

UC Davis Sacramento Campus

Hospital Seismic Demolition and Office Replacement

FINAL ENVIRONMENTAL IMPACT REPORT
SCH #2015072012



October 2015

**UC Davis Sacramento Campus
Hospital Seismic Demolition and
Office Replacement
Final Environmental Impact Report**

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Prepared for:

University of California, Davis

Prepared by:

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University of California, Davis

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1.0 INTRODUCTION

1.1 PURPOSE OF THE FINAL ENVIRONMENTAL IMPACT REPORT

Under the California Environmental Quality Act (CEQA) and the University of California procedures for implementing CEQA, following completion of a Draft Environmental Impact Report (EIR), the University is required to consult with and obtain comments from public agencies that have jurisdiction by law or discretionary approval power with respect to the proposed project, and to provide the general public with opportunities to comment on the Draft EIR.

On August 26, 2015, the University of California, as the Lead Agency under CEQA, issued a Focused Tiered Draft EIR for the proposed Hospital Seismic Demolition and Office Replacement project (proposed project), located at the UC Davis Medical Center (Sacramento campus) in the City of Sacramento. The Draft EIR was circulated for a 45-day public comment period that ended on October 12, 2015. During this period, UC Davis held a public meeting on the Draft EIR on September 21, 2015, to receive verbal comments. A court reporter prepared a transcript of the meeting.

The Final EIR is an informational document prepared by the Lead Agency that must be considered by decision makers before approving or denying the proposed project. CEQA Section 15132 specifies that the Final EIR shall consist of the following:

1. The Draft EIR or a revision to the draft.
2. Comments and recommendations received on the Draft EIR either verbatim or in summary form.
3. A list of the persons, organizations, and public agencies commenting on the Draft EIR.
4. The response of the Lead Agency to significant environmental points raised in review and consultation process.
5. Any other information added by the Lead Agency.

The Draft EIR, which is incorporated herein by reference, and this document (including the Executive Summary, Comments, and Responses to Comments) constitute the Final EIR. Copies of the Final EIR are available for review during normal business hours at the following locations and Web site:

- UC Davis Health Center, Facilities Design and Construction, 4800 Second Avenue, Suite 3010, Sacramento, CA 958178.
- Sacramento Colonial Heights Library, 4799 Stockton Boulevard, Sacramento, CA 95820.

- 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.
- Online at:
http://sustainability.ucdavis.edu/progress/commitment/environmental_review/current_projects.html
#Hospital_Seismic

This document has been prepared pursuant to the *State CEQA Guidelines*. The Final EIR incorporates comments from public agencies, organizations and the general public, and contains responses by the University to those comments that are relevant to the Draft EIR analysis. The Board of the Regents of the University of California (The Regents) is responsible for reviewing and certifying the adequacy of this environmental document and making a decision with respect to the proposed project.

1.2 ORGANIZATION OF THIS DOCUMENT

This document is organized into four sections. Following this Introduction (**Section 1.0**), **Section 2.0, Executive Summary and Mitigation Monitoring and Reporting Program**, includes a brief description of the proposed project, a summary of impacts, and the Mitigation Monitoring and Reporting Program (MMRP) prepared in compliance with the requirements of Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the *State CEQA Guidelines*. **Section 3.0, Comments on the Draft EIR and Responses to Comments**, contains a list of persons, agencies, and organizations that submitted written comments on the Draft EIR; a list of persons who presented comments at the September 21, 2015, public hearing; a transcript of the public hearing; reproductions of the written comments; and responses to those comments. Each comment is labeled with a number in the margin. **Section 4.0, Report Preparation**, lists persons involved in the preparation of the Final EIR.

2.0 EXECUTIVE SUMMARY AND MITIGATION MONITORING AND REPORTING PROGRAM

2.1 PURPOSE

A Tiered Focused Draft Environmental Impact Report (Draft EIR) was prepared that evaluated the potentially significant environmental effects of the proposed Hospital Seismic Demolition and Office Replacement project (project or proposed project); the Draft EIR is incorporated herein by reference. This Executive Summary, included as part of the Final EIR, is intended to provide the decision makers, responsible agencies, and the public with a clear, simple, and concise description of the proposed project, its potential significant environmental impacts, and proposed mitigation measures. The *California Environmental Quality Act (CEQA) Guidelines* (Section 15123) require that a summary be included in an EIR that identifies all major conclusions, identifies each significant effect, recommended mitigation measure(s), and describes alternatives that would minimize or avoid potential significant impacts of the proposed project. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved.

2.2 EIR REVIEW PROCESS

On July 8, 2015, a Notice of Preparation (NOP) along with an Initial Study that was tiered from the 2010 LRDP EIR was published for the proposed Hospital Seismic Demolition and Office Replacement project. The purpose of the NOP was to solicit early comments from public agencies with expertise in subjects that would be discussed in the Draft EIR. The scoping comment period ended on August 12, 2015. The NOP and Tiered Initial Study are contained in **Appendix 1.0** of the Draft EIR. The UC Davis Sacramento Campus (Campus) also held a public scoping meeting on the proposed project to solicit oral and written comments from the public and public agencies. The public scoping meeting was held on July 15, 2015 at 6:00 PM in Room 1101 of the Auditorium of the UC Davis Cancer Center at 2279 45th Street, Sacramento, CA 95817 on the Sacramento Campus. A total of two agencies and five individuals provided comments during the scoping period for the Draft EIR. Comments received during the scoping period are included in **Appendix 1.0** of the Draft EIR.

The Tiered Initial Study evaluated potential environmental effects of the proposed project, identified which issues were adequately addressed in the 2010 LRDP EIR, and identified which issues would require further analysis in the Draft EIR. Based on the Tiered Initial Study and the comments received at the scoping meeting and in response to the NOP, it was determined that the EIR would evaluate the following environmental topics in further detail:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Water Quality
- Noise
- Construction Traffic
- Utilities and Service Systems, including Energy

The University filed a Notice of Completion (NOC) with the Governor's Office of Planning and Research, State Clearinghouse on August 26, 2015, indicating that a Draft EIR had been completed and was available for review and comment by the public, interested parties, agencies, and organizations. Copies of the Draft EIR and reference material used in the preparation of the EIR, were made available for review during normal operating hours at the Facilities Design & Construction, Facilities Support Services Building, 4800 2nd Avenue, Suite 3010, Sacramento, California 95817, and online at:

http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html

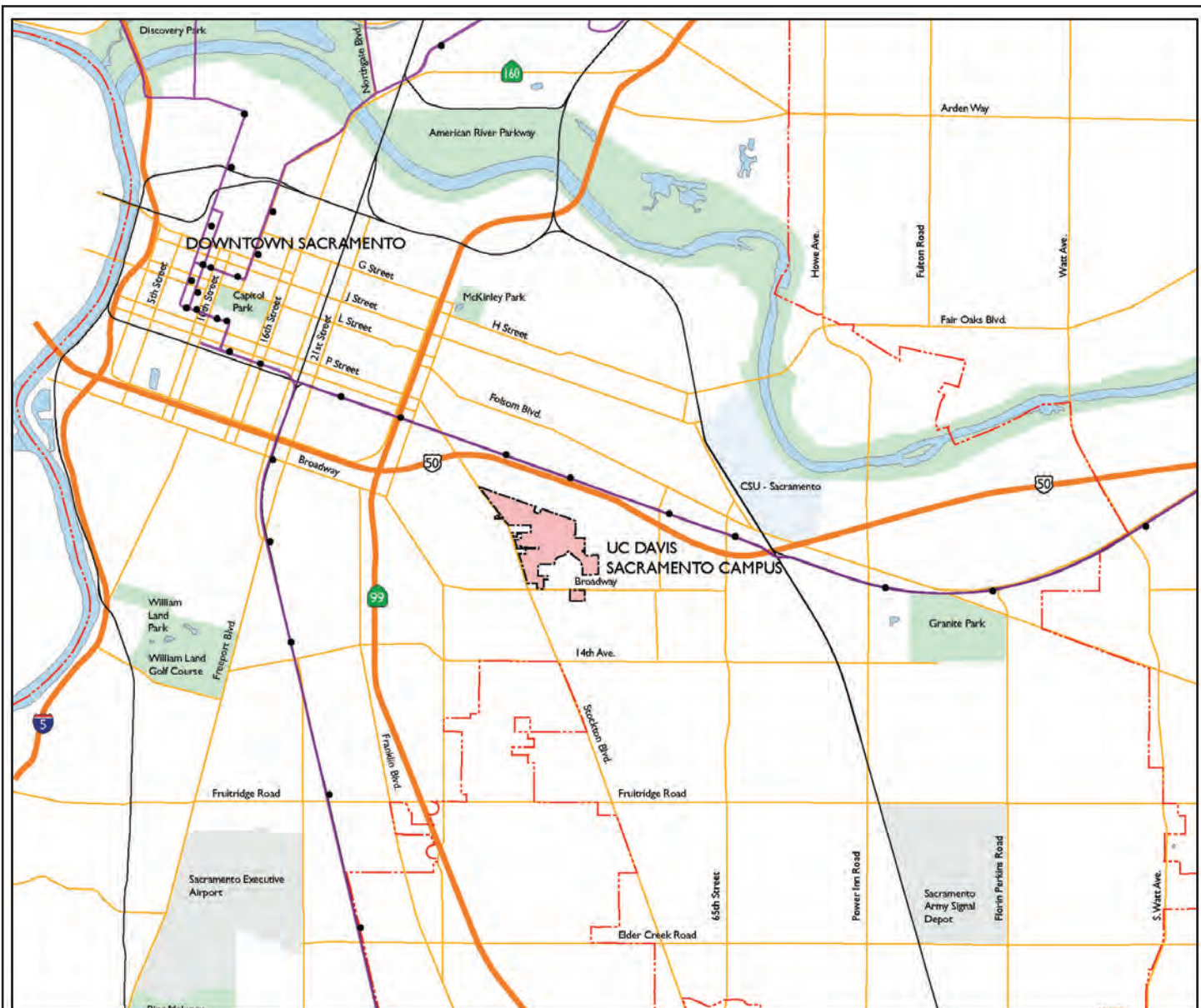
The Draft EIR was available for review for a period of 45 days as required by California law. In addition, on September 21 at 6:00 PM in Room 1101 of the Auditorium of the UC Davis Cancer Center at 2279 45th Street, Sacramento, CA 95817, the University held a public hearing as an opportunity for the public to provide comments on the adequacy of the Draft EIR.

A total of two agencies, two organizations, and 32 individuals (in written and oral comments) provided comments during the circulation period for the Draft EIR. The comments received during the public review period are addressed in the Final EIR, **Section 3.0, Comments on the Draft EIR and Responses to Comments**. The comments pertained primarily to the following issues: (1) concerns regarding the demolition of the Housestaff Building and the North/South Hospital Wing; (2) concerns regarding traffic in the project vicinity during construction; (3) concerns regarding noise in the project vicinity during construction; (4) concerns regarding air quality in the project vicinity during construction; and (5) concerns regarding light and glare in the project vicinity during construction and operations. In response to these comments, clarification was provided regarding the adequacy of the original analysis; no new or additional information was presented in the Final EIR on these issues.








2.3 PROJECT LOCATION

The approximately 142-acre UC Davis Medical Center (Sacramento campus) is located in the City of Sacramento, approximately 2.5 miles southeast of downtown Sacramento, 17 miles east of the UC Davis main campus, and 90 miles northeast of San Francisco (see **Figure 2.0-1, Sacramento Campus Regional Location Map**). The Sacramento campus is bound by V Street on the north, Stockton Boulevard to the west, Broadway to the south, and a residential neighborhood to the east.

The Main Hospital and clinical facilities located on the Sacramento campus provide acute care and general care services to residents of the County of Sacramento. As depicted in **Figure 2.0-2, Existing UC Davis Sacramento Campus**, the existing campus is organized into four general land use zones or functional areas, consisting of (1) Hospital, (2) Ambulatory Care, (3) Education and Research, and (4) Support Services zones. The proposed project is located within the Hospital zone in the northwestern portion of the campus.



LEGEND

-  UC Davis Sacramento Campus
-  City Boundary
-  Light Rail
-  Light Rail Stations
-  Light Rail Stations
-  Freeway
-  Arterial



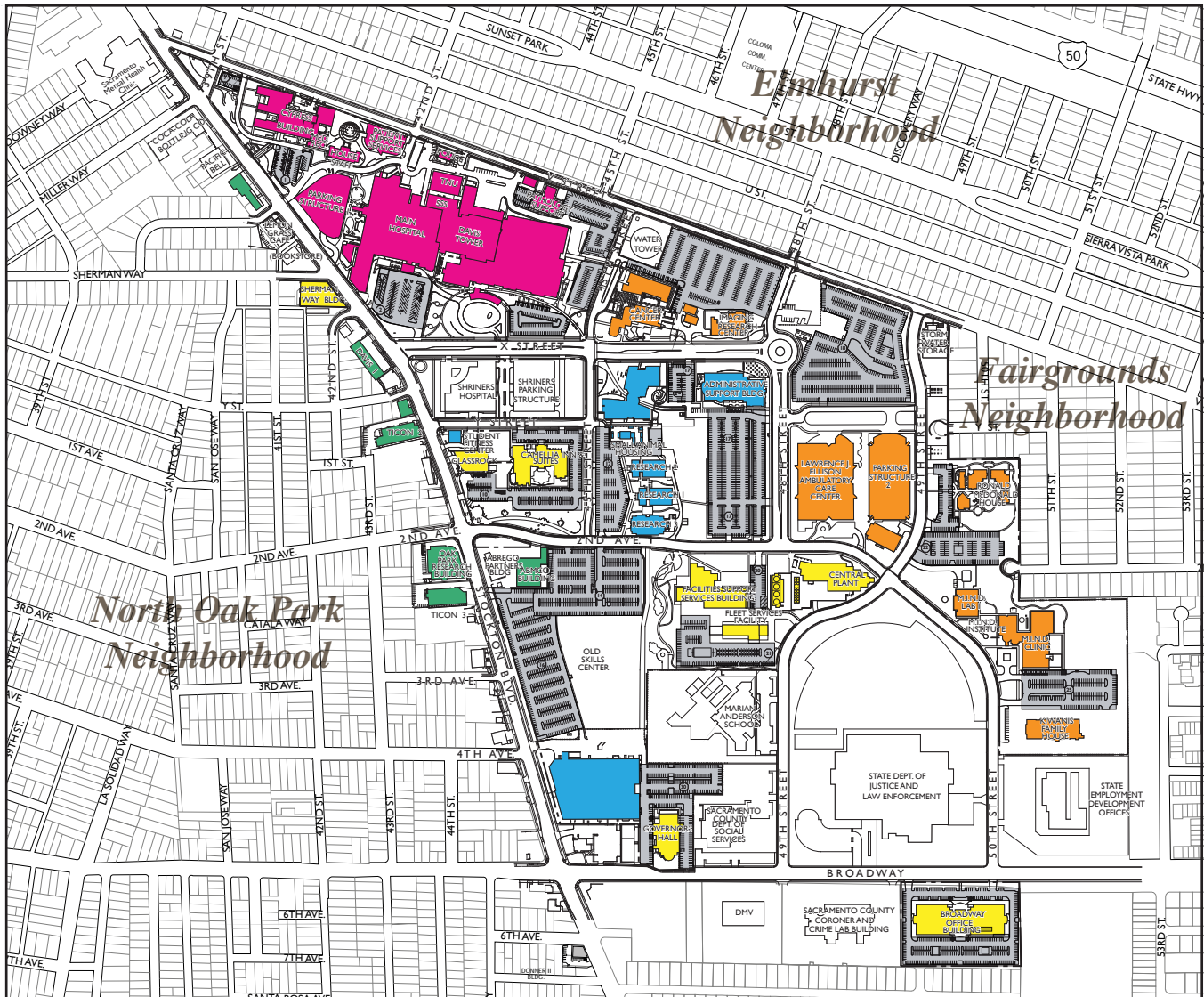
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APPROXIMATE SCALE IN FEET

SOURCE: University of California - Davis Sacramento Campus LRDP - June 2010

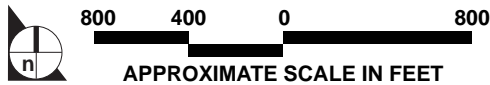
FIGURE 2.0-1

Sacramento Campus Regional Location Map



LEGEND

- Buildings Leased by UCDHS
- Hospital
- Ambulatory Care
- Education & Research
- Support Services
- Parking



SOURCE: University of California - Davis Sacramento Campus LRDP - June 2010

FIGURE 2.0-2

Existing UC Davis Sacramento Campus

2.4 PROJECT DESCRIPTION

The UC Davis Health System (UCDHS) proposes to implement the proposed project to improve seismic safety and provide replacement office space at the Sacramento campus. The proposed project includes: (1) the construction of the approximately 130,000 gross square foot (GSF)¹ North Addition Office Building; (2) demolition of the approximately 235,000 GSF North/South Main Hospital Wing, and the subsequent ‘re-skinning’ of the remaining hospital structures; and (3) the demolition of the approximately 20,000 GSF Housestaff Building (see **Figure 2.0-3, Project Site Locations**). In total, the project would reduce building space on the Sacramento campus by approximately 125,000 GSF.

