

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

NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT

Project Title: UC Davis Folsom Center for Health Master Plan
Project Location: UC Davis – South of Highway 50 on East Bidwell Road (see Exhibits 1 and 2)
Counties: Sacramento County

Project Overview

The University of California, Davis (UC Davis) proposes the UC Davis Folsom Center for Health Master Plan (Project), for which a master plan is being considered at this time. The Project will consist of 400,000 square feet of building space for wellness and healthcare services, which will be built out in multiple phases, as shown in Table 1 (see Attachment A). The Project is anticipated to include a 110,000 square foot (sf) medical office building, a 114,000 sf ambulatory surgery center with, an 80,000 sf hotel with approximately 100 rooms, an 86,000 sf micro-hospital with an emergency department with up to 30 beds, a central utility plant, and approximately 1,350 parking stalls (Exhibit 3; all exhibits are presented in Attachment C). UC Davis will prepare an Environmental Impact Report (EIR) in accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15120 through 15131 to evaluate the environmental effects of the project. The UC Davis Folsom Center for Health Master Plan EIR will be a Program EIR that will evaluate the master plan for the site and can be used at a program-level in the environmental review of subsequent phases and development projects. In addition, the report will provide project-level EIR for Phase 1 Development of the Project, which is anticipated to include a medical office building, parking and other supporting infrastructure.

The proposed project is located in the city of Folsom, located south of Highway 50 on East Bidwell Road, as shown on Exhibits 1 and 2. The project site is currently an undeveloped parcel within the Folsom Plan Area Specific Plan (FPASP), which was adopted by the City of Folsom along with a certified programmatic EIR in 2011. UC Davis completed the purchase of the 35-acre parcel along Bidwell Road near the Highway 50 interchange in October 2021. Although the City of Folsom certified an EIR that includes the UC Davis parcel, UC Davis will be developing an independent stand-alone EIR and technical analysis to address recent changes to CEQA and provide the most current information concerning the site and potential environmental impacts.

Environmental Review and Comment

The University of California will be the lead agency under CEQA (Public Resources Code [PRC] Section 21000 et seq.) and will prepare an EIR for the Project as required by PRC Sections 21080.09 and 21166. In addition to analyzing the potential impacts of full implementation of the master plan for the site at a program level, the PEIR will also provide project-level analysis of Phase 1 Development. This Notice of Preparation (NOP) has been prepared pursuant to Sections 15082 and 15083 of the State CEQA Guidelines. UC Davis requests input regarding the scope and content of the draft PEIR 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 PEIR; 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 any time during the NOP review period, which begins December 1, 2021, and ends January 5, 2022, at 5:00 p.m. 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: UC Davis will also conduct a virtual open house scoping session during the NOP comment period. The meeting will be held via Zoom on Tuesday, December 14, 2021, from 5:00 to 6:00pm. At the virtual open house scoping sessions, project information can be discussed with UC Davis staff. The objective of the sessions is to brief interested parties on the scope of the project and obtain the views of agency representatives and the public on the scope and content of the upcoming draft EIR and potentially significant environmental impacts related to the project. Interested parties can register to attend the meeting by visiting the project's webpage:

<https://environmentalplanning.ucdavis.edu/folsom-property>

If you have questions regarding this NOP or the scoping sessions, please contact Matt Dulcich at the email address shown above.

Attachments:

- A Detailed Project Information
- B Impact Analysis Areas of the Project
- C Exhibits
 - 1 Vicinity Map
 - 2 Conceptual Master Plan

ATTACHMENT A

UC DAVIS FOLSOM CENTER FOR HEALTH MASTER PLAN PROJECT DETAILED PROJECT INFORMATION

1. Project Title

UC Davis Folsom Center for Health Master Plan Project

2. Project Contact

Matt Dulcich, AICP
Director of Environmental Planning
Campus Planning and Environmental Stewardship
University of California
One Shields Avenue, 436 Mrak Hall
Davis, CA 95616

3. Lead Agency

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

4. Potential Responsible Agencies

- City of Folsom
- Sacramento Municipal Utility District (SMUD)
- California Air Resources Board (CARB)

5. Project Location and Setting

The 35-acre project site is located south of Highway 50 on East Bidwell Road in Folsom.

6. Description of Project

Background

UC Davis purchased the 35-acre parcel in the new Folsom Ranch development south of Highway 50 on East Bidwell Road in October, 2021. The project to be evaluated in this Program EIR is the master plan for the site, which is anticipated to include the construction of a medical health center on this property and Phase 1 Development of master plan implementation.

Project

The project consists of a master plan for the site encompassing total new construction of approximately 400,000 square feet, which is anticipated to include a medical office building of up to 110,000 square feet (sf), a 114,000 sf ambulatory surgery center, an 80,000 sf hotel with approximately 100 rooms, an 86,000 sf micro-hospital with an emergency department and approximately 30 hospital beds, a central utility plant, and approximately 1,350 parking stalls (Exhibit 3).

