

NOTICE OF AVAILABILITY

Draft Environmental Impact Report California Tower Project

(State Clearinghouse No. 2021020515)

In accordance with the provisions of the California Environmental Quality Act (CEQA), the University of California, Davis (UC Davis) has released for public review a Draft Environmental Impact Report (Draft EIR) to solicit comments on the environmental analysis of implementation of the California Tower Project, which will propose construction of a new hospital tower and associated facilities to address seismic and other code-related deficiencies, provide a patient-centered hospital of the future, maximize operational efficiency and support new surgical techniques and technologies. The Draft EIR is intended to satisfy the requirements of CEQA (Public Resources Code [PRC], Division 13, Sections 21000–21177) and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000–15387).

Project Location and Description: 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). The California Tower Project would be located within the UC Davis Sacramento Campus, which is bounded by V Street on the north, Stockton Boulevard on the west, Broadway to the south, and a residential neighborhood to the east.

The California Tower Project would provide a state-of-the-art hospital facility with additional patient beds and an interventional platform that supports new surgical techniques and technologies. It would include acuity adaptable (intensive care unit [ICU] adaptable) single-occupant inpatient rooms, procedure rooms, an interventional operating platform, support space (sterilization, pharmacy, diagnostic), public waiting space, as well as other support spaces such as building maintenance, food service, and building facilities support. The California Tower would replace existing double-occupancy patient rooms and licensed and ICU beds (currently located in the seismically deficient East Wing) with single-occupancy rooms and beds for patients with the highest severity of need, including adult trauma, stroke, and burn.

The California Tower Project includes the following components.

- **California Tower construction**—approximately 890,000 gross square foot (gsf) L-shaped structure with a five-story leg (West Wing) extending off the main 14-story tower. The West Wing would include a lobby, family resource area, conference room, café, and rooftop garden and have an overall height of approximately 86 feet. The West Wing would have a shade canopy approximately 94 feet in height, and the elevator over-ride would be approximately 100 feet in height. The 14-story tower would provide up to 332 licensed beds (or a total of 75 net new licensed beds on the campus), surgery space, procedure rooms, public space, and support space (sterilization, diagnostic, etc.) and would include two new emergency helipads.
- **Surgery and Emergency Services Pavilion interior renovation**— The California Tower would be connected to the existing hospital within the Surgery and Emergency Services Pavilion, and would involve approximately 63,000 gsf of renovation and, potentially, a bridge connection. The interior renovation would include constructing interim Emergency Department entrances and renovating the existing basement, second floor, and third floor to create continuity and code-required fire separation between the California Tower and the Surgery and Emergency Services Pavilion.
- **Parking Structure 5 (PS5) construction**—construction of a new five story parking structure located southwest of the intersection of 48th and V Streets. The parking structure would be approximately 340,000 gsf and would contain 1,100 parking spaces.

- **Central Utility Plant (CUP) upgrades**—Upgrades to the existing Central Utility Plant (CUP) would be needed to meet the energy demands of the California Tower project. Facility upgrades would be installed at the CUP to provide increased capacity. Upgrades would include three new 2,000 kW (3,450 HP rated) emergency generators, three water chillers with 13,100 total pounds of refrigerant charge, and one 10,000 MBH electric heat pump. This new equipment would be enclosed and located within the existing CUP site.
- **East Main Hospital Wing demolition**— The approximately 120,000 gsf East Main Hospital Wing would remain in operation throughout most of the project’s construction period, with phase out beginning in 2029 and demolition expected to commence in early 2031.
- **Make-ready projects to prepare for construction**—various locations within the Sacramento Campus, including removal of Building #35 at the southwest corner of 45th and V Streets, modifications to the Emergency Department and various floors within the Surgery and Emergency Services Pavilion, as well as site preparations and roadway improvements primarily in the northern portion of the Sacramento Campus.

Environmental Impacts of the Project: The preliminary conclusions of the Draft EIR indicate that most of the environmental impacts associated with the Project are less than significant or can be mitigated to less than significant with implementation of mitigation measures. There will be significant and unavoidable environmental impacts related to aesthetics, air quality, noise, and transportation.

The project site is not known to contain any significant hazardous waste contamination as characterized by Section 65962.5 of the Government Code.

Where to Review the Draft EIR: The Draft EIR is available for review at the following locations.

Online: <https://environmentalplanning.ucdavis.edu/california-tower>

Public Review Copies:

- UC Davis Health Center, Facilities Design and Construction, 4800 Second Avenue, Suite 3010, Sacramento, CA 958178.
- UC Davis Office of Environmental Stewardship and Sustainability in 436 Mrak Hall on the UC Davis campus, Davis, CA 95616.
- Reserves at Shields Library on the UC Davis campus, Davis, CA 95616.
- Colonial Heights Library, 4799 Stockton Blvd, Sacramento, 95820

Public Review and Comment: The public review period for the Draft EIR starts on July 23, 2021 and ends on September 6, 2021. Formal comments regarding the Draft EIR may be submitted in writing via mail or email and received by UC Davis prior to the close of the public review period. Written comments regarding the scope and content of the Draft EIR are due no later than **September 6, 2021 at 5:00 pm**. Comments must be submitted to:

Matt Dulcich, AICP
 Director of Environmental Planning
 Campus Planning and Environmental Stewardship
 University of California, One Shields Avenue
 Davis, CA 95616
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Public Meeting: UC Davis will also conduct a virtual public hearing during the public comment period. The hearing objective is to provide a verbal comment opportunity for the public on the environmental impact details of the proposed project. The public hearing will be on August 10, 2021, beginning at 5:00 p.m. The public can register to attend the hearing, obtain additional commenting details, and get full access to the Draft EIR while visiting the website link above.