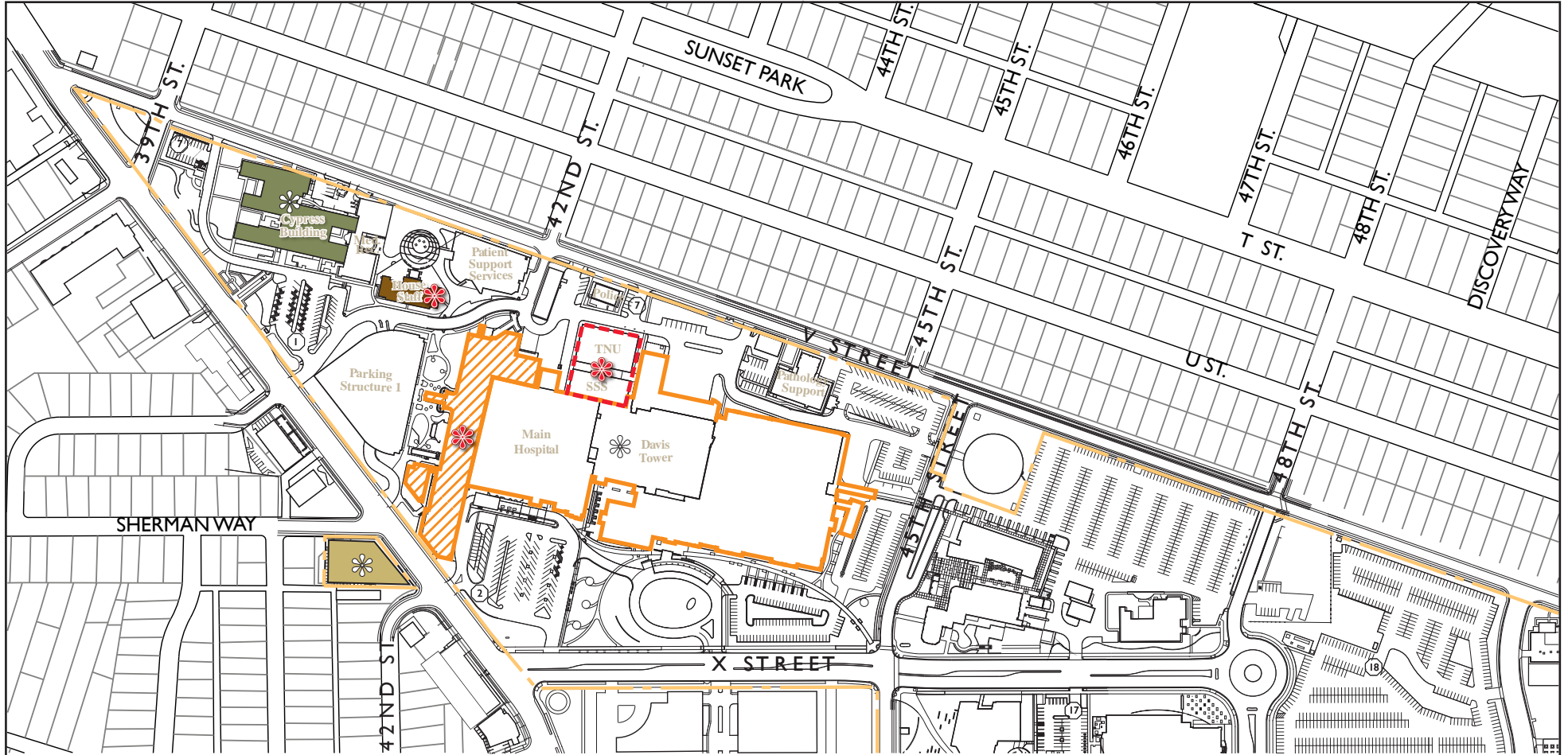
The North Addition Office Building would provide replacement office space for staff currently working in the North/South Wing of the Main Hospital, as well as staff currently located in the Cypress Building and the off campus Sherman Building. The proposed building would be a six-story building located in the northern portion of the Sacramento campus between V Street and the Main Hospital Complex just north of the East Wing and the Davis Tower. The building would have a footprint of approximately 21,000 square feet (SF), with the remaining site area redeveloped as an entry plaza and courtyard for the south side of the building and enhanced pedestrian circulation around the perimeter of the building. The North/South Wing would be demolished as part of the proposed project in order to remove seismically deficient facilities. With removal of the North/South Wing of the Main Hospital, the remaining western edge of the hospital would have no exterior wall. A new façade on the western face of the hospital would be constructed to provide a finished exterior to the remaining building. Upon removal of the North/South Wing, the site of the former structure would be redeveloped and landscaped to create a pedestrian plaza area.

The Housestaff Building currently provides space for clinical pastoral services and transplant staff offices. The two-story building is seismically deficient and would be demolished as part of the project. The site of the building would be developed into a pedestrian plaza area and landscaped.










Project construction and demolition are expected to take place from 2016 through 2022 with construction access provided from Stockton Boulevard via Colonial Way; no construction site access or traffic would be allowed on V Street.

¹ GSF = Gross Square Feet - The sum of all areas on all floors of a building included within the outside faces of its exterior walls, including all vertical penetration areas, for circulation and shaft areas that connect one floor to another.

ASF = Assignable Square Feet - The sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use (classrooms, labs, offices, study facilities, special use, general use, support, health care, residential, and unclassified – that are used to accomplish the institution’s mission).



LEGEND

- | | | | | | |
|---|-------------------------------------|---|---|---|--|
|  | UC Davis Sacramento Campus Boundary |  | Proposed North Addition-Office Building |  | House Staff Building |
|  | Main Hospital Complex |  | Sherman Building |  | Direct Proposed Project Elements |
|  | North/South Wing |  | Cypress Building |  | Indirect Proposed Project Elements Described in Text |



SOURCE: University of California - Davis Sacramento Campus LRDP - June 2010

FIGURE 2.0-3

Project Site Locations

2.5 PROJECT NEED AND OBJECTIVES

Need

The proposed project would provide modern replacement space for seismically deficient and outdated facilities on the Sacramento campus.

Following the deadly 1994 Northridge earthquake, hospital acute care facilities in California are subject to seismic safety mandates outlined in the State of California Senate Bill (SB) 1953. Compliance with SB 1953 has been an integral component of UCDHS facility planning, and significant progress toward meeting state seismic mandates has occurred in recent years. The construction of the Davis Tower (May 1999), and the subsequent build-out of its six floors of shelled space (1999-2009) for inpatient beds, as well as the completion of the Surgery and Emergency Services Pavilion (October 2010), has made way for virtually all of UCDHS's inpatient beds and critical systems to be located in facilities that are seismically compliant. Over the past four years, patient care spaces have been relocated to the Surgery and Emergency Services Pavilion Project, including the Operating Room Suite, Emergency Department, Clinical Lab, Radiology, and Dietary Services.

The approximately 235,000 GSF North/South Wing of the Sacramento campus Main Hospital complex is a "Structural Performance Category 1" structure per OSHPD standards. To comply with state seismic mandates and maintain hospital licensure, the UCDHS intends to vacate and disconnect the North/South Wing from the adjoining Main Hospital complex by the 2020 deadline.

At present, the North/South Wing is home to two acute care units (Apheresis and Dialysis unit, and Children's Surgery Center and Hospitalists), some support units (such as Environmental Services, Child Life Program, and Gift Shop Storage), and several key administrative units which directly serve the Main Hospital complex. The key administrative units located within the North/South Wing are:

- Hospital Administration and Operations
- Heart and Vascular Center
- Patient Care Services
- Pharmacy Operations
- Physical Medicine & Rehabilitation Therapies
- Performance Excellence
- Neurology

- Infection Prevention
- Pastoral Services (limited to only a portion of this program, with most of the space located in the Housestaff Building)

To house the displaced hospital administrative units listed above, UCDHS is proposing to construct the North Addition Office Building. The remaining Apheresis and Dialysis units, and Children's Surgery Center and Hospitalists have approved projects for relocation to other areas of the Main Hospital complex (University Tower 1st Floor and Surgery and Emergency Services Pavilion, respectively). The new building would also provide space for the relocation of programs currently located in the Cypress Building and the off campus Sherman Building.

Another nearby building on the Sacramento campus, the Housestaff Building, which currently provides space for clinical pastoral services and transplant staff offices, is also seismically deficient. The two-story building was constructed in 1916 and has a seismic safety rating of very poor. Programs located in that building would be located to the Cypress and Sherman Buildings and the Housestaff Building would be demolished as part of the project.

Project Objectives

The overall project objectives are to:

- Provide replacement space for offices and support functions in the seismically deficient North/South Wing.
- Promote synergy and consolidate departments focused on enhancing quality and the patient experience.
- Respect the residential neighborhood to the north.
- Foster highest and best use of space adjacent to the hospital.
- Provide modest amount of growth space for academic offices.
- Replace the hospital command center displaced by the Tower 1 renovation project.
- Achieve UC sustainability goals for energy performance.
- Create high quality office environment at reasonable cost.
- Provide office space as non-OSHPD space separate from hospital building.
- Complement the aesthetic and operational aspects of the existing hospital buildings.
- Create adjacent outdoor plaza/garden space.

2.6 AREAS OF CONTROVERSY KNOWN TO THE UNIVERSITY

Although not necessarily areas of controversy, specific issues that were raised in written scoping comments include potential impacts of the proposed project on nearby residences. In addition, several commenters expressed a desire for the Housestaff building to be recognized as having historical value and saved if possible. All of the scoping comments were addressed in the Draft EIR impact analysis. The vast majority of the comments received on the Draft EIR also stated that the Housestaff building is of historic importance and should be saved.

2.7 ALTERNATIVES

Consistent with CEQA requirements, a reasonable range of alternatives were evaluated and considered in an effort to assist in the identification of an environmentally superior alternative. The alternatives analyzed in detail in the Draft EIR are presented below.

2.7.1 Alternative 1: No Project

Under the No Project Alternative, a new office building to house programs being relocated out of the Housestaff Building and the North/South Wing of the Main Hospital would not be constructed. However due to seismic safety concerns and meet the OSHPD mandate, programs located in the two buildings would need to be relocated into other existing building space. A single leased space that satisfies the distance or square footage requirements for the programs being relocated out of the North/South Wing is not available. Therefore, under the No Project Alternative, the various relocated programs would move into existing on-campus space and off-campus leased space. The programs would therefore be dispersed and would not have the benefit that would result from provision of the space necessary for consolidation of the programs, as well as convenient access to the Main Hospital.

2.7.2 Alternative 2: Reduced Building Size Alternative

This alternative would reduce the size of the proposed North Addition Office Building by two floors (approximately 43,500 GSF), in comparison with the proposed project's approximately 130,000 GSF, six-story building. This reduction in building space in the new building would require that the UCDHS either construct a smaller building in another location on the campus or relocate the unhoused programs into existing on-campus space (if available) and/or secure leased space in existing buildings near the campus. No other changes to the proposed project are included in this alternative; the demolition of the Housestaff Building and the North/South Wing, along with the construction of the new façade and the two new pedestrian plaza areas would remain the same as under the proposed project. As such, access,

circulation, and landscape features (including the landscape buffer on the northern edge of the campus) would be generally similar to those under the proposed project.

The intent of this alternative is to reduce the time needed to construct the building and thereby reduce significant impacts of the proposed project related to noise associated with construction of the North Addition Office Building.

This alternative would partially achieve the basic objectives of the proposed project, which are to provide replacement space for offices and support functions in the seismically deficient North/South Wing, at a location proximate to the Main Hospital. However, the 33 percent reduction in the building space under this alternative would reduce the ability of this alternative to provide all the necessary space. The remaining needed space would need to be provided either in a smaller new building elsewhere on the campus or in existing on- or off-campus space. As a result, this alternative would not meet several key objectives of the proposed project which are to promote synergy and consolidate departments focused on enhancing quality and the patient experience; foster highest and best use of space adjacent to the Main Hospital; provide modest amount of growth space for academic offices; replace the hospital command center displaced by the Tower 1 renovation project; and create high quality office environment at reasonable cost.

2.8 IMPACT SUMMARY

A summary of the impacts of the proposed project and proposed mitigation measures is provided in **Table 2.0-1, Summary of Project Impacts and Mitigation Measures**. The table indicates whether implementation of the recommended mitigation measures would reduce the impact to a less than significant level. **Table 2.0-2, Summary Comparison of Project Alternatives**, presents the environmental impacts of each alternative to allow the decision makers, agencies and the public to compare and contrast these alternatives and weigh their relative merits and demerits.

