacity, and make operational improvements at the Campus. The project would include approximately 420 (297 net new) hospital beds, surgery space, procedure rooms, support space (pharmacy and areas for sterilization, diagnosis, etc.), and outdoor space. The project also includes two new helipads on the roof of the California Tower.

Additionally, UC Davis proposes to amend the 2020 Long Range Development Plan (LRDP) to revise the building heights in the Hospital land use designation from 200 feet to 290 feet in areas 180 feet beyond the property line.

Objectives of California Tower Project

- ▲ Provide additional state-of-the-art inpatient capacity to keep pace with community healthcare needs and to support UC Davis Health's (UCDH's) teaching, research, and community engagement missions.
- ▲ Address seismic and other code-related deficiencies in aging buildings and replace the hospital's East Wing with a new, state-of-the-art, seismically compliant facility that meets current codes and sustainability standards.
- ▲ Increase operational efficiency within the new facility to optimize healthcare outcomes.
- ▲ Provide up to 420 (297 net new) single-occupancy patient rooms with acuity-adaptable beds.
- ▲ Incorporate building adaptability and flexibility into the California Tower.
- ▲ Implement sustainable site design and building design practices to support ongoing implementation of the UC Sustainable Practices Policy.
- ▲ Ensure appropriate facility adjacencies, provide convenient access, and improve pedestrian connections.

- ▲ Increase parking capacity near the hospital to meet future parking demand, thereby better serving patients, and to provide construction worker parking during project construction.
- Provide adequate healthcare helicopter landing areas and reduce helicopter idling time by providing increased helipad capacity.
- Consolidate surface parking into parking structures near the Hospital and Ambulatory Care districts to ensure easy access by patients, visitors, Campus staff, residents, and partners, while minimizing potential conflicts among pedestrians, cyclists, and motorists.
- Demolish outdated spaces to achieve seismic safety and to remove buildings that cannot be operated efficiently or renovated.

The Campus is located near the State Route 99/Interstate 80 Business interchange in the city of Sacramento. The approximately 150-acre Campus houses 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.

Located east of Stockton Boulevard and northwest of the intersection of X Street and 45th Street, the proposed site of the California Tower Project is at the east end of the existing UC Davis Medical Center, adjacent to the Surgery and Emergency Services Pavilion that houses primarily operating rooms, intensive care units, the burn unit, and the Emergency Department. Utilities for the California Tower would be supplied from the Campus’s Central Utility Plant. See Exhibits 1–3 for a location map, site plan, and rendering.