Construction Schedule and Phasing

Project construction would be conducted in multiple phases over 20 years (Table 1). Phase 1 Development, with associated utilities and parking, would begin following EIR certification and project approval and would be evaluated in the Program EIR at a project-level of detail.

Table 1. Construction Phasing and Building Square Footages

Pha	Building	Gross Square Feet	Employees	Visitors	Parking
Phase 1 Construction start - Spring 2023, construction complete Spring 2025					
	Medical Office Building (4 stories)	110,000	116	94	525
	Total	110,000			
Future Expansion: Phase 2					
	Ambulatory Surgery Center with Outpatient Services (3 stories)	114,000	264	758	715
	Hotel (3 stories)	80,000			
	Total	194,000			
Future Expansion: Phase 3					
	Central Utility Plant (1 story)	10,000	144	86	110
	Micro-Hospital (2 stories)	86,000			
	Total	96,000			
Total		400,000	524	938	1,350

*Employee and Visitor population estimates are peak values, not daily populations.

ATTACHMENT B

UC DAVIS FOLSOM CENTER FOR HEALTH MASTER PLAN PROJECT

IMPACT ANALYSIS AREAS OF THE PEIR

UC Davis has determined that an 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 PEIR will focus on the significant effects of the project 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 PEIR will also identify mitigation measures that may avoid or reduce these impacts, when feasible.

The PEIR will address environmental issues associated with the construction and operation of the project. Potential key environmental considerations anticipated to be addressed in the PEIR include aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; energy; geology and soils (includes paleontological resources); greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation, circulation, and parking; tribal cultural resources; utilities and service systems; and wildfire. These issues are described briefly below.

Aesthetics—The PEIR will evaluate the potential environmental impacts associated with the development of the project and potential changes in the visual characteristics and quality of the project site and surrounding area. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the 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?

Agriculture and Forestry Resources—The PEIR will evaluate the potential environmental impacts resulting from the project on agriculture and forestry resources. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the project would:

- ▲ Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- ▲ Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- ▲ Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- ▲ Result in the loss of forest land or conversion of forest land to non-forest use?
- ▲ Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Air Quality—The PEIR will evaluate the potential impacts resulting from the project (during construction and operation) on air quality conditions, locally and regionally, and the potential for the project to conflict with local and regional air quality planning efforts. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the 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 PEIR will evaluate the potential for implementation of the project 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 PEIR will evaluate whether implementation of the 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 PEIR will evaluate the potential for implementation of the project (including construction and operation) to cause a substantial adverse change, either directly or indirectly, in the significance of archeological and historical resources. The PEIR will evaluate whether implementation of the 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 PEIR will evaluate potential impacts on energy resources and capacity associated with the project. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the project 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 and Soils—The PEIR will evaluate the potential for construction and operational activities associated with the 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 PEIR will evaluate whether implementation of the 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?
- ▲ Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Greenhouse Gas Emissions—Implementation of the project may result in the generation of additional greenhouse gas emissions during construction and operational activities. The PEIR will evaluate the potential increase in emissions, as well as the project’s consistency with applicable planning efforts. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the 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 and Hazardous Materials—The PEIR will evaluate the potential for construction and operational activities associated with the project to increase hazards on the medical center 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 PEIR will evaluate whether implementation of the 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 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 and Water Quality—The PEIR will evaluate the potential for construction and operational activities associated with the project to affect water quality (surface and groundwater supplies) and modify existing drainage patterns. The PEIR will also evaluate potential flood risks associated with the structures associated with the project as well as the project's consistency with applicable planning efforts. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the 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 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 and Planning—The PEIR will evaluate the potential for implementation of the 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 PEIR will evaluate whether implementation of the 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?

Mineral Resources—The PEIR will evaluate the potential for implementation of the project to impact mineral resources. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the project would:

- ▲ Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- ▲ Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Noise—The PEIR will evaluate the potential for construction and operational activities associated with implementation of the project to increase noise levels on site and in the area. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the 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 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 and Housing—The PEIR will evaluate the potential for implementation of the 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 PEIR will evaluate whether implementation of the 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 PEIR will evaluate the potential for implementation of the 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 PEIR will evaluate whether implementation of the 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 PEIR will evaluate the potential for implementation of the 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 implementation of the project could result in similar effects. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will identify whether implementation of the 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—The PEIR will evaluate the potential for implementation of the 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 PEIR will also include a discussion of emergency access adequacy and potential transportation hazards resulting from or increased by project implementation. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the 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 PEIR will evaluate the potential for implementation of the project (including construction and operational activities) to cause a substantial adverse change, either directly or indirectly, in the significance of tribal cultural resources. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the 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 PEIR will evaluate the potential increases in demand for utilities and service systems as a result of implementation of the project. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the 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?