**Table 2.0-1
Summary of Project Impacts and Mitigation Measures**

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.1 Aesthetics			
Impact AES-1 Implementation of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact AES-2 Implementation of the proposed project would create new sources of light and glare that could adversely affect day or nighttime views in the area.	Potentially Significant	AES-1: The use of security lighting during project construction shall be limited to only those locations on the construction site requiring illumination. AES-2: All security lights shall be properly shielded and projected downwards during construction such that light is directed onto the project site only.	Less than Significant
Cumulative Impact AES-1 The proposed project, in conjunction with other past, present and reasonably foreseeable future development, would not result in significant cumulative impacts related to aesthetics.	Less than Significant	No project-level mitigation measures are required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.2 Air Quality			
Impact AIR-1 Construction of the proposed project would not result in construction emissions that violate an air quality standard or contribute substantially to an existing or projected air quality violation.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact AIR-2 The proposed project would not result in operational emissions that would violate an air quality standard or contribute substantially to an existing or projected air quality violation.	No Impact	No project-level mitigation measures are required.	No Impact
Impact AIR-3 Implementation of the proposed project would not expose sensitive receptors to substantial concentrations of carbon monoxide.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact AIR-4 Implementation of the proposed project would not expose sensitive receptors to substantial concentrations of toxic air contaminants.	Less than Significant	No project-level mitigation measures are required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.2 Air Quality (continued)			
Impact AIR-5 Implementation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Cumulative Impact AIR-1 Implementation of the proposed project would not result in a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Cumulative Impact AIR-2 Construction and operation of the proposed project, in conjunction with other nearby TAC sources, would not expose sensitive receptors to substantial concentrations of toxic air contaminants.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
4.3 Greenhouse Gas Emissions			
Impact GHG-1 The proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	Less than Significant	No project-level mitigation measures are required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.3 Greenhouse Gas Emissions (continued)			
Impact GHG-2 The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	No Impact	No project-level mitigation measures are required.	No Impact
4.4 Hazards and Hazardous Materials			
Impact HAZ-1 Implementation of the proposed project would increase the routine transport, use, storage, and disposal of hazardous materials at the UC Davis Sacramento campus but would not create a significant hazard to the public or the environment under the routine or reasonably foreseeable upset and accident conditions.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact HAZ-2 Demolition activities associated with implementation of the proposed project would not expose people to contaminated building materials.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact HAZ-3 Implementation of the proposed project would not result in handling of hazardous materials within 0.25 mile of an existing school.	No Impact	No project-level mitigation measures are required.	No Impact

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.4 Hazards and Hazardous Materials (continued)			
Impact HAZ-4 The proposed North Addition Office Building would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Cumulative Impact HAZ-1 The proposed project, in conjunction with other past, present and reasonably foreseeable future development, would not result in significant cumulative impacts related to hazardous materials.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
4.5 Hydrology and Water Quality			
Impact HYDRO-1 Construction and operational activities associated with implementation of the proposed project would not contribute substantial loads of sediment or other pollutants in storm water runoff that could degrade receiving water quality.	Less than Significant	No project-level mitigation measures are required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.5 Hydrology and Water Quality (continued)			
<p>Cumulative Impact HYDRO-1</p> <p>The proposed project, in conjunction with other reasonably foreseeable other future development in Sacramento, could increase the volume of urban runoff but would not adversely affect receiving water quality.</p>	Less than Significant	No project-level mitigation measures are required.	Less than Significant
4.6 Noise			
<p>Impact NOI-1</p> <p>Construction of the proposed project would expose existing off-site and on-site receptors to elevated noise levels.</p>	Potentially Significant	<p>NOI-1: For each sequence of the North Addition Office Building construction and the North/South Wing Demolition, the following actions will be completed.</p> <p>a) The Campus will conduct noise reduction analysis for each sequence of the proposed project. Each sequence will be evaluated once equipment details and exact field conditions for that sequence are known in order to forecast whether the expected exterior noise levels will be below 70 dB(A) during the daytime at the affected sensitive receptors.</p> <p>b) In addition to LRDP Mitigation Measure NOI-1, if the noise reduction analysis completed per item (a) above reveals impacts above the 70 dB(A) threshold, the Campus will modify construction methods to reduce noise impacts to the greatest extent feasible, taking into account cost and sequencing constraints. The Campus will utilize the results of the noise reduction analysis to consider alternative construction/demolition techniques, revised equipment usage dates, specific placement of noise reduction barriers, and alternative equipment to</p>	Significant and Unavoidable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>reduce noise.</p> <p>c) Utilizing LRDP EIR noise measurement site LT-1 as a long-term noise monitoring site, the Campus will monitor noise levels throughout the project period to evaluate the effectiveness of LRDP Mitigation Measure NOI-1 and items (a) and (b) above. The monitoring effort will relay to project managers any instances where exterior noise levels at the project boundary exceed 70 dB(A) during the daytime. This data shall be used to evaluate the effectiveness of items (a) and (b), so that actual field conditions produced by the proposed project are compared to the analysis results in item (a). If the analysis results differ from the actual field conditions, project managers shall verify that the items prescribed as a result of item (b) have been properly implemented and adjust equipment usage or noise barriers to reduce noise levels to the greatest extent.</p> <p>d) If item (c) indicates a potential phase that will exceed the 70 dB(A) daytime threshold, such phases shall be limited to the hours of 8:30 AM to 3:30 PM.</p> <p>e) The Campus will notify nearby residents of expected periods with noise that could exceed the 70 dB(A) threshold. Based on the noise reduction analysis conducted above in item (b), nearby residents will be notified of the specific days when noise levels are expected to exceed the 70 dB(A) threshold.</p>	
<p>Impact NOI-2 Construction of the proposed project would not expose sensitive receptors to excessive ground vibration.</p>	Less than Significant	No project-level mitigation measures are required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.6 Noise (continued)			
Impact NOI-3 Vehicular traffic associated with the proposed project would result in an incremental, but imperceptible, long-term increase in ambient noise levels.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact NOI-4 The operation of mechanical equipment on the roof of the proposed building would not result in a substantial long-term increase in ambient noise levels.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact NOI-5 The proposed project would not expose people to aircraft noise from airports or airstrips.	No Impact	No project-level mitigation measures are required.	No Impact
Cumulative Impact NOI-1 The proposed project, in conjunction with other past, present and reasonably foreseeable future development, would not result in significant cumulative impacts related to noise.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
4.7 Transportation and Traffic			
Impact TRA-1 Implementation of the proposed project could contribute to sub-standard intersection operations.	Potentially Significant	TRA-1: The University shall require the prime contractor to prepare and implement a Construction Traffic Management Plan that will include, but will not necessarily be limited to, the following elements: <ul style="list-style-type: none"> • Identify proposed truck routes to be used; no 	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		<p>construction traffic is to be permitted on V Street.</p> <ul style="list-style-type: none"> • Specify construction hours, including limits on the number of truck trips during the a.m. and p.m. peak traffic periods (7:00 – 9:00 a.m. and 4:00 – 6:00 p.m.), if conditions demonstrate the need. • Include a parking management plan for ensuring that construction worker parking results in minimal disruption to surrounding uses. • Include a public information and signage plan to inform patients, visitors and staff of the planned construction activities, roadway changes/closures, and parking changes. • Store construction materials only in designated areas that minimize impacts to nearby roadways. • Use of California Department of Transportation (Caltrans) certified flag persons for any temporary lane closures to minimize impacts to traffic flow, and to ensure safe access into and out of the project site(s). • Develop circulation and detour plans to minimize impacts to local street impacts from construction activity on nearby major arterials. This may include the use of signing and flagging to guide vehicles through and/or around the construction zone. • Limit the number of lane closures during peak hours to the extent possible. • Install traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for Construction and Maintenance Work Zones. • Develop and implement access plans for potentially impacted local services such as police and fire stations, transit stations, hospitals, schools and parks. The access plans should be developed with the 	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions should be asked to identify detours for emergency vehicles, which will then be posted by the contractor. <ul style="list-style-type: none"> • Coordinate with local transit agencies for temporary relocation of routes or bus stops in works zones, as necessary. • Include coordination with other projects under construction in the immediate vicinity, so an integrated approach to construction-related traffic can be developed. 	
Cumulative Impact TRA-1 Implementation of the proposed project, in conjunction with other reasonably foreseeable future projects, would not result in significant traffic impacts.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
4.8 Utilities and Service Systems, including Energy			
Impact UTIL-1 Implementation of the proposed project would not exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact UTIL-2 The project-related demand for water and wastewater conveyance facilities would not require the expansion of pipes and structures.	Less than Significant	No project-level mitigation measures are required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.14 Utilities and Service Systems, including Energy (continued)			
Impact UTIL-3 The proposed project would not require expansion of campus storm drainage conveyance and detention facilities.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact UTIL-4 The proposed project would not generate additional demand for water and would be served from existing entitlements and resources.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact UTIL-5 The proposed project would not generate additional wastewater flows and therefore would not exceed available wastewater treatment capacity.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact UTIL-6 The proposed project would not fail to comply with regulations related to solid waste and would not generate solid waste that could not be accommodated by the regional landfill.	Less than Significant	No project-level mitigation measures are required.	Less than Significant
Impact UTIL-7 The proposed project would not require on-site expansion of electrical, steam, and chilled water facilities.	Less than Significant	No project-level mitigation measures are required.	Less than Significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.14 Utilities and Service Systems, including Energy (continued)			
<p>Impact UTIL-8</p> <p>The proposed project would not result in wasteful, inefficient, and unnecessary use of energy; place a significant demand on regional energy supply; or require provision of substantial additional capacity.</p>	Less than Significant	No project-level mitigation measures are required.	Less than Significant
<p>Cumulative Impact UTIL-1</p> <p>Implementation of the proposed project in conjunction with other past, present and reasonably foreseeable development in Sacramento could generate a cumulative demand for new or expanded utilities in the region, the construction of which could result in significant environmental impacts, but the project's contribution would not be cumulatively considerable.</p>	Less than Significant	No project-level mitigation measures are required.	Less than Significant

**Table 2.0-2
Summary Comparison of Project Alternatives**

Resource Topic	Proposed Project	Alternative 1 No Project	Alternative 2 Reduced Project
Aesthetics	LTS	No Impact	Reduced
Air Quality – Construction	LTS	No Impact	Reduced
Air Quality – Operational	LTS	No Impact	Comparable
Biological Resources	LTS	No Impact	Comparable
Cultural Resources	LTS	No Impact	Comparable
Geology & Soils	LTS	No Impact	Comparable
Greenhouse Gas Emissions	LTS	No Impact	Comparable
Hazards and Hazardous Materials	LTS	No Impact	Comparable
Hydrology & Water Quality	LTS	No Impact	Comparable
Land Use	NI	No Impact	Comparable
Noise – Construction	SU	No Impact	Reduced, but still SU
Noise – Operational	LTS	No Impact	Comparable
Population and Housing	NI	No Impact	No Impact
Public Services & Recreation	LTS	No Impact	Comparable
Traffic – Construction	LTS	No Impact	Reduced
Traffic Operational	LTS	No Impact	Comparable
Utilities – Water	LTS	No Impact	Comparable
Utilities – Wastewater	LTS	No Impact	Comparable
Utilities – Solid Waste	LTS	No Impact	Comparable
Utilities – Electricity	LTS	No Impact	Comparable
Utilities – Natural Gas	LTS	No Impact	Comparable
Utilities - Telecommunications	LTS	No Impact	Comparable
<hr/> <p><i>KEY</i> LTS <i>Less than significant impact</i> NI <i>No Impact</i> SU <i>Significant and unavoidable</i></p>			

2.9 MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a Lead Agency establish a program to monitor and report on mitigation measures adopted as part of the environmental review process to avoid or reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. CEQA (Public Resources Code Section 21081.6 (a) (1)) requires that a mitigation monitoring and reporting program (MMRP) be adopted at the time that the agency determines to carry out a project for which an EIR has been prepared, to ensure that mitigation measures identified in the EIR are fully implemented.

The MMRP for the Hospital Seismic Demolition and Office Replacement project is presented in **Table 2.0-3, Mitigation Monitoring and Reporting Program, UC Davis Sacramento Campus Hospital Seismic Demolition and Office Replacement Project**, which includes the full text of mitigation measures identified in this Final EIR. The MMRP describes implementation and monitoring procedures, responsibilities, and timing for each mitigation measure identified in the Final EIR, including:

Significant Impact: Identifies the impact number and statement from the Final EIR.

Mitigation Measure: Provides full text of the mitigation measure as provided in the Final EIR.

Implementation, Monitoring, and Reporting Procedure: Designates responsibility for implementation of the mitigation measure and when appropriate, summarizes the steps to implement the measure.

Mitigation Timing: Identifies the stage of the project during which the mitigation action will be taken.

Monitoring and Reporting Responsibility: Specifies procedures for documenting and reporting the implementation of the mitigation measure.

The University of California (UC or the University) may modify the means by which a mitigation measure will be implemented, as long as the alternative means ensure compliance during project implementation. The responsibilities of mitigation implementation, monitoring, and reporting extend to several UC Davis Sacramento Campus departments and offices. The manager or department lead of the identified unit or department will be directly responsible for ensuring the responsible party complies with the mitigation. The Sacramento Campus Facilities Design and Construction (FD&C) is responsible for the overall administration of the program and for assisting relevant departments and project managers in their oversight and reporting responsibilities. The FD&C is also responsible for ensuring the relevant parties understand their charge and complete the required procedures accurately and on schedule.

Table 2.0-3
Mitigation Monitoring and Reporting Program
Hospital Seismic Demolition and Office Replacement Project
UC Davis Sacramento Campus

Environmental Topic and Significant Impact	Mitigation Measures	Monitoring/Reporting Action(s) Notes	Mitigation Timing	Monitoring Schedule
4.1 Aesthetics				
Impact AES-2 Implementation of the proposed project would create new sources of light and glare that could adversely affect day or nighttime views in the area. <i>(Less than significant)</i>	AES-1: The use of security lighting during project construction shall be limited to only those locations on the construction site requiring illumination. AES-2: All security lights shall be properly shielded and projected downwards during construction such that light is directed onto the project site only.	Facilities Design and Construction	Project construction	Confirm and document during construction
4.6 Noise				
Impact NOI-1 Construction of the proposed project would expose existing off-site and on-site receptors to elevated noise levels. <i>(Potentially Significant; Significant and Unavoidable)</i>	NOI-1: For each sequence of the North Addition Office Building construction and the North/South Wing Demolition, the following actions will be completed. The Campus will conduct noise reduction analysis for each sequence of the proposed project. Each sequence will be evaluated once equipment details and exact field conditions for that sequence are known in order to forecast whether the expected exterior noise levels will be below 70 dB(A) during the daytime at the affected sensitive receptors. In addition to LRDP Mitigation Measure NOI-1 , if the noise reduction analysis completed per item (a) above reveals impacts above the 70 dB(A) threshold, the Campus will modify construction methods to reduce noise impacts to the greatest extent feasible, taking into account cost and sequencing constraints. The Campus will utilize the results	Facilities Design and Construction	Project construction	Confirm and document during construction

Environmental Topic and Significant Impact	Mitigation Measures	Monitoring/Reporting Action(s) Notes	Mitigation Timing	Monitoring Schedule
	<p>of the noise reduction analysis to consider alternative construction/demolition techniques, revised equipment usage dates, specific placement of noise reduction barriers, and alternative equipment to reduce noise.</p> <p>Utilizing LRDP EIR noise measurement site LT-1 as a long-term noise monitoring site, the Campus will monitor noise levels throughout the project period to evaluate the effectiveness of LRDP Mitigation Measure NOI-1 and items (a) and (b) above. The monitoring effort will relay to project managers any instances where exterior noise levels at the project boundary exceed 70 dB(A) during the daytime. This data shall be used to evaluate the effectiveness of items (a) and (b), so that actual field conditions produced by the proposed project are compared to the analysis results in item (a). If the analysis results differ from the actual field conditions, project managers shall verify that the items prescribed as a result of item (b) have been properly implemented and adjust equipment usage or noise barriers to reduce noise levels to the greatest extent.</p> <p>If item (c) indicates a potential phase that will exceed the 70 dB(A) daytime threshold, such phases shall be limited to the hours of 8:30 AM to 3:30 PM.</p> <p>The Campus will notify nearby residents of expected periods with noise that could exceed the 70 dB(A) threshold. Based on the noise reduction analysis conducted above in item (b), nearby residents will be notified of the specific days when noise levels are expected to exceed the 70 dB(A) threshold.</p>			

Environmental Topic and Significant Impact	Mitigation Measures	Monitoring/Reporting Action(s) Notes	Mitigation Timing	Monitoring Schedule
4.7 Transportation and Traffic				
<p>Impact TRA-1</p> <p>Implementation of the proposed project could contribute to sub-standard intersection operations. (<i>Less than significant</i>)</p>	<p>TRA-1: The University shall require the prime contractor to prepare and implement a Construction Traffic Management Plan that will include, but will not necessarily be limited to, the following elements:</p> <p>Identify proposed truck routes to be used; no construction traffic is to be permitted on V Street.</p> <p>Specify construction hours, including limits on the number of truck trips during the a.m. and p.m. peak traffic periods (7:00 – 9:00 AM and 4:00 – 6:00 PM), if conditions demonstrate the need.</p> <p>Include a parking management plan for ensuring that construction worker parking results in minimal disruption to surrounding uses.</p> <p>Include a public information and signage plan to inform patients, visitors and staff of the planned construction activities, roadway changes/closures, and parking changes.</p> <p>Store construction materials only in designated areas that minimize impacts to nearby roadways.</p> <p>Use of California Department of Transportation (Caltrans) certified flag persons for any temporary lane closures to minimize impacts to traffic flow, and to ensure safe access into and out of the project site(s).</p> <p>Develop circulation and detour plans to minimize impacts to local street impacts from construction activity on nearby major arterials. This may include the use of signing and flagging to guide vehicles through and/or around the construction zone.</p> <p>Limit the number of lane closures during peak hours to the extent possible.</p> <p>Install traffic control devices as specified in the California Department of Transportation Manual of Traffic Controls for</p>	<p>Facilities Design and Construction</p>	<p>Project construction</p>	<p>Confirm and document during construction</p>

Environmental Topic and Significant Impact	Mitigation Measures	Monitoring/Reporting Action(s) Notes	Mitigation Timing	Monitoring Schedule
	<p>Construction and Maintenance Work Zones.</p> <p>Develop and implement access plans for potentially impacted local services such as police and fire stations, transit stations, hospitals, schools and parks. The access plans should be developed with the facility owner or administrator. To minimize disruption of emergency vehicle access, affected jurisdictions should be asked to identify detours for emergency vehicles, which will then be posted by the contractor.</p> <p>Coordinate with local transit agencies for temporary relocation of routes or bus stops in work zones, as necessary.</p> <p>Include coordination with other projects under construction in the immediate vicinity, so an integrated approach to construction-related traffic can be developed.</p>			

3.0 COMMENTS ON THE DRAFT EIR AND RESPONSES TO COMMENTS

3.1 INDEX TO COMMENTS

Comments on the Draft Environmental Impact Report (EIR) for the Hospital Seismic Demolition and Office Replacement project (proposed project) were received via letters and e-mails. In addition, several comments were received at the September 21, 2015, Draft EIR public hearing; the hearing transcript is presented at the end of this section.