Environmental Review and Comment

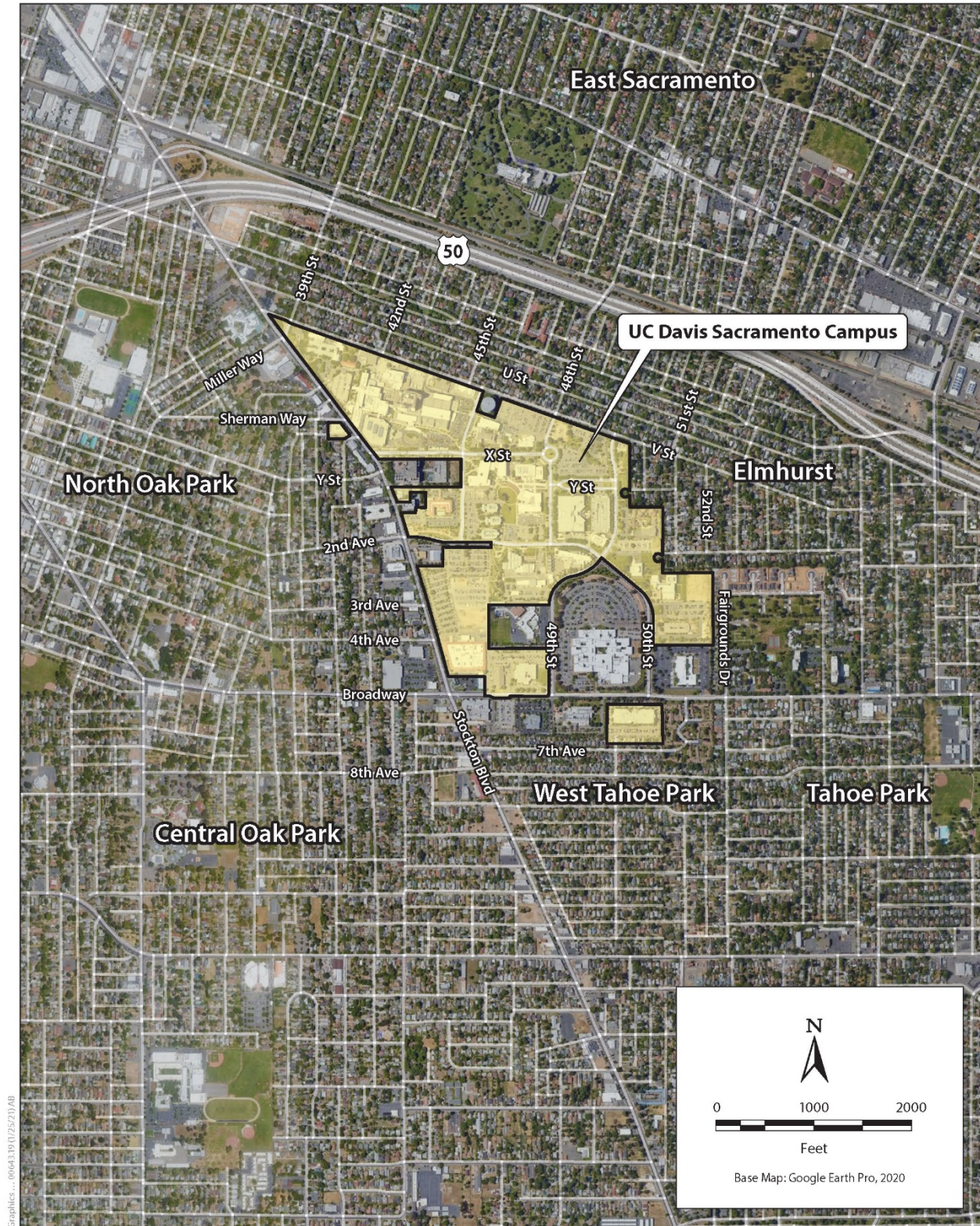
For the California Tower Project, the Board of Regents of the University of California (the Regents) will be the lead agency under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.) and will prepare an environmental impact report (EIR) as required by PRC Sections 21080.09 and 21166. UC Davis has determined that an EIR will be required for this project, and when the decision to prepare an EIR has already been made, CEQA states that an initial study is not required (State CEQA Guidelines Section 15063(a)). Accordingly, an initial study has not been prepared. This notice of preparation (NOP) has been prepared pursuant to Sections 15082 and 15083 of the State CEQA Guidelines.

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

COMMENT PERIOD: Written comments on the NOP can be submitted anytime during the NOP review period, which begins February 26, 2021, and ends at 5:00 pm on March 29, 2021. Please send your printed 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