Wildfire—The PEIR will evaluate the potential for construction and operational activities associated with the project to increase risk of wildfire and related hazards. Consistent with Appendix G of the State CEQA Guidelines, the PEIR will evaluate whether implementation of the project would:

- ▲ Substantially impair an adopted emergency response plan or emergency evacuation plan?
- ▲ Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- ▲ Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- ▲ Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

ATTACHMENT C

EXHIBITS

EXHIBIT 1 – VICINITY MAP

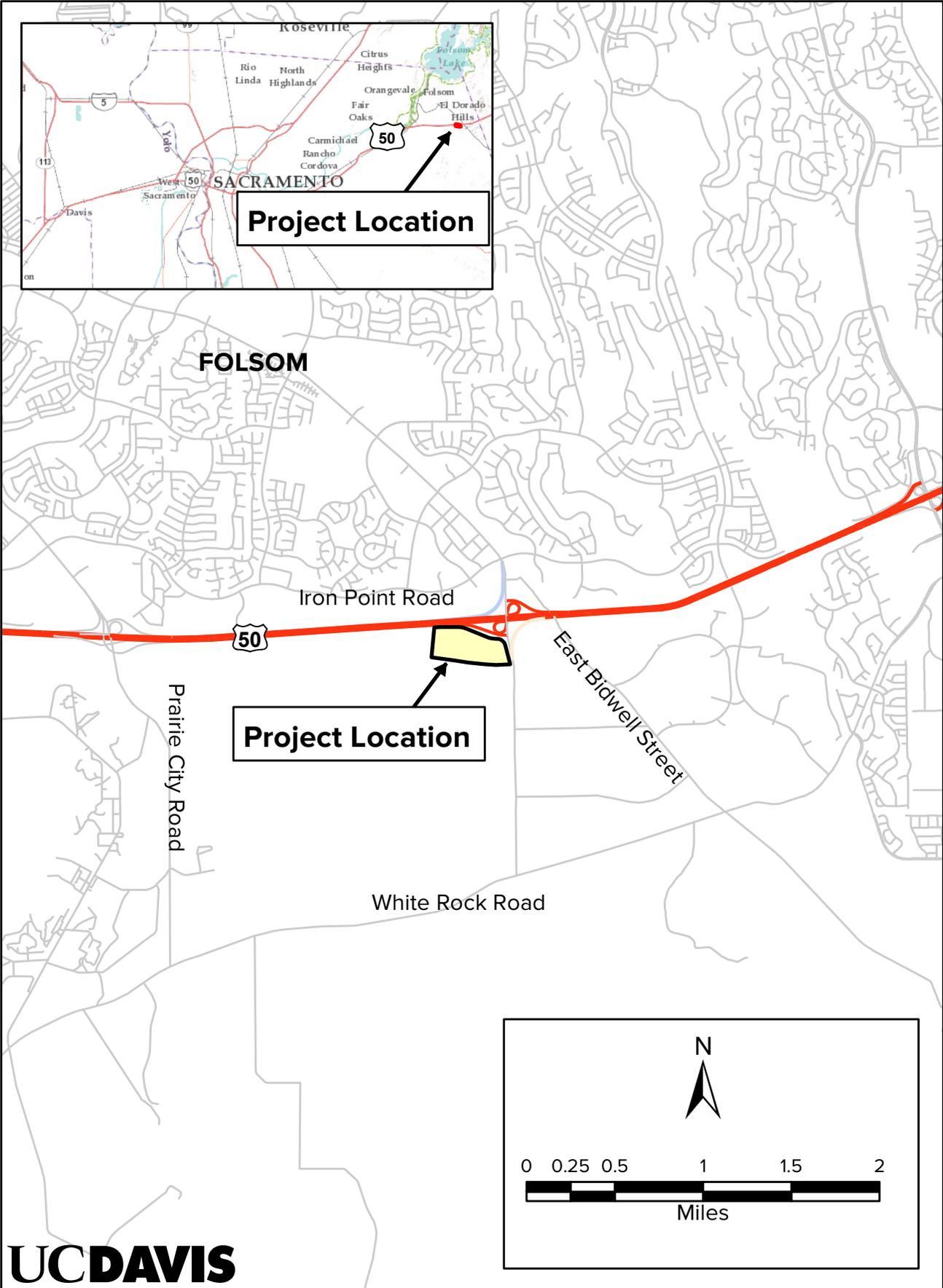


EXHIBIT 2 – CONCEPTUAL MASTER PLAN



Building	Building (GSF)	Floorplate (GSF)	Site (AC)	Building Levels	Building Height (ft)
Medical Office Building	110,000	26,250	.7	3-4	40-76'
Ambulatory Surgery Center (4 OR)	114,000	39,667	1.1	3-4	40-76'
Micro Hospital (28 Beds)	86,000	52,000	1.3	2-4	40-76'
Central Utility Plant	10,000	10,000	.6	1	40'
Hotel (100 Keys)	80,000	35,000	.9	3-4	40-76'
Parking & Circulation	N/A	N/A	14.3	N/A	N/A
Landscape/Outdoor Spaces/Bike Trail	N/A	N/A	15.6	N/A	N/A
TOTAL	400,000	162,917	34.5	--	--

Note: All future programming is speculative



December 2021