A total of two agencies, two organizations, and 32 individuals (in written and oral comments) provided comments during the circulation period for the Draft EIR. This section includes copies of the letters and/or comments received, with the responses to the comments raised immediately following each letter. All comments have been coded, and the codes assigned to each comment are indicated on the written communications. All agencies, organizations, and members of the public who commented on the Draft EIR are listed in **Table 3.0-1, Index to Comments**, below.

**Table 3.0-1
Index to Comments**

Comment Number	Commenter	Name	Date
A	Public Agencies		
A-1	California Department of Transportation, District 3 – Sacramento Area Office	Arthur Murray	9/24/2015
A-2	City of Sacramento, Environmental Planning Department	Scott Johnson	10/12/2015
B	Organizations		
B-1	Elmhurst Neighborhood Association	Amreet Sandhu	10/12/2015
B-2	Preservation Sacramento	William Burg	10/12/2015
Comment Number	Commenter	Date	
C	Private Citizens / Individuals		
C-1	Anonymous [pucks.den]	10/11/2015	
C-2	Anonymous [sbklocal]	10/12/2015	
C-3	Stephanie Baxter	10/11/2015	
C-4	Gregory E. Bray	10/11/2015	
C-5	Victoria Carlson	10/11/2015	
C-6	Carla Ciau	10/11/2015	

Comment Number	Commenter	Date
C-7	William Cooper	10/11/2015
C-8	Deborah M. Cregger	10/12/2015
C-9	James Deneff	10/12/2015
C-10	Kristopher Elliot	10/11/2015
C-11a	Peter and Bonnie Hansen	10/12/2015
C-11b	Peter and Bonnie Hansen	10/12/2015
C-12	Carol Harris	10/11/2015
C-13	Dawn Healy	10/12/2015
C-14	Carolyn Hess	10/11/2015
C-15	Mary Kelley	10/12/2015
C-16	Diane Knowles	10/10/2015
C-17	Mieke Nicole Lisuk	10/10/2015
C-18	Beth and Martin Lozano	10/11/2015
C-19	Steven Maviglio	10/11/2015
C-20	Jean Amdahl Meagher	10/11/2015
C-21	Robert W. Meagher and Jean Amdahl Meagher	10/11/2015
C-22	Sarah Phillips	10/11/2015
C-23	Nikki Polson	9/3/2015
C-24	Anna Rosenbaum and Nick Rosser	10/11/2015
C-25	Maura Schmierer	10/11/2015
C-26	Sally Walters	10/14/2015
D	Oral Comments	
D-1	Bonnie Hansen	9/21/2015
D-2	Georgiana L. White	9/21/2015
D-3	Liberty Kovacs	9/21/2015
D-4	Patrick Cosentino	9/21/2015

3.2 TOPICAL RESPONSE – HOUSESTAFF BUILDING DEMOLITION

Numerous commenters expressed their opposition to the proposed demolition of the Housestaff Building, including some that cited their professional expertise and credentials as historians. This section provides a response to all issues raised in the comments with respect to the Housestaff Building.

Evaluation of the Historic Significance of the Building

Some commenters questioned the conclusions in the Initial Study that accompanied the Draft EIR with respect to the historic significance of the Housestaff Building. Two commenters stated that the Housestaff Building appears to be eligible under the California Register for Historic Resources (CRHR) Criterion 1 and one commenter stated that the building is also eligible under Criterion 3.

The University retained JRP Historical Consulting, LLC (JRP) ¹ to prepare a historical evaluation of the Housestaff Building. The DPR 523 evaluation prepared by JRP concluded that the Housestaff Building does not meet any of the criteria for listing in the National Register of Historic Places (NRHP) or the CRHR. In order to be eligible under NRHP Criteria A, B, or C or CRHR Criteria 1, 2, or 3, properties must have demonstrable, direct, and important historic associations. Without significance under any of the criteria, the Housestaff Building is not eligible for listing in either the NRHP or CRHR. As explained in the evaluation, this conclusion was based on the following:

- The Housestaff Building does not have direct and important associations with any events or patterns of events that have made a contribution to our history at the local, state, or national level that would merit eligibility under NRHP Criterion A or CRHR Criterion 1. As the report notes, “The building was constructed in 1916 as part of the new Sacramento County Hospital to serve as a residence / dormitory for nurses working or training at the hospital. The design and layout of the interior space reflects the values that were deemed important to a young, single, and female workforce in the early twentieth century. It included sitting and social rooms, as well as a sewing room. Within the context of the social history of housing female professionals during the Progressive Era, it does not appear that this building has any outstanding significance. It was not a first of its type, or an experimental version of a housing type, but rather a typical dormitory-style, auxiliary building found on many hospital campuses of the era. Because the Housestaff Facility does not have any important

¹ The 2015 Historic Evaluation of UC Davis Housestaff Building was prepared by Heather Norby and Chandra Miller, and supervised by Rebecca Meta Bunse, all of whom qualify as historians / architectural historians under the United States Secretary of the Interior’s Professional Qualification Standards (as defined in 36 CFR Part 61).

associations with any events or trends in our history, it is not eligible for the NRHP or CRHR under Criterion A or 1.”

Some commenters assert that the Housestaff Building is a historic building because it “...is associated with the broad patterns of the history of providing housing for the single-women nursing staff of the county’s hospital.” Although that was the historic purpose of the building, the statement suggests that this association is significant, even though this is not supported by the evidence. In order to determine whether or not a property is significant, it must be shown that a particular facet of history (or context) is significant, and that the property has demonstrable significance within that facet of history. Simply identifying the context of a property is not enough, there must be evidence that the property played a specific role of importance or somehow embodies an important aspect of that historical context.² In this case, within the broader context of construction of housing for nurses, it had been common practice for decades to provide dormitory style lodging for working single women. In fact, as noted in the report, historian Claudia Goldin identifies the fifty years from 1870 to 1920 as the ‘era of the single woman’ because of the broadening roles of women in the workplace and other social spheres. The Housestaff Building was designed and constructed at the tail end of this period, at a time when this type of lodging was standard, expected, and common for unmarried nurses. There is no demonstrable, documentary evidence that this building was specifically important within the theme of lodging for women workers, or with the history of the development of the county hospital complex. As stated in the NRHP guidance for evaluation, “mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.”³ This is not the case with the Housestaff Building.

- Research conducted by JRP did not reveal that the Housestaff Building has any direct or important associations with any individual or group of individuals that would merit significance under NRHP Criterion B or CRHR Criterion 2.
- Research conducted by JRP concluded that this building is not eligible for listing in the NRHP Criterion C or CRHR Criterion 3. As the evaluation notes, “While a remnant building from a designed complex can still be eligible for the NRHP or CRHR if it has architectural merit in its

² U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 1995 (and updated versions online). Specifically the following sections: “Section V: How to Evaluate a Property within its Historic Context;” and “Section VI. How to Identify the Type of Significance of a Property, Criterion A: Event.”

³ *National Register Bulletin 15 (1995)*, 12.

own right, and the Housestaff Facility is somewhat interesting because of the blend of architectural influences it displays, it is not among the best examples of Herold's work. He was most known for his designs of civic buildings in downtown Sacramento, like City Hall, Capitol National Bank, and the Masonic Temple, all of which are still extant. The fact that the Housestaff Facility is the last of the Herold-designed buildings on the UCDCMC campus does not in itself imbue it with significance that would make it eligible for listing under these criteria. It is a handsome building on the campus and it serves the function of illustrating aspects of the architectural style that preceded the modern era of campus architecture; however, neither of these attributes meet the NRHP or CRHR criteria for significance under Criterion C / 3. Because the Housestaff Building does not have architectural merit in its own right that rises to the threshold required under these criteria, is a remnant of a once larger complex, and because other works better represent the work of R.A. Herold, this building is not eligible for listing in the NRHP Criterion C or CRHR Criterion 3."

- The Housestaff Building is well documented with historic photographs and original as-built drawings and does not have potential to yield important information about history or historic building methods. Therefore it is not eligible for listing in the NRHP under Criterion D or CRHR under Criterion 4.

Preservation, Seismic Retrofit, and Reuse of the Building

Several commenters are of the opinion that the Housestaff Building should be seismically retrofitted, for continued use by the University or for other non-University uses, citing the recent seismic retrofit and adaptive reuse of the nearby Coloma Community Center as an example. However, there are significant differences in the construction of the two buildings. Completed in August of 1921, the Coloma Community Center building was first named Elmhurst Elementary, which was later changed to Coloma Elementary School. A two-story, solid-brick masonry building, it originally had four classrooms on each floor; additions to expand the school were made in 1923 and 1929.⁴ This type of construction made the Coloma Community Center simpler to retrofit.

Built in 1916, the Housestaff Building is constructed of unreinforced hollow clay tiles with a smooth application of plaster applied to the exterior walls and red clay tiles applied to the roof. Hollow clay tiles made their debut in California in the 1910s but they were eclipsed by the 1950s, largely because of their seismic instability.

⁴ Nacht & Lewis, Architects, Inc., website: <http://history.nachtlewis.com/coloma-community-center-elmhurst-elementary-coloma-elementary-school/>, accessed October 15, 2015.

The National Earthquake Hazards Reduction Program (NEHRP) Handbook for the Seismic Evaluation of Buildings, (Federal Emergency Management Agency (FEMA) publication 178), describes analysis procedures and acceptance criteria often referenced when evaluating the seismic hazards of existing buildings. The Handbook notes the following:

Hollow clay tile units are brittle and subject to shattering. Unreinforced masonry units may have cracks, loose blocks, or mortar failure. Door openings are usually weak due to support at the head and inadequate framing at the sides. Spaces at the sides and top of the wall to provide for interaction of the structural system and support angles are often not supported.

This building type has consistently performed poorly in earthquakes. The most common failure is an outward collapse of the exterior walls caused by loss of lateral support due to separation of the walls from the floor and roof diaphragms.⁵

As noted in the Draft EIR, the building has been evaluated by the University under the requirements of the University of California's *Seismic Safety Policy* and received a rating of VI, Very Poor,⁶ following a professional assessment of the building's expected seismic performance. As previously discussed, the Very Poor rating is largely due to the use of hollow clay tiles, without steel reinforcement, in the construction of the building. Initial investigations undertaken by the University to evaluate feasible methods of structural retrofits that would bring the building up to a rating of III, Good, found that due to the age of the building and the original construction method, it would be not be cost effective for the University to retrofit the building to an acceptable safety standard. Estimates for a seismic retrofit of the Housestaff Building indicated that a total project cost would be approximately twice the cost of constructing new space. Based on UC Davis objectives for long-term building management, efficient use of available public funds, and provision of building spaces that meet accessibility needs, a seismic retrofit for Housestaff is impractical under current conditions. More specifically, a 2008 study indicated a construction cost of approximately \$7 million; conservatively estimating cost escalation, this would be around \$9.2 million construction in 2015, further escalating to \$10-\$11 million in 2018. The total project cost would be around \$16-\$17 million, including anticipated soft costs, such as design and project

⁵ *Techniques for the Seismic Rehabilitation of Existing Buildings* FEMA publication 547, Chapter 21 – Type URM: Unreinforced Masonry Bearing Walls.

⁶ The University of California Seismic Safety Policy (UC-CR-14-0247) evaluates implied risk to life and implied seismic damageability using Roman numerals I through VII, and narrative ratings of Good, Fair, Poor and Very Poor. Assignments are made following a professional assessment of the building's expected seismic performance as measured by the referenced technical standard and earthquake ground motions. These assignments were prepared by a task force of state agency technical personnel, including the California State University, the University of California, the California Department of General Services, the Division of the State Architect, and the Administrative Office of the Courts. The ratings apply to structural and non-structural elements of the building as contained in Chapter 34, CBC requirements.

management. This equates to a per square foot cost of \$850/GSF, which is substantially higher than the cost of new construction.

One commenter has suggested that the building not be demolished but left in place. Leaving the building in place is not a feasible option because the adjacent walkways, road, and plaza areas are needed for adequate circulation to maintain operations at the Medical Center. Furthermore, in the event of an earthquake, the risk of toppling would endanger people using those areas. Although closing the building and fencing the site might be a temporary solution, the fence would have to be placed well away from the building to create an adequate buffer. The fence would necessitate closure or partial closure of nearby walkways, road, and plaza areas. The building has to be demolished so that the walkways, road, and plaza areas can be open for use.

Disagreement among Experts

A number of commenters have asserted their credentials as experts in historic resources and have expressed their disagreement with the conclusions in the evaluation regarding Housestaff Building. CEQA does not require that all disagreements among experts be reconciled in a Final EIR. In fact, CEQA recognizes that experts can disagree. CEQA requires that the main points of disagreement be summarized, as discussed above and in other responses to comments. In certifying the Final EIR, The Regents will be required to weigh the accuracy and sufficiency of the information in the Draft EIR, and decide whether it reflects the independent judgment and analysis of the University. The Regents may properly defer to the judgment presented in the Draft and Final EIR, even though other experts disagree, or may reach different conclusions.

3.3 RESPONSES TO COMMENTS

The following section presents all written and oral comments received on the Draft EIR and provides responses to these comments.

From: Murray, Arthur H@DOT [<mailto:arthur.murray@dot.ca.gov>]
Sent: Thursday, September 24, 2015 8:10 AM
To: Sid England
Cc: Morneau, Jeffrey A@DOT; scott.morgan@opr.ca.gov
Subject: UCD Sacramento Hospital Seismic Demolition and Office Replacement DTEIR Comments - 0315SAC0127

Dear Sid,

Please accept our NOP comments as our formal comment submittal for the DTEIR; the comments have not changed over the course of environmental review/disclosure phases (NOP to DTEIR). If you have any follow-up inquiries please let me know. As always, the Department looks forward to working with your agency on this and any future developments.

1

Thanks and good day,

Arthur Murray, ATP, CPMP
Office: (916) 274-0616
Email: arthur.murray@dot.ca.gov

California Department of Transportation

MISSION: Provide a safe, sustainable, integrated and efficient transportation system to enhance California’s economy and livability.

VISION: A performance-driven, transparent and accountable organization that values its people, resources and partners, and meets new challenges through leadership, innovation and teamwork.

DEPARTMENT OF TRANSPORTATION

DISTRICT 3 – SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE, STE 150 – MS 19
SACRAMENTO, CA 95833
PHONE (916) 274-0635
FAX (916) 263-1796
TTY 711



*Serious drought.
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August 6, 2015

032015-SAC-0104
03-SAC-50 / .99
SCH# 2015072012

Mr. Sid England
Regents of the University of California
1 Shields Avenue
Davis, CA 95616

UC Davis Sacramento Hospital Seismic Demolition and Office Replacement – Notice of Preparation (NOP)

Dear Mr. England:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. UC Davis is proposing to complete a series of construction projects for improved seismic safety and replacement of office space. The proposed project reduces campus building area by approximately 125,000 square feet (sf) via construction of a 130,000 sf North Addition office building, demolition of the 235,000 sf North/South Hospital Wing, and demolition of the 20,000 sf House-staff building. The nearest State Highway System access is the United States Highway 50/Stockton Blvd. interchange, approximately .25 miles north of the project site. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl. The following comments are based on the NOP.