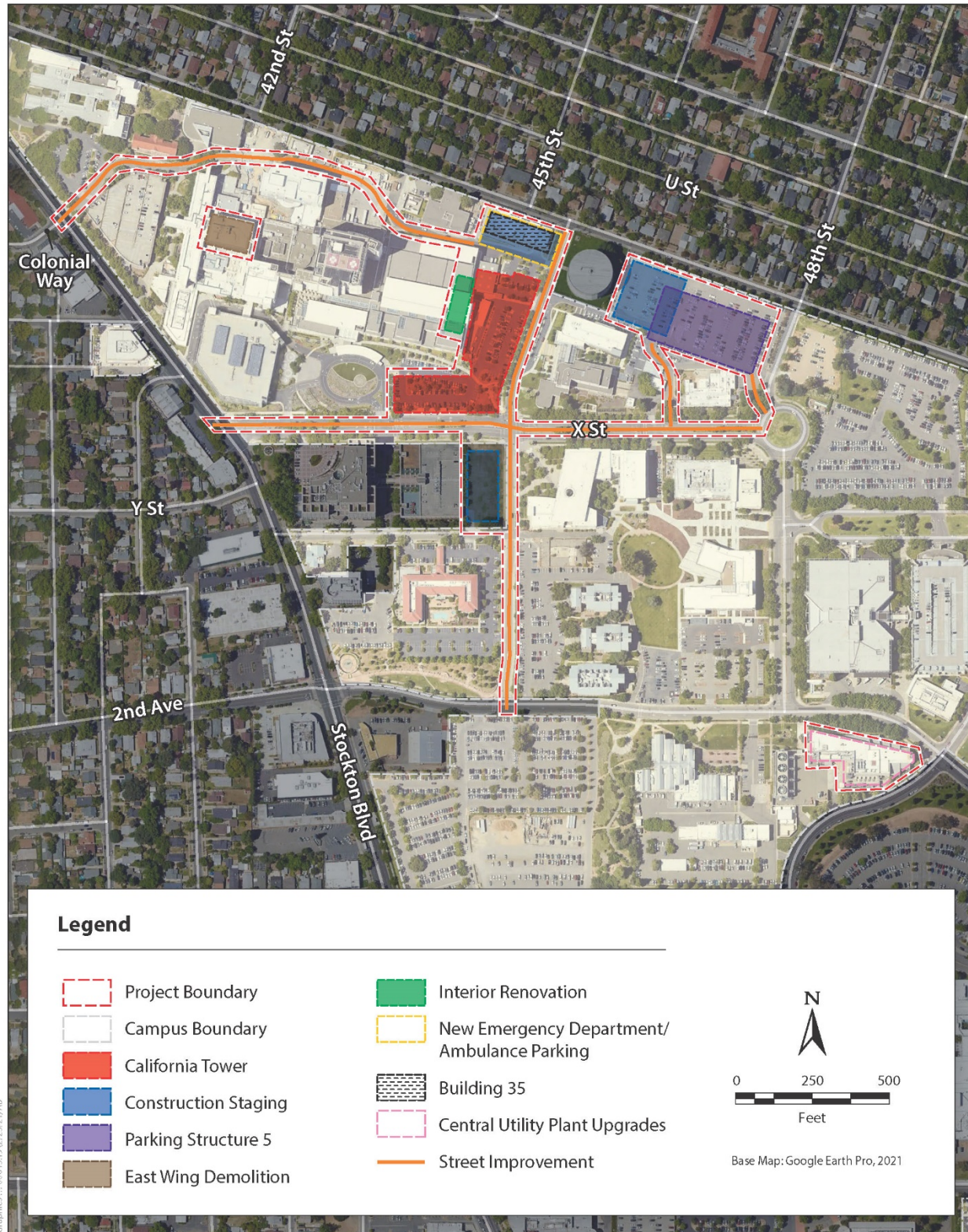
One Shields Avenue, Davis, CA 95616
environreview@ucdavis.edu



