

CORRECTED NOTICE

NOTICE OF AVAILABILITY

Draft Environmental Impact Report Folsom Center for Health Master Plan

(State Clearinghouse No. 2021120006)

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 for the development of a health center by UC Davis in Folsom, as laid out in the Folsom Center for Health Master Plan (Master Plan or project), which will consist of approximately 400,000 square feet of building space for wellness and healthcare services that will be built out in multiple phases. 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 project site location is 25 miles east of Sacramento in the city of Folsom (City). The project site is bounded by US 50 (i.e., El Dorado Freeway) to the north and East Bidwell Street to the east. Land uses nearby the project site consist primarily of suburban residential neighborhoods composed of single-family homes and some commercial development. Existing development is concentrated north of US 50, including the residential neighborhoods, Folsom Gateway Mall, and existing and planned healthcare uses. The existing conditions of the surrounding properties to the project site are vacant and are being graded in anticipation of upcoming development pursuant to the prior City approval of the Folsom Plan Area Specific Plan (FPASP). The project site is part of the proposed FPASP, a 3,500-acre master plan, which will include a town center to the south and a mix of multifamily residential housing schools, offices, hotels, and retail uses in adjacent parcels. UC Davis completed the purchase of the 34.6-acre project site in October 2021.

The project is anticipated to include a 110,000-sf medical office building (MOB), a 114,000-sf ambulatory surgery center (ASC), an 80,000-sf hotel with approximately 100 rooms, an 86,000-sf micro-hospital which includes an emergency department with up to 30 beds, a central utility plant (CUP), and approximately 1,357 parking stalls. In addition to the programmatic evaluation of the Folsom Center for Health Master Plan, the EIR provides detailed environmental analysis for Phase 1 development, which is anticipated to include the MOB, parking, and other supporting infrastructure. Construction of future phases of the project following Phase 1 has not yet been programmed and will occur over the course of 15 to 20 years.

The project includes the following components.

- **Medical Office Building (MOB)**—approximately 110,000 sf and would be three or four stories in height. The MOB would include a primary care clinic, specialty clinic, ancillary clinic services (i.e., imaging, blood draw), and out-patient procedure suite (GI lab).
- **Ambulatory Surgery Center (ASC)**—approximately 114,000 sf and would be three stories in height. The ASC would include operating rooms, clinical space and storage, service yard for waste, gas, and a generator. [This component will be a future phase of site development]
- **Micro-Hospital**—projected to be up to three stories in height and approximately 86,000 sf. The micro-hospital would include an emergency department, with dedicated drop off for ambulances, separated from other patient access, drop off areas, and approximately 30 hospital beds. [This component will be a future phase of site development]

- **Hotel**—would be up to four stories and approximately 80,000 sf. The hotel would have approximately 100 rooms. [This component will be a future phase of site development]
- **Central Utility Plant (CUP)**—would serve the hospital buildings and provide storage space and generator space as well as centralized chillers for cooling. The CUP would include a 5,000-gallon underground water storage tank, with space for a second 5,000-gallon tank reserved for future needs. All equipment within the CUP is planned to be powered by electricity provided by SMUD, except the diesel-engine generators that provide emergency power during utility outages or normal switchgear failure. Power to the CUP would be provided via an underground 12-kilovolt (kV) service line that connects to a 12kV distribution line located around the perimeter of the project site. [This component will be a future phase of site development]
- **Parking**—automobile parking would be provided through the surface parking lots throughout the project site. A total of approximately 1,357 parking spaces would be provided on site. Approximately 525 parking spaces are to be built as part of the Phase 1 MOB development.

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 air quality and noise.

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/folsom-center-health-draft-eir>

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 95616
- Folsom Public Library, 411 Stafford Street, Folsom, CA 95630

Public Review and Comment: The public review period for the Draft EIR starts on **March 30, 2022**, and ends on May 16, 2022. 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 **May 16, 2022, 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
environreview@ucdavis.edu

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 draft environmental impact report. The public hearing will be on **April 14th, 2022**, beginning at 4:30 to 5:30. 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.