2

Transportation Management Plan (TMP)

If it is determined that traffic restrictions and detours are needed on or affecting State highways, a TMP or construction Traffic Impact Study may be required of the developer for approval by Caltrans prior to construction. TMPs must be prepared in accordance with Caltrans' *Manual on Uniform Traffic Control Devices*. Further information is available for download at the following web address: <http://www.dot.ca.gov/hq/traffops/engineering/muted/pdf/camutcd2014/Part6.pdf>.

3

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Mr. Sid England / Regents of the University of California

August 6, 2015

Page 2

Any transportation of construction and/or demolition materials should be done on off-peak commute travel periods.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Arthur Murray Intergovernmental Review Coordinator at (916) 274-0616 or by email at: arthur.murray@dot.ca.gov.

Sincerely,



ERIC FREDERICKS, Branch Chief
Regional Planning – South

c: Scott Morgan, State Clearinghouse



"Provide a safe, sustainable, integrated, and efficient, transportation system to enhance California's economy and livability"

Response to Comment Letter A-1

Response to Comment A-1-1

This comment is a set of general introductory remarks and states that the Agency is re-submitting the same comments it provided in response to the University's publication of the Notice of Preparation (NOP) for the Draft EIR. It presents no environmental issues within the meaning of CEQA and no specific response is necessary.

Response to Comment A-1-2

This comment is a set of general introductory remarks and a restatement of the proposed project description based on the NOP. It presents no environmental issues within the meaning of CEQA and no specific response is necessary.

Response to Comment A-1-3

As stated in the Draft EIR (pages 3.0-26 through 3.0-27), construction of the proposed project would not require any restrictions or detours that would affect State highways. The analysis did find that construction traffic associated with the proposed project could result in congestion and reduced street capacity in the project vicinity. To address this potentially significant impact, a project-specific **Mitigation Measure TRA-1**, is proposed that requires the Campus to develop and implement a Construction Traffic Management Plan (CTMP) to manage the movement of construction vehicles in a safe and effective manner. The CTMP would include information such as the number and size of trucks per day, times of the day when truck movement is allowed (with a limit placed on the number of construction trucks allowed to move during peak hours, if warranted), truck circulation patterns, location of staging areas, location/amount of construction employee parking, and the proposed use of traffic control/partial street closures on public streets. The CTMP would also include both vehicular and pedestrian way-finding signage, and route Main Hospital delivery traffic from Stockton Boulevard, east on X Street, then north on 45th Street, through the Campus and into the dock at the rear or north of the facility. The overall goal of the CTMP would be to minimize traffic impacts to the Campus and public streets and maintain a high level of safety for all vehicles and pedestrians.

Response to Comment A-1-4

Implementation of **Mitigation Measure TRA-1** would ensure that, if warranted, the delivery and off-haul of construction and/or demolition materials would be limited to off-peak commute travel periods.

From: Scott Johnson [mailto:SRJohnson@cityofsacramento.org]
Sent: Friday, October 09, 2015 2:06 PM
To: UC Davis Environmental Review
Cc: Bruce Monighan; Roberta Deering; Tom Buford; SHPO (calshpo@parks.ca.gov)
Subject: UCD Med Center Seismic DFTEIR Comments (SCH#: 2015072012)

Thank you for the opportunity to review and provide comments on the UC Davis Sacramento Campus Hospital Seismic Demolition and Office Replacement Draft Focused Tiered Environmental Impact Report (Draft EIR). The City of Sacramento provides the following comments:

1

Understanding state seismic requirements for hospital uses could mean that two existing structures, the **Nurse’s Home/Housestaff Building, Rudolph Herold, 1916**, and the **North/South Hospital Wing, George Sellon, 1951**, would be demolished, the historical consultant’s conclusions about these two buildings’ eligibility for listing in the California Register of Historical Resources (CRHR) is flawed.

Per comments below, the **Nurse’s Home/Housestaff Building** appears eligible under CRHR Criterion 1, **as a resource associated with important events tht have made a significant contribution to the broad patterns of our history at the local, state, or national level**; and the **North/South Hospital Wing** building appears eligible under CRHR Criterion 3, **as a resource that embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master**; and, as such, both buildings should be considered historical resources for CEQA purposes.

2

The Draft EIR should:

- recognize these two structures as historical resources for CEQA purposes;
- find that there would be significant project level impacts to cultural resources;
- evaluate whether feasible alternatives, possibly non-hospital uses that would not require compliance with stringent hospital-use seismic requirements, could be found for each buiding and, if such uses found, evaluate feasible structural retrofits that would bring the building/s into California Historical Building Code compliance; and,
- if no feasible alternatives to their demolition are found, then provide some level of mitigation that would somewhat lessen the impacts through a proper recognition and documentation of the buildings’ significance prior to their demolition.

The Nurse’s Home/Housestaff Building:

3

This building is eligible for listing in the California Register of Historical Resources under Criterion 1, Resources associated with important events that have made a significant contribution to the broad patterns of our history at the local, state, or national level.

The Nurse's Home/Housestaff Facility is associated with Sacramento County's proactive responses to the State of California's efforts to ensure hospital services were available to the poor, and is associated with the broad patterns of the history of providing housing for the single-women nursing staff of the county's hospital.

Information provided in the historical consultant's evaluation includes a history of the 19th century state law that requires counties and cities to provide or contract for health care services to the poor, and describes Sacramento County's initiatives to provide those services in the form of a county hospital, first downtown, and then at the site where the current UC Davis Medical Center is now. The site's first complex, built in 1871, burned a few years later and was replaced by a pavilion plan complex, which was soon outgrown and entirely replaced by 1934 with the Rudolph Herold complex. The North-South wing was added in the early 1950s and a new tower addition on the east side of the North-South wing added in the early 1960s. The entire site and function was transferred to the University of California Davis in 1972.

"The Housestaff Facility was one component of a plan designed by Sacramento architect Rudolph A Herold for a new facility for the Sacramento County Hospital." (p.3)

"Herold did not place the Nurse's Home within the symmetrical alignment of the pavilion that formed the main hospital. This was almost certainly dictated by the function of the building. The Nurse's Home was a residential dormitory, separate from the medical functions of the hospital. Herold architecturally incorporated the building into the campus by creating a symmetrical facade, using smooth plaster finish, red clay mission tiles, an arcaded walkway, and gambrel dormers that referenced other features of the overall design." (p.11)

"Other than the remnants of Herold's administration building encased within the north-south wing of the main hospital, the Housestaff Facility is the only building that remains from the Herold design of the Sacramento County Hospital." (p. 14)

"The building was constructed in 1916 as part of the new Sacramento County Hospital to serve as a residence/dormitory for nurses working or training at the hospital. The design and layout of the interior space reflects the values that were deemed important to a young, single, and female workforce in the early twentieth century. It included sitting and social rooms, as well as a sewing room." (p. 15)

"The layout of the new Nurse's Home contained many of the elements that would provide nurses with a home-like atmosphere. In the early twentieth century, social conventions caused many professional women to feel that they had to choose between having a profession, and getting married and having a family. In fact, Claudia Goldin, a historian of working women, has called the half-century from 1870-1920 the 'era of the single woman.' Single working women, in this case student nurses or recent graduates, rarely had homes of their own and often lived in women-only boarding houses or

apartment buildings. To accommodate the needs of student nurses and nursing staff, many hospitals built some type of housing on the hospital campus. In 1913, Blanche M. Thayer published an article on housing nurses, both during school and after graduation, in the American Journal of Nursing. She wrote that after a day of work in the hospital, a nurse ‘should have the cheer and comfort of a bright tasteful room, a chance to spend a little time quietly about her own concerns if she wishes it, to write home, to do a little sewing, to reflect upon the events of the day.’ She goes on to say that a suitable classroom for lectures and practical teaching, as well as a room for teaching cooking should be provided. Herold - or a member of Herold’s staff - were clearly attuned to the needs of nurses housing when they designed the Nurse’s House for the Sacramento County Hospital. It features all of the rooms called for in Thayer’s contemporary article.” (p.12)

Relative to integrity considerations, while the Nurse’s Home/Housestaff Building has seen minor alterations, it retains all the elements that tie it architecturally to the larger Herold complex, as described in the historical evaluation, “... a symmetrical facade, using smooth plaster finish, red clay mission tiles, an arcaded walkway, and gambrel dormers that referenced other features of the overall design.” (p.11) And, as the original plan called for the building to be located separate from the rest of the complex’s spatial plan, the change in its setting does not have a significant effect on its integrity.

North/South Wing:

The North/South Wing is eligible for listing in the California Register of Historical Resources under

Criterion 3, “Resources that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master.”

Constructed in 1951, the building represents the work of a master, George Sellon. It is exuberantly designed with the characteristics of a “moderne” horizontal aesthetic skillfully arranged in an International Style and multi-story plan, including architectural considerations to ward off its west-facing solar exposure, one of the earliest commercial/institutional buildings incorporating such features in Sacramento.

As the first State Architect and with a successful career in private practice, including hospital facilities, courthouses, and schools, many with a streamline “moderne” style.

The historical evaluation describes the building as a,

“The wing was the face of the modernizing county hospital and it was a handsome building with deftly articulated elements of International Style Modernism like strong emphasized horizontality, flat roof, smooth wall surfaces, cubist forms, and minimal superfluous ornamentation.” (p.17)

“The new North-South Wing articulated many elements of International Style Modernism that had begun to dominate civic and institutional buildings by the 1950s. Modernism in architecture was part of a broader movement that emerged in the 1930s to become the preeminent influence in architecture in the United States. The movement had strong ideological underpinnings that sought to

elevate function over the adornment, particularly ornament used in historic period revival or Classical Revival styles of the late nineteenth and early twentieth centuries that the movement deemed excessive. Buildings in the International Style were intended to not only be functional and efficient, but also be representative of the essence of their material, eschewing concealment and extraneous decoration for the simplicity, clean graceful lines, expressiveness of the modern era. Flat roof forms were almost always used and the end result was often something with distinct cubist heritage. Many International Style buildings have walls and glass in same plane, use of glass, steel and reinforced concrete extensively to present a machine, manufactured image that overtly illustrates its technological design. Sellon designed the North-South Wing with a strong horizontal emphasis, cubist forms, flat roof, smooth surfaces with exposed concrete, and very little functionless ornamentation.” (p.14)

“Modern-style cast concrete, reinforced steel building, with a six-story north-south alignment...long and narrow projections [stair towers] that are taller than the primary roofline project from the north and south ends and form narrow penthouses above the roof level at each end. A similar, but larger projection [ramp tower] is present on the west side near the main entrance. All components of the North-South Wing have flat roofs. The two narrow projections on the north and south ends...have a unique repetitive window detail in the ends where two small fixed-pane aluminum sash windows...are set at an angle on squared concrete landings... Atop the highest landing at the penthouse level, the windows include an extra fixed sash on each side creating an almost circular window design... The flat roof at the end of each projection has a wide overhang that extends further than the landings.” (p.3)

“The front facade (west)...is symmetrically organized, anchored at the center by the central ramp projection... The north and south ends of the building meet each side of the central projection with a curved exterior wall component clad in Roman brick veneer. On either side of the central projection the building features four precast concrete spandrels clad with Roman brick veneers between continuous aluminum window sills and the head of the windows below. These spandrels, the ribbons of aluminum sash windows, and metal louvers attached to projecting metal platforms create a strong horizontal emphasis on the front facade.” (p.3)

While the east facade has seen significant additions, its’ primary, main front (west) facade and the two north and south stair tower projections, remain virtually intact. (See evaluation form, p. 11, Figure 6: Front facade North-South Wing designed by George C. Sellon.)

Please let me know if you have any questions.

Thank you,

Scott Johnson
City of Sacramento
Community Development Dept.
Environmental Planning Services
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
(916) 808-5842

Response to Comment Letter A-2

Response to Comment A-2-1

This comment is a set of general introductory remarks. It presents no environmental issues within the meaning of CEQA and no specific response is necessary.

Response to Comment A-2-2

The University appreciates the comments provided by the City of Sacramento. However, the University disagrees with the City regarding its assertion that the University's conclusions are flawed regarding the Housestaff Building and the North/South Hospital Wing's eligibility for listing in either the NRHP or the CRHR.

The City of Sacramento requests that:

"The Draft EIR should:

- recognize these two structures as historical resources for CEQA purposes;
- find that there would be significant project level impacts to cultural resources;
- evaluate whether feasible alternatives, possibly non-hospital uses that would not require compliance with stringent hospital-use seismic requirements, could be found for each building (*sic*) and, if such uses found, evaluate feasible structural retrofits that would bring the building/s into California Historical Building Code compliance; and,
- if no feasible alternatives to their demolition are found, then provide some level of mitigation that would somewhat lessen the impacts through a proper recognition and documentation of the buildings' significance prior to their demolition."

The University declines to comply with the City of Sacramento requests because in its independent judgement, the reports prepared by JRP Historical Consulting, LLC (JRP) for the proposed project, including the demolition of the Housestaff Building and the North/South Hospital Wing, provided full context for addressing their eligibility as historic resources and that the analysis contained in the Draft EIR is adequate.

Specifically, with regard to the City's assertion that the Housestaff Building appears eligible under CRHR Criterion 1, the historic evaluation of UC Davis Housestaff Building (DPR 523) states that:

“The Housestaff Facility does not have direct and important associations with any events or patterns of events that have made a contribution to our history at the local, state, or national level that would merit eligibility under NRHP Criterion A / CRHR Criterion 1. The building was constructed in 1916 as part of the new Sacramento County Hospital to serve as a residence / dormitory for nurses working or training at the hospital. The design and layout of the interior space reflects the values that were deemed important to a young, single, and female workforce in the early twentieth century. It included sitting and social rooms, as well as a sewing room. Within the context of the social history of housing female professionals during the Progressive Era, it does not appear that this building has any outstanding significance. It was not a first of its type, or an experimental version of a housing type, but rather a typical dormitory-style, auxiliary building found on many hospital campuses of the era. Because the Housestaff Facility does not have any important associations with any events or trends in our history, it is not eligible for the NRHP or CRHR under Criterion A or 1.”

Further, with regard to the City’s assertion that the North/South Hospital Wing appears eligible under CRHR Criterion 3, the Historic Evaluation of UC Davis North/South Hospital Wing states that:

“The North-South Wing is also not eligible under NRHP / CRHR Criteria C / 3 as an example of the work of a master architect or builder. Previous studies of other buildings designed by George C. Sellon have considered him a master architect, particularly citing his WPA commissions that were designed according to the Streamline Moderne and Art Moderne styles of the 1930s. The North-South Wing is an example of his later work designed near the end of his career. The design shows that he, like most of his contemporaries, had moved away from the styles popular in the 1930s to a modernism that more stripped down and focused on form. The North-South Wing, however, is not a good representative example of this architect’s work because it has lost substantial integrity to his original design because of the extensive additions to the east and south sides, the intrusion of the parking structure to the west, and the wing’s loss of its position as anchor of a pavilion. Further, it would not be a good representative of Sellon’s work because it was designed as a piece or addition of something already extant. There is no indication that the joint venture that constructed the North-South Wing should be considered master builders and even if they were, because of this building’s losses of integrity of design, it would not be a good representative example of their work.”

Based on these evaluations of the two buildings, the University has concluded that neither building meets the criteria for listing in the NRHP or the CRHR for the reasons stated above. In order to be eligible under NRHP Criteria A, B, or C (or CRHR Criteria 1, 2, or 3) properties must have demonstrable, direct, and important historic associations.