UC DAVIS

**Exhibit 1
Project Location**

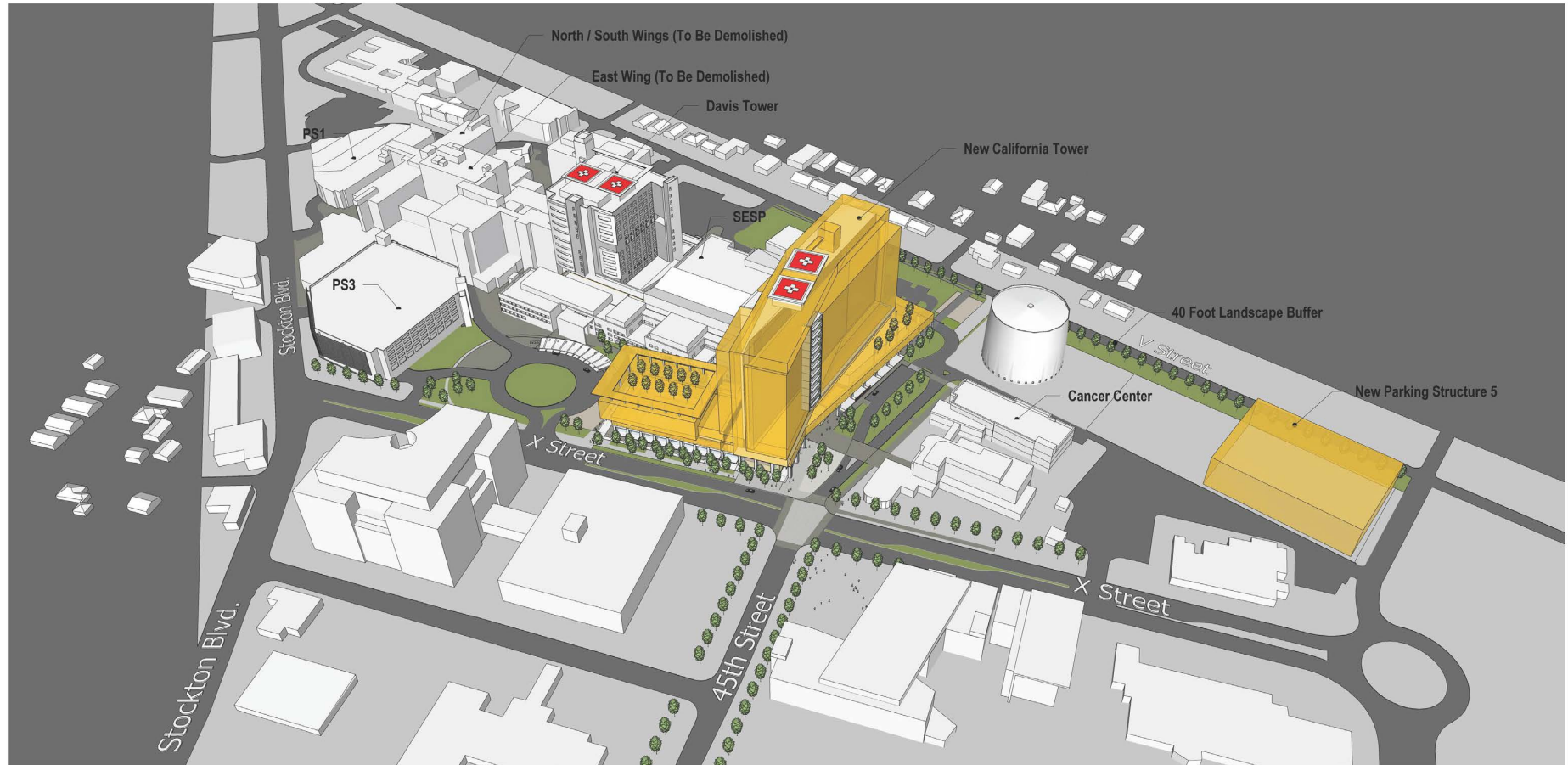
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**Exhibit 2
Site Plan**

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UCDAVIS

Exhibit 3
Rendering

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UC Davis
California Tower Project

Attachments:

- A Detailed Project Information
- B Impact Analysis Areas of the EIR

ATTACHMENT A

UC DAVIS SACRAMENTO CAMPUS CALIFORNIA TOWER PROJECT DETAILED PROJECT INFORMATION

1. Project Title

California Tower Project

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, CA 94607

4. Project Location and Setting

The University of California–Davis (UC Davis) Sacramento Campus (Campus) is located near the State Route 99/Interstate 80 Business interchange in the city of Sacramento. The approximately 150-acre Campus houses UC Davis Health (UCDH)—which consists of 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. The California Tower Project would be located within the Campus, west of 45th Street and north of X Street. The proposed site for the project is located on the east end of the existing UC Davis Medical Center, adjacent to the Surgery and Emergency Services Pavilion that houses primarily operating rooms, intensive care units, the burn unit, and the Emergency Department.

5. Description of Project

The proposed California Tower Project includes multiple components: (1) make-ready projects to prepare for construction, (2) upgrades to the Campus’s Central Utility Plant to provide increased capacity for the project, (3) renovation of approximately 85,000 gross square feet (gsf) of the existing Surgery and Emergency Services Pavilion to connect the California Tower and the existing hospital, (4) construction of Parking Garage 5, (5) construction of the approximately 1,010,000-square-foot California Tower (net increase of 890,000 gsf), and (6) demolition of the approximately 120,000 gsf East Main Hospital Wing (East Wing). The primary project components are summarized below in Table 1. In addition, UC Davis proposes to amend the

2020 Long Range Development Plan (LRDP) to revise the height restriction in the Hospital land use designation from 200 feet to 290 feet in areas 180 feet beyond the property line.

Table 1. Primary Project Components and Approximate Construction Timing

Project Component	Description	Approximate Construction Timing
Make-Ready Projects	<p>Make-ready projects include work to prepare for construction and operation of the California Tower. These make-ready projects include site preparation, roadway improvements, removal of Building #35, relocation of site utilities, and modifications to the Emergency Department. Roadway improvements include upgrades to Colonial Way for service vehicles with modifications to the Stockton Boulevard/Colonial Way intersection, improvements to 45th Street for the Cancer Center drop-off, as well as other improvements on Stockton Boulevard such as signal upgrades at its intersection with X Street.</p> <p>A temporary ambulance area (shown as new <i>Emergency Department/Ambulance Parking</i> in Exhibit 2) would be constructed for use during the extended construction period. It would contain an ambulance entrance and an Emergency Department patient drop-off area, including covered canopies, registration, and security.</p>	November 2021 through September 2023
Central Utility Plant Upgrades	Upgrades would be made to the Central Utility Plant in order to provide sufficient power to the project. Upgrades include one new 3,451-horsepower (HP) generator, three new 3,353 HP generators, and up to 15,036 pounds of new chiller capacity.	July 2023 through January 2025
Interior Renovation	The interior renovation includes creating interim Emergency Department entrances and renovating the existing basement, second floor, and third floor spaces in the Surgery and Emergency Services Pavilion.	February 2022 through May 2024
Parking Structure 5 (PS5)	Construction of new parking structure (approximately 465,000 gross square feet [gsf]) that would provide approximately 1,150 parking spaces. Although the specific height is not yet known, Parking Structure 5 would have five stories and comply with the 2020 LRDP height limits.	January 2022 through April 2023
Construction of the California Tower	Construction of the California Tower including the Surgery and Emergency Services Pavilion remodel, site preparation, and construction of the approximately 1,010,000 gsf tower to provide up to 420 inpatient beds. The 16-story California Tower would have a height of 250 feet at the roofline and, with two new helipads, would have a total height of 268 feet and 10 inches.	February 2022 through November 2030

Project Component	Description	Approximate Construction Timing
Commence Demolition of Existing East Main Hospital Wing	Twelve-month demolition of the approximately 120,000 gsf East Main Hospital Wing.	January 2031 (earliest date expected)

Details of the project components listed include the following:

Make-Ready Projects—These make-ready projects include utilities relocation between the existing hospital facilities and the California Tower, roadway improvements, demolition of existing structures, and relocation of the Ambulance Entry and Emergency Department drop-off canopies.

Transportation improvements include new truck access on Colonial Way for service vehicles with modifications to the Stockton Boulevard/Colonial Way intersection, relocation of the existing hospital bus stop, modification to 45th Street pedestrian routing and Cancer Center drop-off area, as well as other improvements on Stockton Boulevard such as signal upgrades at Stockton and X Street. The majority of the transportation improvements would take place onsite within the Sacramento Campus. Some offsite improvements could occur, such as the signal upgrades at Stockton Boulevard and X Street.