- The Housestaff Building does not have direct or important associations within the context of the former county hospital complex, nor with a historically important individual, nor as an example of R. A. Herold's work (see the evaluation presented in the DPR 523 form). Without significance under any of the criteria, the Housestaff Building is not eligible for listing in either the NRHP or CRHR. Beyond the fact that this building does not meet the eligibility criteria, it has also lost some historic integrity, including the removal of some architectural ornaments, the replacement of all its windows, and the loss of the other surrounding buildings and landscaping of the campus as designed by Herold.
- The North/South Hospital Wing is not eligible because it does not have direct or important associations within the context of the former county hospital complex, nor with a historically important individual, nor as an example of George C. Sellon's work (see the evaluation presented in the DPR 523 form). Even if a case could be made for Sellon's original design for the North/South Hospital Wing, the building has been completely divorced from its original relationship to adjacent pavilion type hospital and has lost integrity because it is attached to and surrounded by additions that dwarf the original building.
- Additionally, it is important to note that eligibility is not automatically conferred on a property "...simply because it was designed by a prominent architect." There is no evidence that the design of either the Housestaff Building or North/South Hospital Wing was important within the body of work by either architect.

Regarding the assertion that 'non-hospital uses' should be found for the buildings, it should be noted that the Housestaff Building does not currently, nor has it ever functioned as a 'hospital' building, but rather it was originally designed as a dormitory building and now functions as an office building for University staff. The Housestaff Building has been evaluated by the University under the requirements of its Seismic Safety Policy and received a rating of VI, Very Poor, following a professional assessment of the building's expected seismic performance as measured by referenced technical standards and earthquake ground motions. This is largely due to the use of hollow clay tiles, without steel reinforcement, in the construction of the building, a common construction method at the time the Housestaff Building was built. Initial evaluations undertaken by the University to evaluate feasible structural retrofits that would bring the building up to a rating of III, Good, found that due to the age of the building and the original construction method, it would be financially infeasible for the University to retrofit the building to an acceptable safety standard.

As discussed in Draft EIR **Section 5.0, Alternatives**, structurally retrofitting the North/South Hospital Wing would not be feasible, as due to the complex set of program relocations required to accomplish the retrofit, the University would not be able to meet the schedule mandated by the State of California Office

of Statewide Health Planning and Development (OSHPD) that requires that the retrofit be completed by 2020 to address seismic safety. In addition, retrofitting the North/South Hospital Wing would add significant construction costs. Excluding the logistics of program relocations and phasing required to facilitate seismic renovations, the cost of the renovation itself is estimated at \$221.94 million, far greater than the estimated cost of \$76.09 million to construct a new building. Reasons for such a costly retrofit and renovation include both the age of the building and the specifics of construction.

Finally, it should be noted that both buildings are already well documented in the historic record with original plans, drawings, and historic photographs.

Response to Comment A-2-3

This comment contains text copied from the historic building evaluation prepared for the Housestaff Building by JRP. The quoted items, taken out of context, do not provide any new information regarding the condition or history of the Housestaff Building, nor do they support the assertions of the commenter that the Housestaff Building “retains all the elements that tie it architecturally to the larger Herold complex.” This comment is not actually accurate because in order to “tie” to the Herold complex, the complex would need to exist; it no longer does.

This comment also states that the Housestaff Building “...is associated with the broad patterns of the history of providing housing for the single-women nursing staff of the county’s hospital.” This statement is true in that this was the historic purpose of the building. However, the statement suggests that this association is significant, even though this is not supported by the evidence. In order to determine whether or not a property is significant, it must be shown that a particular facet of history (or context) is significant, and that the property has demonstrable significance within that facet of history. Simply identifying the context of a property is not enough, there must be evidence that the property played a specific role of importance or somehow embodies an important aspect of that historical context.⁷ In this case, within the broader context of construction of housing for nurses, it had been common practice for decades to provide dormitory style lodging for working single women. In fact, as noted in the report, historian Claudia Goldin identifies the fifty years from 1870 to 1920 as the ‘era of the single woman’ because of the broadening roles of women in the workplace and other social spheres. The Housestaff Building was designed and constructed at the tail end of this period, at a time when this type of lodging was standard, expected, and common for unmarried nurses. There is no demonstrable, documentary

⁷ U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 1995 (and updated versions online). Specifically the following sections: “Section V: How to Evaluate a Property within its Historic Context;” and “Section VI. How to Identify the Type of Significance of a Property, Criterion A: Event.”

evidence that this building was specifically important within the theme of lodging for women workers, or with the history of the development of the county hospital complex. As stated in the NRHP guidance for evaluation, “mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well.”⁸ This is not the case with the Housestaff Building.

As previously stated, after due consideration and consultation with qualified architectural historians, the University has concluded that Housestaff Building does not meet the criteria for listing in the NRHP or the CRHR.

Please also refer to the **Topical Response** and **Response to Comment A-2-2** above.

Response to Comment A-2-4

The University disagrees with the commenter’s assertion that the North/South Hospital Wing is eligible for listing in the CRHR under Criterion 3, “Resources that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master.”

The North/South Hospital Wing is the work of George C. Sellon. However, for this commission Sellon was part of a joint venture that included the Lawrence Construction Company and Edwin J. Mackey.⁹ While previous studies of other buildings designed by Sellon have considered him a master architect, these studies largely cited his Works Progress Administration (WPA) commissions that were designed according to the Streamline Moderne and Art Moderne styles of the 1930s. The North/South Hospital Wing is an example of his later work, designed near the end of his career in the International Style that had begun to dominate civic and institutional buildings in the 1950s. The North/South Hospital Wing is not a good representative example of either this style or architect’s work. Furthermore, it has lost substantial integrity because of extensive additions to the east and south sides, the intrusion of the parking structure to the west, and the loss of its role as an anchor of the pavilion. Further, it is not an important example of Sellon’s work because it was designed as an addition to the already extant hospital pavilion. There is no indication that the joint venture that constructed the North/South Hospital Wing should be considered master builders and even if they were, because of this building’s losses of integrity of design, it would not be a good representative example of their work.

⁸ *National Register Bulletin 15 (1995), 12.*

⁹ J. Roy Jones, *Memories, Men and Medicine*, (Sacramento: Premier Publications, 1950) 471; Valerie Golihur, “A History of Sacramento Medical Center,” April 1976, on file at UCDCM Facilities Management; *University of California, Davis Medical Center: Long Range Development Plan*, Environmental Impact Report, 1989, 4-3.

The historic building evaluation prepared for the North/South Hospital Wing by JPR, also states that the North/South Hospital Wing is not eligible for listing on the NRHP or CRHR under Criterion C / 3 for architectural merit as:

“is not an important example of International Style Modernism, it was built as an addition to an existing pavilion, and it has been heavily modified since it was constructed and has suffered substantial losses of historic integrity. When it was constructed, the North/South Wing was a nice example of modern architecture that stood in sharp contrast to the older aesthetic of the Herold-designed pavilion. The Wing was the face of the modernizing county hospital and it was a handsome building with deftly articulated elements of International Style Modernism like strong emphasized horizontality, flat roof, smooth wall surfaces, cubist forms, and minimal superfluous ornamentation. There is no indication; however, that the building stood out against other similarly styled buildings of the era. It did not receive special accolades within the architecture community and research did not reveal that it received any design awards or any other type of recognition.”

The design merit that the original building may have had has been severely compromised by the construction of numerous additions and changes to the original North/South Hospital Wing. The building has been surrounded and obscured by new construction, and is only recognizable from limited vantage points. Buildings such as this, that only retain one aspect of integrity (location), and no longer retain integrity of design, setting, materials, workmanship, feeling, or association, are not eligible for listing in the NRHP or the CRHR.

As previously stated, after due consideration and consultation with qualified architectural historians, the University has concluded that the North/South Wing does not meet the criteria for listing in the NRHP or the CRHR.

Please also refer to the **Topical Response** and **Response to Comment A-2-2** above.

From: Amreet Sandhu [<mailto:amreet.sandhu@gmail.com>]
Sent: Monday, October 12, 2015 1:20 PM
To: UC Davis Environmental Review
Cc: ena_board@googlegroups.com; Laura Niznik Williams; eguerra@cityofsacramento.org; Christine Roybal; Silas, Charles; Bonnie Hansen
Subject: ENA letter in opposition to UC Davis Med Center building demolition

Dear Vice Chancellor England,

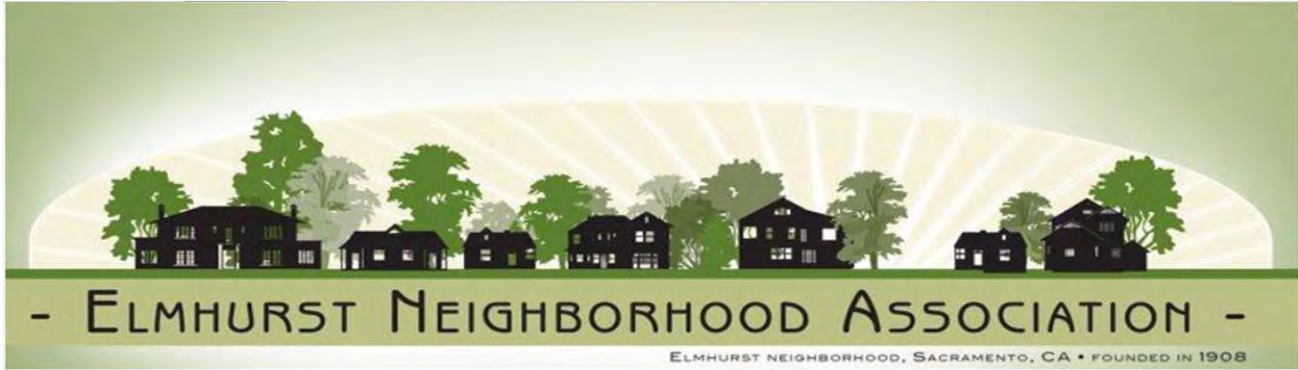
Attached is a letter from the Elmhurst Neighborhood Association opposing the demolition of the historic HouseStaff building at the UC Davis Medical Center, which shares a border with Elmhurst.

Please let me know if you have any questions or concerns.

My best regards,

Amreet Sandhu, J.D.
Board President
Elmhurst Neighborhood Association





Amreet Sandhu, President
Bonnie Hansen, Vice President
Gordon Olsen, Treasurer
Susan C. Carlson, Newsletter Editor
Diana Lamotta
Tom Cregger
Kerry Freeman
George Godfrey
Stephanie Cook
Britt Moise

To: Sydney England
Vice-Chancellor
University of California
One Shields Avenue
436 Mrak Hall
Davis, California 95616

environreview@ucdavis.edu

Mr. England,

On behalf of the Elmhurst Neighborhood Association (ENA), I appreciate the opportunity to comment on the Hospital Seismic Demolition and Office Replacement Project.

ENA respectfully requests that you refrain from demolishing a historic building located adjacent to our neighborhood. Our ENA Board of Directors has voted to go on record as opposing the demolition of the Housestaff Building. During a recent hearing on this matter, ENA Vice President Bonnie Hansen testified in opposition of the demolition. Her testimony is included as an attachment to this letter. Hansen was joined by additional Elmhurst residents who represent Elmhurst's commitment to preserving examples of living history in our community.

The Housestaff building is a true survivor, dating back to the days when this site was the county hospital. Our association understands that the health of this building is failing and it needs a creative retrofit in order to comply with new earthquake regulations. We certainly want it to be a safe building. However, we hope that you will find a re-use of this artistic vintage building to help it survive for the sake of its historic and aesthetic value.

This building is worthy of saving. It has been described as "[O]ne of the few remaining elements of the Sacramento County Hospital complex along Stockton Avenue in Oak Park. This 1916 former nurse's home today serves as the house staff office for the University of California Davis Medical Center. The building was

designed by local architect Rudolph Herold, who also designed City Hall, among many other buildings.” We appreciate the significance of having Mr. Herold’s historic architecture neighboring Elmhurst, which adds to overall cultural aesthetic of our unique neighborhood. We also very much appreciate that this site was a place for local nurses to live, and make their home. For that reason, it is an important part of women’s history here in Sacramento, and should be celebrated as such.

3

Demolition is not always the best way to approach compliance with earthquake regulations. At one point, the Coloma School, located on T Street in the Elmhurst neighborhood, was also considered a seismic risk site. Luckily, the Coloma School survived. It was repurposed as a community center, as continues to serve as an important neighborhood hub for Elmhurst meetings and events. Furthermore, it is a building that is appreciated and used by many in the larger Sacramento community. We are aware that successful alternatives to demolition exist. It is our hope that the Housestaff Building will have a similar positive outcome so that it can continue to enhance the beauty of our area, in a manner that is workable for all of us.

Our Association has concerns about the impact a demolition would have on our neighborhood. Your documents state that a primary “Project Objective” is to “Respect the residential neighborhood to the north.” As your neighborhood to the north, we hope that you will value ongoing dialogue with our Association on moving forward on creating a seismically safe building, without an inconvenience to our neighborhood regarding noise population, air-quality issues, and traffic so that Elmhurst residents may peacefully enjoy our neighborhood. In addition to the concerns we have around work on this building, we fear that—ultimately, the demolition would deprive our community of a historically significant site, based on local and community standards.

4

Enclosed you will find Hansen’s recent testimony on this matter. Thank you for engaging our community in this dialog. We look forward to working closely with the UC Davis Medical Center in preserving the HouseStaff building.

5

Best regards,



Amreet Sandhu, J.D
Board President
Elmhurst Neighborhood Association

cc: Laura Niznik, Community Relations Manager laura.niznik@ucdmc.ucdavis.edu
Eric Guerra, Sacramento City Councilmember eguerra@cityofsacramento.org
Kevin McCarty, Assemblymember via Charles.Silas@asm.ca.gov

Enclosure

Attachment, Testimony of Bonnie Hansen

My name is Bonnie Hansen and I am here to represent the Elmhurst Neighborhood Association Board.

We are pleased to note in your documents that a stated project objective is to “respect the residential neighborhood to the north.” It is our hope that your project can go forward with minimal inconvenience to the neighborhood regarding noise, air quality issues, and traffic – and without the loss of a noteworthy historic structure.

The Elmhurst Neighborhood Association Board has voted unanimously to oppose the demolition of the Housestaff Building. We believe that this 1916 structure has value to our neighborhood. Your assessment document says on page 12 that:

“The layout of the new Nurse’s Home contained many of the elements that would provide nurses with a home-like atmosphere.”

This residential ambience was no accident. The Housestaff Building was built around the same time as many of our homes. This may be why our residents have expressed a feeling of kinship to it and would like to see it saved.

We agree with page 14 of your document, which says, “The Housestaff Facility is the only building that remains from the Herold design of the Sacramento County Hospital”

It’s worth remembering that local architect Rudolph Herold also designed our Sacramento City Hall. We are proud to have a Herold building in our neighborhood. Further, we consider the ornamental arch over the doorway, with its motif of an open book and a maiden, to be an aesthetic element of note.

We also agree with page 11 of your document, which refers to the building’s “unique and indigenously American design aesthetic.”

With such praise heaped upon it, it’s surprising that your document concludes on a discordant note, asserting that the building is not worth saving and that it does not appear on the National or California Register of Historic Places. We suggest that your consultants erred in their assessment of the building’s eligibility for the national and state registers. There are, in fact, four criteria by which properties may be listed, and any one of them is sufficient to secure a listing. We believe that the Housestaff Building qualifies under two of these criteria:

- *Criterion 1: Resources associated with important events that have made a significant contribution to the broad patterns of our history at the local, state, or national level.* As the last remaining building from the former Sacramento County Hospital, the building emphatically qualifies as a structure of local and state significance.
- *Criterion 4: Resources that have yielded, or may be likely to yield, information important in prehistory or history.* The building is particularly significant in local women’s history, since it represents an early employment opportunity for women in a professional field, and outside the home. This history can and should be interpreted in any adaptive re-use, educating current and future generations about our inspirational forebears.