Parking Structure 5 (PS5)— Construction of new parking structure (approximately 465,000 gross square feet [gsf]) that would provide approximately 1,150 parking spaces. The site improvements associated with PS5 would require reconfiguring Parking Lot 4 and vehicular access from X Street. The site has been designed to provide direct and clear pedestrian wayfinding from the garage exits and Parking Lot 4 to the Cancer Center and the new California Tower, as well as existing circulation networks to the west and southeast. The north side of PS5 would include pedestrian amenities such as benches and shade within the 40-foot landscape buffer along V Street, complementing the PS5 landscape buffer improvements.

Central Utility Plant Upgrades—Utilities for the California Tower would be supplied from the Central Utility Plant. Upgrades include constructing additional facilities to provide increased capacity for natural gas, diesel, and electrical power. Three new generators will be installed [note: confirm number, should this be four new generators per Table 1?], as well as up to 15,036 pounds of new chiller capacity.

California Tower—The California Tower Project is a key piece of an overall strategy to achieve seismic safety compliance, additional service capacity, and operational improvements. The project would include construction of an approximately 1,010,000 gsf tower to provide up to a maximum of 420 (297 net new) inpatient beds, surgery space, [an intervention platform, procedure rooms, public space, and support (sterilization, pharmacy, diagnostic, etc.) space.

Interior Renovation—approximately 85,000 square feet of renovation would connect the California Tower to the current hospital within the existing Surgery and Emergency Services Pavilion. There could be a potential bridge connection to the existing Surgery and Emergency Services Pavilion. In addition, the interior renovation includes constructing interim Emergency Department entrances and renovating the existing basement, second floor, and third floor to create continuity and flow between the California Tower and the Surgery and Emergency Services Pavilion.

Demolition of East Wing—The East Wing would remain in operation throughout the construction period and would be phased out starting in 2029. Demolition of the East Wing would take approximately twelve months and would commence as early as January 2031.

Objectives of California Tower Project

- ▲ Provide additional state-of-the-art inpatient capacity to keep pace with community healthcare needs and to support UCDH's teaching, research, and community engagement missions.
- ▲ Address seismic and other code-related deficiencies in aging buildings and replace the hospital's East Wing with a new, state-of-the-art, seismically compliant facility that meets current codes and sustainability standards.
- ▲ Increase operational efficiency within the new facility to optimize healthcare outcomes.
- ▲ Provide up to 420 (297 net new) single-occupancy patient rooms with acuity-adaptable beds.
- ▲ Incorporate building adaptability and flexibility into the California Tower.
- ▲ Implement sustainable site design and building design practices to support ongoing implementation of the UC Sustainable Practices Policy.
- ▲ Ensure appropriate facility adjacencies, provide convenient access, and improve pedestrian connections.
- ▲ Increase parking capacity near the hospital to meet future parking demand, thereby better serving patients, and to provide construction worker parking during project construction.
- Provide adequate healthcare helicopter landing areas and reduce helicopter idling time by providing increased helipad capacity.
- Consolidate surface parking into parking structures near the Hospital and Ambulatory Care districts to ensure easy access by patients, visitors, Campus staff, residents, and partners, while minimizing potential conflicts among pedestrians, cyclists, and motorists.
- Demolish outdated spaces to achieve seismic safety and to remove buildings that cannot be operated efficiently or renovated.

Construction Schedule and Phasing

The construction and demolition periods for the California Tower Project would take place between November 2021 and December 2031. The approximate construction timing for major project components is shown above in Table 1.