The Elmhurst Neighborhood Association has received many comments about your demolition plans, and they overwhelmingly favored saving the structure. We are a neighborhood with deep roots. Some of our residents

have been living here for 60 years or more. This building is part of the fabric of our shared past. Therefore, we ask that you take another look at your plans and opt for a seismic retrofit of the structure, followed by an adaptive re-use.

One resident suggested that it could be transformed into a pavilion for the Med Center farmer's market, and repurposed in a similar way to San Francisco's Ferry Building. Imagine an open and airy space, filled with the finest of local artisan produce. Such a re-use would not only honor the building and the neighborhood, it would also support the Med Center's mission of promoting healthy nutrition. But this is just one idea. If we put our heads together we can find a creative reuse.

We lament the loss of the Alhambra Theatre and we regard the Housestaff Building as one of the last remaining nonresidential buildings from the earliest days of the neighborhood we call home.

The structure has "direct and important associations" with many of the people who still live in this neighborhood. We consider it a valuable example of women's history, since it was designed for women in a new era that saw single women enter the work force for the first time in history.

As an interesting aside, one of our Elmhurst residents is 86-year-old Liberty Kovacks, who wrote an autobiography that touched on this subject. She is a pioneering woman who transcended traditional roles at a time when only a few brave women were leaving home to become nurses. Her compelling book, "Liberty's Quest," won a Sacramento Book Club award. Stories like hers have the power to inspire new generations.

Your document explained that "David Gebhard, who was a well-respected professor of art and architectural history at the University of California, Santa Barbara, recommended that the Housestaff Facility...be retained." In his professional opinion, your document goes on, three buildings on this site had historical or architectural value. Of those three, only the Housestaff Building still survives – and now it's endangered, too.

We understand that some original elements have been removed to "moderately" affect its historical appearance. We note that the two Canary Island date palms and trellises could easily be replaced to help restore the site to a more original look.

We recall that the nearby Coloma School on T Street was also considered a seismic risk site. We are grateful that it survived and was repurposed as a beloved community center.

In conclusion, I submit for your consideration an excerpt from page 7 of your own historic assessment document. It references an article from the 1920 issue of the journal "Architect and Engineer," saying that Mr. Herold's work showed "genuine creative ability and that, for this reason our architecture would be somewhat the poorer without his contribution "

We feel that our neighborhood would also be poorer without this building.

Thank you and best wishes.

6

Response to Comment Letter B-1

Response B-1-1

This comment is a set of general introductory remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is necessary.

Response B-1-2

This comment is a set of general introductory remarks. It presents no environmental issues within the meaning of CEQA and no specific response is necessary.

Response B-1-3

The comment expresses opinions and opposition to the demolition of the Housestaff Building, recounts some of the building's history and proposes that it should instead be seismically retrofitted and repurposed. Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted to address seismic safety and repurposed.

Response B-1-4

The comment expresses concern that the proposed project would inconvenience the neighborhood during construction, specifically result in noise, air emissions and traffic during the demolition of the building and construction of the new building. The Draft EIR provides a complete analysis of noise, traffic and air quality impacts that could result during demolition, grading, and construction on the three project sites, and sets forth mitigation measures for impacts that are determined to be significant. It should be noted that the University will implement a number of mitigation measures (refer to **Section 2.0, Executive Summary and Mitigation Monitoring and Reporting Program**) in order to minimize construction impacts to the Elmhurst neighborhood to the extent feasible.

Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**.

Response B-1-5

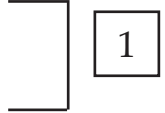
This comment is a concluding remark. It presents no environmental issues within the meaning of CEQA and no specific response is necessary.

Response B-1-6

The comment questions the conclusions in the historic evaluation that the Housestaff Building is not eligible for either register, recounts some of the building's history, and states that it should instead be seismically retrofitted and repurposed. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: William Burg [<mailto:b.burg@comcast.net>]
Sent: Monday, October 12, 2015 2:49 PM
To: UC Davis Environmental Review
Subject: Public Comment re Draft EIR

Please find attached public comment regarding the Draft EIR for UC Davis' "Sacramento Hospital Seismic Demolition and Office Replacement"



William Burg
Preservation Sacramento



PRESERVATION SACRAMENTO

(916) 202-4815 - PO Box 162140, Sacramento CA 95816 - info@preservationsacramento.org - PreservationSacramento.org

October 12, 2015

A. Sidney England, Assistant Vice Chancellor
University of California
One Shields Avenue
436 Mrak Hall
Davis, CA 95616

RE: Public Comment on UCDMC Sacramento Hospital Seismic Demolition and Office Replacement, Eligibility of the Housestaff Building and North-South Wing

The Board of Directors of Preservation Sacramento disagrees with the conclusion made by UC Davis’ environmental review document that the Housestaff building should be demolished because it is ineligible as a historic resource. The property retains sufficient historic integrity to interpret its role in California history, and its loss represents an unnecessary destruction of the last remaining element of the Rudolph Herold designed hospital. In the interest of retaining the embodied energy of the building, as well as its potential to interpret the hospital’s past, the Herold Wing should be structurally restored instead of being demolished.

The conclusions in the assessment of the building demonstrate clearly that the Sacramento County Hospital pavilion plan by Rudolph Herold was a significant project in Herold’s wide experience as an architect. While most of the property has been demolished or is enclosed in newer buildings, the Housestaff Building’s role as the sole relatively intact survivor makes it even more important, rather than less so, as it alone retains any semblance of the Herold design.

A building does not have to be the most significant building of Herold’s architectural repertoire to be eligible for the California Register; the County Hospital represented a significant and particular architectural project, and should be judged within its own context as one of the largest of Herold’s projects in the city of Sacramento. It still embodies the distinctive characteristics of its type, period, region and method of construction, and represents the work of a master, both criteria for eligibility for listing in the California Register. While some integrity has been lost regarding setting and materials, sufficient integrity remains when judged with reference to the particular criteria of eligibility. The alterations to the building may have gained significance in their own right, and a resource that has lost some of its historic character may still have sufficient integrity if it maintains the potential to yield significant historical information. It is our contention that the building retains this potential, and is thus eligible for the California Register.

Loss of this building also represents a loss of the building’s embodied energy, representing decades of energy consumption by a building. The property can be restored and put to use, continuing to serve the UCDMC campus and its community without demolition. The building represents a connection to the hospital’s long legacy in Sacramento, as evidenced by the voiced concerns of the Elmhurst neighborhood adjacent to the property. We urge the project applicants to explore other alternatives besides demolition.

William Burg, President, Preservation Sacramento Board of Directors

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Response to Comment Letter B-2

Response B-2-1

This comment is a set of general introductory remarks and opinions. It presents no environmental issues within the meaning of CEQA and no specific response is necessary.

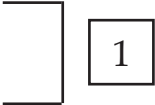
Response B-2-2

The comment expresses disagreement with the conclusions in the historic evaluation that the Housestaff Building is not eligible for either register, notes that it should not be demolished, and that it should instead be seismically retrofitted and repurposed. Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** that explain as to why the building does not qualify as a historic resource and why it cannot be preserved in place, retrofitted and repurposed.

From: pucks.den@gmail.com [mailto:pucks.den@gmail.com]
Sent: Sunday, October 11, 2015 8:55 PM
To: UC Davis Environmental Review
Subject:

Stop the demolition ball on this historical building!

Sent from my LG Optimus G Pro™, an AT&T 4G LTE smartphone



Response to Comment Letter C-1

Response to Comment C-1-1

The comment expresses opposition to the proposed demolition of the Housestaff Building. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: steven [<mailto:sbklocal@sbcglobal.net>]
Sent: Monday, October 12, 2015 2:55 PM
To: UC Davis Environmental Review
Subject: Housestaff Building

Is nothing sacred? Surely you can leave this alone and build somewhere else, yes? Doesn't anyone care about preservation anymore? Or do you want one giant stripmall?

Jeez....

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Response to Comment Letter C-2

Response to Comment C-2-1

The comment expresses opposition to the proposed demolition of the Housestaff Building. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: Steph Baxter [<mailto:stephbaxter@gmail.com>]
Sent: Sunday, October 11, 2015 10:32 PM
To: UC Davis Environmental Review
Subject: Housestaff Building

To whom it may concern,

I live in the neighborhood of Tahoe in Sacramento. Part of my love for this area are the older historic buildings sprinkled through out it. I was told that UC Davis is planning on tearing down the 100 year old Housestaff Building located near V St and Stockton Blvd.

I was disappointed when I heard this news. There's already been so much loss of the original architecture in the area. I hope UC Davis will work to retrofit this building and make it work as is. Please consider saving this building and helping to preserve what makes this area special.

Thank you,
Stephanie Baxter



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Response to Comment Letter C-3

Response to Comment C-3-1

The comment expresses opposition to the proposed demolition of the Housestaff Building and requests that it be preserved. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be preserve in place, retrofitted and repurposed.

From: Gregory E Bray [<mailto:gregoryebray@gmail.com>]
Sent: Sunday, October 11, 2015 7:45 AM
To: UC Davis Environmental Review
Subject: 100 year old building

Good morning,

Please do your best to save the 100 year old building from being demolished. I live in Elmhurst and we enjoy walking through the grounds and seeing the old buildings. They add style to the modern bland buildings.

If you need me to sign anything or do anything else, please let me know.

Thank you,

Greg

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Response to Comment Letter C-4

Response to Comment C-4-1

The comment expresses opposition to the proposed demolition of the Housestaff Building and requests that it be preserved. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: Victoria Carlson [<mailto:jjrmv@aol.com>]
Sent: Sunday, October 11, 2015 4:28 PM
To: UC Davis Environmental Review
Subject: Preservation

Please don't destroy a piece of our history. UCD HAS TAKEN over the whole area and made it. Look different and it's very monopolizing



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Sent from my iPhone

Response to Comment Letter C-5

Response to Comment C-5-1

The comment expresses opposition to the proposed demolition of the Housestaff Building. The comment is acknowledged for the record and will be forwarded to the decision makers for their review and consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: CarlaC [<mailto:knit1purl7@yahoo.com>]
Sent: Sunday, October 11, 2015 7:45 AM
To: UC Davis Environmental Review
Subject: Vote to preserve House Staff Building

To: Environmental Review

Please reconsider demolition of yet another of Sacramento's historic buildings. Renovate, don't raze our history. UC DMC should be seen as a leader in maintaining what little history we have in Sacramento. Please, save this building. We love our Sacramento historic buildings!

Carla Ciau, East Sacramento

We are three generations of Sacramentans. My mother, my two adult kids and I are Sacramento high school, Sacramento City College and Sacramento State University alumni.

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Response to Comment Letter C-6

Response to Comment C-6-1

The comment expresses opposition to the proposed demolition of the Housestaff Building. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: WILLIAM A. COOPER [<mailto:shoshone3@yahoo.com>]
Sent: Sunday, October 11, 2015 9:02 PM
To: UC Davis Environmental Review
Subject: Housestaff Building

Hello:

There is little of architectural value on the UCD Medical Center campus. I cross this facility several times a week. Anything that has avoided destruction should be valued and preserved. Certainly none of the modern buildings have any asthetic value, although the UCD system is of course invaluable. I have been a customer myself.

Please make the extra effort to preserve the best parts of our neighborhood, as it continues to improve and becomes an even more desirable place to live.

William Cooper
2474 41st Street
Sacramento, 95817
shoshone3@yahoo.com

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Response to Comment Letter C-7

Response to Comment C-7-1

The comment expresses opposition to the proposed demolition of the Housestaff Building. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: deborah cregger [mailto:dcregger@hotmail.com]
Sent: Monday, October 12, 2015 12:13 PM
To: UC Davis Environmental Review
Cc: HS-Community Relations; Thomas Cregger
Subject: Comment on DEIR, SCH #2015072012

UC Davis Environmental Stewardship & Sustainability staff:

I am a resident of the Elmhurst neighborhood located directly north of the U.C. Davis Medical Center (UCDMC). I have reviewed the Draft Environmental Impact Report for the Hospital Seismic Demolition and Office Replacement Project (DEIR), SCH# 2015072012 and offer the following comment.

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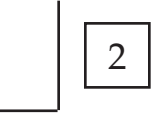
My concern is with lighting, specifically illuminated exterior signage. In the mid 2000's UCDMC did a great injustice to the Elmhurst neighborhood by erecting and illuminating exterior signage near the top of the Davis Tower – the infamous “Blue Lights”. These bright neon lights were not analyzed in the environmental impact report for the Davis Tower, nor were they properly analyzed in any other environmental document prior to installation and illumination. This was a most outrageous action by UCDMC; it met with much public outcry and the bright “Blue Lights” were ultimately “dimmed down”.

The DEIR references lighting both during construction and post construction and concludes that the “proposed project would create new sources of light and glare that could adversely affect day or nighttime views in the area” (p.4.1-7). The DEIR goes on to say that this impact will be less than significant with the noted mitigation measures. Mitigation measures AES-2b to 2d have been incorporated into the project and address directional lighting methods and types of light fixtures in order to minimize glare and upward lighting. Mitigation measure AES-2c allowing use of non-cutoff and non-shielded lighting fixtures with only UCDMC Facility staff “review” is vague and ambiguous and offers no measurable mitigation at all. This purported mitigation measure should be tightened up with objective criteria and/or requirement for public notice and input. The noted mitigation measures, at most, attempt to address general lighting issues *as long as no illuminated exterior signage is anticipated*.

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The DEIR does not address impacts associated with illuminated exterior signage. Hopefully this is because illuminated signage is not part of the project rather than being a critical omission of analysis in the DEIR. If illuminated exterior signage is part of this project, it needs to be addressed and analyzed as it could have a profound and negative impact on the Elmhurst neighborhood. If illuminated exterior signage is later added to the project, it would not be appropriate for a categorical exemption or negative declaration due to high potential for adverse impact on adjacent residential

neighborhoods and would require thorough evaluation under CEQA. Please, let's not have a repeat of the "Blue Lights".



Sincerely, Deborah M. Cregger, 3900 T Street, Sacramento, CA 95819

Response to Comment Letter C-8

Response to Comment C-8-1

This comment is a set of general introductory remarks. It presents no environmental issues within the meaning of CEQA and no specific response is necessary. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response to Comment C-8-2

This comment recounts past Elmhurst neighborhood experiences with the University regarding illuminated exterior signage that was installed on the Davis Tower. The proposed project is an office building and while adjacent to, it is not a part of the hospital. Therefore the building will not be fitted with any illuminated exterior signage as part of the proposed project nor is one anticipated in the future.

The building's interior and exterior lighting would be similar to that used in standard office buildings. However, because the Campus is committed to minimizing any environmental impacts on the adjacent neighborhood, a landscaped buffer is planned as part of the project which will help reduce the glare associated with nighttime lighting of the new building. In addition, the University will implement a number of mitigation measures (refer to **Section 2.0, Executive Summary and Mitigation Monitoring and Reporting Program**) in order to minimize lighting impacts to the Elmhurst neighborhood to the extent feasible. The commenter notes that Mitigation Measure AES-2c is vague and should be tightened up with objective criteria and provision for public input. However, this comment appears to be related to the commenter's concern about illuminated exterior signage. As noted above, no illuminated exterior signage is planned as part of the project and only general exterior lighting typical of office buildings is planned. This mitigation measure along with Mitigation Measures AES-2b and 2d are adequate to address the general exterior lighting that is planned for the office building project. Therefore, no changes to the mitigation measure have been made.

From: Deneff-Dobranowski [<mailto:dendo@omsoft.com>]
Sent: Monday, October 12, 2015 3:13 PM
To: UC Davis Environmental Review
Subject: PLEASE DON'T DEMOLISH 100 YEAR OLD BUILDING!

I understand UC Davis has plans to tear down the old Housestaff building near Stockton and V Streets. Retrofit it to make it safe, please don't demolish it and replace it with another concrete box monstrosity. We owe it to ourselves to take every measure to preserve historical properties...