ATTACHMENT B

UC DAVIS SACRAMENTO CAMPUS CALIFORNIA TOWER PROJECT

IMPACT ANALYSIS AREAS OF THE EIR

The University of California–Davis (UC Davis) has determined that an environmental impact report (EIR) is required for this project. Therefore, as allowed under Section 15060 of the State CEQA Guidelines (Title 14 California Code of Regulations), UC Davis has not prepared an initial study and will instead begin work directly on the EIR process described in Article 7 of the State CEQA Guidelines, commencing with Section 15080. As required, the EIR will focus on the significant effects of the California Tower Project and will document the reasons for concluding that other effects would be less than significant. Where significant and potentially significant environmental impacts are identified, the EIR 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 EIR—agricultural and forestry resources, mineral resources, and wildfire—for the reasons described below.

- 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 on the project site 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 on the UC Davis Sacramento Campus (Campus) would not involve extraction of mineral resources and therefore 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 EIR will evaluate the probable environmental effects and cumulative effects of the project in accordance with the following CEQA issue areas.

Aesthetics—The EIR will evaluate the potential environmental impacts associated with the California Tower Project and potential changes in the visual characteristics and quality of the Campus and surrounding area. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether implementation of the California Tower Project 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 EIR will evaluate the potential impacts resulting from implementation of the California Tower Project (during construction and operation) to air quality conditions, locally and regionally, and the potential for the California Tower Project to conflict with local and regional air quality planning efforts. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether implementation of the California Tower Project 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 EIR will evaluate the potential for implementation of the California Tower Project (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 State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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 EIR will evaluate the potential for implementation of the California Tower Project (including construction and operational activities) to cause a substantial adverse change, either directly or indirectly, in the significance of archeological and historical resources. The EIR will evaluate whether the California Tower Project 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 EIR will evaluate potential impacts on energy resources and capacity associated with development under the California Tower Project. Based on Appendix G of the State CEQA Guidelines, implementation of the California Tower Project 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, and Seismicity—The EIR will evaluate the potential for construction and operational activities associated with the California Tower Project to involve unstable geologic/soil conditions that could expose people and/or structures to substantial adverse effects. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether implementation of the California Tower Project 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 California Tower Project may result in the generation of additional greenhouse gas emissions during construction and operational activities. The EIR will evaluate the potential increase in emissions, as well as the California Tower Project's consistency with applicable planning efforts. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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 EIR will evaluate the potential for construction and operational activities associated with the California Tower Project 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 State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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 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 2 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 and Water Quality—The EIR will evaluate the potential for construction and operational activities associated with the California Tower Project to affect water quality (surface and groundwater supplies) and modify existing drainage patterns. The EIR will also evaluate potential flood risks associated with the additional structures anticipated under the California Tower Project. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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 off-site 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 and Planning—The EIR will evaluate the potential for implementation of the California Tower Project to affect established communities and conflict with applicable plans and policies, including habitat conservation planning efforts. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether implementation of the California Tower Project 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 EIR will evaluate the potential for construction and operational activities associated with the California Tower Project to increase noise levels on the Campus and in the area. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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 2 miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels.

Population and Housing—The EIR will evaluate the potential for implementation of the California Tower Project to induce (directly or indirectly) substantial population growth or displace substantial housing or residents. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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 EIR will evaluate the potential for implementation of the California Tower Project 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 State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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 EIR will evaluate the potential for the California Tower Project 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 the California Tower Project could result in similar effects. Consistent with Appendix G of the State CEQA Guidelines, the EIR will identify whether the California Tower Project 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, and Parking—The EIR will evaluate the potential for implementation of the California Tower Project 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 EIR will also include a discussion of emergency access adequacy, and potential transportation hazards resulting from or increased by the California Tower Project. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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 EIR will evaluate the potential for the California Tower Project (including construction and operational activities) to cause a substantial adverse change, either directly or indirectly, in the significance of tribal cultural resources. The EIR will evaluate whether the California Tower Project 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 and Service Systems—The EIR will evaluate the potential increases in demand for utilities and service systems as a result of implementation of the California Tower Project. Consistent with Appendix G of the State CEQA Guidelines, the EIR will evaluate whether the California Tower Project 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.