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James Deneff
ph: 916-806-0623

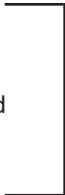
Response to Comment Letter C-9

Response to Comment C-9-1

The comment expresses opposition to the proposed demolition of the Housestaff Building and requests that it be preserved. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: kris elliot [<mailto:elliotkris198@gmail.com>]
Sent: Sunday, October 11, 2015 8:36 AM
To: UC Davis Environmental Review
Subject: keep the building

I am kris elliot I am a resident of elmhurst 51st and .t Please keep some of our historic beauty ..dont demolish this building ..
Hasn't the poor planning department in sacramento done enough damage to our beautiful city .. with the likes of the old theatre on alhambra becoming a safe way just to name one example.... Look at all beautiful cities in america and abroad .. they preserve their history .. please do the same .. sincerely kristopher elliot 1848 51st street sac 916 224 7068



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Response to Comment Letter C-10

Response to Comment C-10-1

The comment requests that the Housestaff Building not be demolished. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please refer to the **Topical Response**, which explains why the building cannot be preserved, retrofitted, or repurposed.

From: Bonnie Hansen [<mailto:vintagenouveau@sbcglobal.net>]
Sent: Monday, October 12, 2015 10:58 PM
To: UC Davis Environmental Review
Subject: Comments

The following are comments from Peter and Bonnie Hansen, Elmhurst residents. We are both professional historians. Our specialty is the human stories behind objects, artifacts, buildings, etc. We both recognize the value of the Houstaff building and would like to see it saved and repurposed. We agree with the ENA Board comments that have been submitted.

We also ask, have you checked the Houstaff Building regarding its eligibility for the Sacramento Register of Historic and Cultural Resources?

As professional historians, we have both worked on museum exhibits. We have created award-winning PBS documentaries on history subjects. Peter has been a guest curator at Smithsonian Institution, among other notable museums. He is the editor of a noted history journal. He has made appearances on CBS Sunday Morning, NBC Nightly News, etc., as a history consultant. Bonnie spent 30 years in the field of historical interpretation and currently works as an Interpreter for the State of California. Our professional opinion is that the Houstaff building should be saved, repurposed and interpreted.

Thank you for allowing us to offer comments.

In addition to our concerns about the Houstaff Building we are hoping that this project will be respectful to our Elmhurst neighborhood as we are located very close to the proposed construction area. We are concerned that the footprint of the new

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structure is so close to residents and wonder why the new tower building is not located deeper in the campus as opposed to being so close to V Street. From our standpoint it would have been much better to configure these buildings differently. We expect that the proposed configuration will create a situation which will create issues of noise, air quality, and traffic both during and after the demolition stage and use of the new tower. Could the new tower be located deeper in the campus so as not to effect residential neighbors so intensely?

2

Thank you,

Peter and Bonnie Hansen

Response to Comment Letter C-11a

Response to Comment C-11a-1

The comment requests that the Housestaff Building be preserved and repurposed. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

The Housestaff Building is not listed on the Sacramento Register of Historic & Cultural Resources (August 2015). The Sacramento Register evaluation requirements are, by design, very similar to the CRHR and NRHP criteria. As with the CRHR and NRHP, the Sacramento Register also recognizes the potential for "local" level of significance; requires that a property have historic significance in various thematic areas (events, people, design/engineering, work of a master, etc.), and that a property retain integrity. Given the similarity in the requirements, because the Housestaff Building was found not to be eligible for the CRHR or the NRHP, it would also not qualify for the Sacramento Register.

Response to Comment C-11a-2

The comment expresses concern that the construction of the North Addition Office Building would inconvenience the neighborhood and that the proposed building is sited too close to a residential neighborhood.

As discussed in the Draft EIR, the University is committed to the following restrictions regarding the height of development along the northern edge of the campus in the Hospital area: new development would be limited to three stories between 40 and 100 feet from the northern property line, and heights may increase to six stories beyond 100 feet and to 14 stories beyond 180 feet from the northern property line. These height limits were established as part of the public planning and CEQA review process conducted in 2009 and 2010 for the 2010 UC Davis Sacramento Campus Long Range Development Plan and the 2010 UC Davis Sacramento Campus Long Range Development Plan Environmental Impact Report. Further detail for the height limits were approved by the University in the 2010 Physical Design Framework planning guide for the Sacramento Campus. As noted in Draft EIR **Section 3.0, Project Description** and shown in **Figures 3.0-4 through 3.0-9**, the southern edge of the proposed North Addition Office Building would be located approximately 120 feet from the edge of V Street and the building would be limited to six stories, in compliance with the University's design feature commitments. In addition, the proposed project includes the provision of a 40-foot landscaped buffer along V Street between the existing Patient Support Services and University Police buildings. Further, the University will implement a number of mitigation measures (refer to **Section 2.0, Executive Summary and**

Mitigation Monitoring and Reporting Program) in order to minimize construction and operational impacts to the Elmhurst neighborhood to the extent feasible.

As part of a review of a range of alternatives to the proposed project, the University did consider constructing the proposed North Addition Office Building at another location on the campus. After considering other potential locations on the campus, the University concluded that many of the key objectives of the proposed project could not be attained if the proposed office building was not placed immediately adjacent to the Main Hospital. Refer to Draft EIR **Section 5.0, Alternatives** for further information.

From: Bonnie Hansen [<mailto:vintagenouveau@sbcglobal.net>]
Sent: Monday, October 12, 2015 11:28 PM
To: UC Davis Environmental Review
Subject: Re: Comments

One last question. What about the sewer line that runs under 42nd Street? There is a foul odor that comes from the storm drains at 42nd and U Street and our neighborhood wonders if there may be a connection to the hospital drains. While you are doing a major construction project in that area are you going to address the issue of the old sewer line and explore how it may be effecting Elmhurst neighbors?

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Thank you.

Peter and Bonnie Hansen

From: Bonnie Hansen <vintagenouveau@sbcglobal.net>
To: "environreview@ucdavis.edu" <environreview@ucdavis.edu>
Sent: Monday, October 12, 2015 10:57 PM
Subject: Comments

The following are comments from Peter and Bonnie Hansen, Elmhurst residents. We are both professional historians. Our specialty is the human stories behind objects, artifacts, buildings, etc. We both recognize the value of the Housetaff building and would like to see it saved and repurposed. We agree with the ENA Board comments that have been submitted.

We also ask, have you checked the Housetaff Building regarding its eligibility for the Sacramento Register of Historic and Cultural Resources?

As professional historians, we have both worked on museum exhibits. We have created award-winning PBS documentaries on history subjects. Peter has been a guest curator at Smithsonian Institution, among other notable museums. He is the editor of a noted history journal. He has made appearances on CBS

Sunday Morning, NBC Nightly News, etc., as a history consultant. Bonnie spent 30 years in the field of historical interpretation and currently works as an Interpreter for the State of California. Our professional opinion is that the Housestaff building should be saved, repurposed and interpreted.

Thank you for allowing us to offer comments.

In addition to our concerns about the Housestaff Building we are hoping that this project will be respectful to our Elmhurst neighborhood as we are located very close to the proposed construction area. We are concerned that the footprint of the new structure is so close to residents and wonder why the new tower building is not located deeper in the campus as opposed to being so close to V Street. From our standpoint it would have been much better to configure these buildings differently. We expect that the proposed configuration will create a situation which will create issues of noise, air quality, and traffic both during and after the demolition stage and use of the new tower. Could the new tower be located deeper in the campus so as not to effect residential neighbors so intensely?

Thank you,

Peter and Bonnie Hansen

Response to Comment Letter C-11b

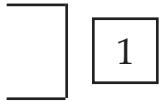
Response to Comment C-11b-1

The comment expresses a concern regarding the storm drain and the sewer line in 42nd Street, which might be responsible for a foul smell emanating from the storm drains in 42nd and U streets. At this time, no work on the sewer line in 42nd Street is anticipated in conjunction with the proposed project. This is because the proposed project will not increase the total population on the Sacramento campus and will therefore not result in any increase in the volume of wastewater discharged from the campus (Draft EIR page 4.8-10).

The comment has been provided to the UC Davis Facilities Design and Construction for follow up and coordination with the City of Sacramento.

From: Carole Harris [<mailto:carole.r.harris@gmail.com>]
Sent: Sunday, October 11, 2015 10:11 PM
To: UC Davis Environmental Review
Subject: Save the historic House staff office building.

Please see attached letter.



Thank you,
Carole Harris

2209 Weldon Way

Sacramento, CA 95825

Carole Harris
2209 Weldon Way
Sacramento, CA 95825

October 11, 2015

Sydney England
Vice-Chancellor
University of California
One Shields Avenue
436 Mrak Hall
Davis, California 95616

RE: House staff office for the University of California Davis Medical Center.

Dear Vice-Chancellor England:

I am a native and lifelong resident of Sacramento and I am writing to oppose the destruction the former nurse's home at the Sacramento County Hospital complex. The building currently serves as the house staff office for the University of California Davis Medical Center.

This 1916 building was designed by Rudolph Herold, a Sacramento architect who designed many prominent structures, including Sacramento City Hall, the Masonic Temple, the Sacramento Hall of Justice and Capitol National Bank Building. He was a master of many styles, but was best known for his use of terra cotta ornamentation.

This is one of the few remaining elements of the Sacramento County Hospital and should be treasured and preserved as a piece of Sacramento's history.

I am unable to attend the University's public hearing on September 21; however, I wish to request that save this historic building.

Sincerely,

Carole Harris
(916) 481-4487

Response to Comment Letter C-12

Response to Comment C-12-1

This comment is a general introductory remark. It presents no environmental issues within the meaning of CEQA and no specific response is necessary.

Response to Comment C-12-2

The comment expresses opposition to the proposed demolition of the Housestaff Building, recounts some of the building's history and its designer, and states that it should be preserved. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response** as to why the building cannot be preserved, seismically retrofitted and repurposed.

From: Dawn Healy [<mailto:healy1214@gmail.com>]
Sent: Monday, October 12, 2015 10:42 AM
To: UC Davis Environmental Review
Subject: The Housestaff building

"The Housestaff building was constructed in 1916 and currently provides administrative support and faculty offices. The two-story building has a seismic safety rating of very poor and would be demolished as part of the project".

Please try to incorporate the look of the building to save some history. The UCDCM campus lacks a feeling of an older well established institution like those on the east coast. The newer buildings do not invoke new and innovated...they look tired and ugly.

I guess the old fairground buildings will be next to go? Keep some charm to the place.

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Response to Comment Letter C-13

Response to Comment C-13-1

The comment requests that “the look of the [Housestaff] building” be incorporated. It would not be aesthetically desirable to design the proposed North Addition Office Building with a Spanish or Mission revival style. Such a building design would not sit well with the other existing buildings including the Main Hospital building and would not be consistent with the adopted planning goals in the 2010 UC Davis Sacramento Campus Long Range Development Plan and the 2010 Sacramento Campus Physical Design Framework.

From: Carolyn Hess [mailto:carolyns_quilts@yahoo.com]
Sent: Sunday, October 11, 2015 10:16 AM
To: UC Davis Environmental Review
Subject: Midtoen and Elmhurst area homes

I realize that changing an area needs to tear down buildings but think about fixing and reinforcing an older building helps us remember our past and enables us to enjoy the old buildings that are beautiful and functional with a little help. We don't tear down people to be replaced by new younger ones, we continue to use them for their knowledge and beauty of the older times.

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Until we talk again, may your days be "peaceful"

Carolyn

Response to Comment Letter C-14

Response to Comment C-14-1

The comment suggests that instead of demolition, the Housestaff Building should be seismically reinforced. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response** which explains why the building cannot be reinforced and made seismically safe.

From: Mary Kelley [mailto:mary_kelley@me.com]
Sent: Monday, October 12, 2015 8:36 AM
To: UC Davis Environmental Review
Subject: Building

Please, don't destroy an historical building.

Retrofit and preserve Sacramento's history and character. Show the citizens you are sensitive to Sacramento's citizens by not destroying the building at about V St. and Stockton Blvd.

The building in question is a 100 year old building that was the Housestaff Building located on the UC property which abuts V street/Stockton blvd. It is believed this building can be retrofitted to make it safe and preserve it. Because so much was lost with the first re development we should try to save what ever can be saved. This building is so near the historical neighborhoods of Elmhurst, Tahoe Park, Oak Park, East Sac, Colonial heights etc. These historic neighborhood icons should be preserved to maintain their uniqueness and history.

New buildings are designed for function and are as cold as ice in our city's horizon. Another building that you could see anywhere you go in the United States. Keep our unique character alive.

Thank you,

Mary Kelley

3241 8th Avenue
Oak Park neighborhood
Sacramento, CA 95817
415 595 7729
mary_kelley@me.com

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Response to Comment Letter C-15

Response to Comment C-15-1

The comment suggests that instead of demolition, the Housestaff Building should be preserved and seismically reinforced. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response** which explains why the building cannot be reinforced and made seismically safe.

From: Diane Knowles [<mailto:diane.knowles@att.net>]
Sent: Saturday, October 10, 2015 10:15 PM
To: UC Davis Environmental Review
Subject: Housestaff Building to be demolished

I just learned about this today and wish I had known about it sooner. It is in the best interest of the historical neighborhoods and the history of the City that historical buildings be preserved if at all possible. So many historical buildings were demolished and lost in the great re development era in the 50's and 60's and the Preservation Movement was not strong.

Please do not destroy our history. If it can be retrofitted, please do it. Other buildings have done this and the result is a treasure from the past.

Please

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Response to Comment Letter C-16

Response to Comment C-16-1

The comment suggests that instead of demolition, the Housestaff Building should be preserved and seismically reinforced. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response** which explains why the building cannot be reinforced and made seismically safe.

From: Mieke Nicole Lisuk [<mailto:miekehrum@yahoo.com>]
Sent: Saturday, October 10, 2015 7:55 PM
To: UC Davis Environmental Review
Subject: Opposition to proposed building demolition

Dear UCDMC,

I am a resident of Elmhurst and am writing to express my concern over the possible demolition of several historic buildings. As a professional historian and lifelong resident of Sacramento, I care about the preservation and restoration of structures with historical significance. I am also concerned for the well being of my neighbors who live near the proposed demolition and construction sites.

Please do not tear down historical buildings and help to preserve the beauty and history of this fantastic neighborhood. All efforts to restore existing buildings should be undertaken.

Thank you for your time and consideration.

Mieke Lisuk
1850 45th ST
916-452-0616

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Response to Comment Letter C-17

Response to Comment C-17-1

This comment is a general introductory remark, and expresses opposition to the proposed demolition of the Housestaff Building. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, which explains why the building cannot be retrofitted.

Response to Comment C-17-2

The comment expresses concern that the proposed project would inconvenience the Elmhurst neighborhood during demolition and construction. The Draft EIR analyzes the potential for significant impacts on the neighboring areas from project-related demolition and construction-phase traffic, noise and air emissions. It should be noted that the University will implement a number of mitigation measures (refer to **Section 2.0, Executive Summary and Mitigation Monitoring and Reporting Program**) in order to minimize construction impacts to the Elmhurst neighborhood to the extent feasible.

Response to Comment C-17-3

Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, which explain why the Housestaff Building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: Beth Lozano [<mailto:bethrader2000@gmail.com>]
Sent: Sunday, October 11, 2015 2:43 AM
To: UC Davis Environmental Review
Subject: Historic building

We just moved to the Elmhurst neighborhood and love all the historic buildings. Please consider preserving the one on the UC Davis Medical property.



Beth and Martín Lozano

Response to Comment Letter C-18

Response to Comment C-18-1

The comment requests that the Housestaff Building be preserved. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

From: Steven Maviglio [<mailto:steven.maviglio@gmail.com>]
Sent: Sunday, October 11, 2015 8:35 AM
To: UC Davis Environmental Review
Subject: Plans to demolish buildings

I am a 15-year neighbor of UCDMC in Elmhurst. I am writing to urge you to protect the "Housestaff Building," a 100-year-old Spanish Colonial on the property as well as the tower close to 42nd and V Streets.

Our neighborhood's beauty is based on its history and blend of architectural styles. These buildings are important to both.

I also am concerned about the air quality, traffic, and noise issues that would result from their tear down and new construction.

Thank you.

--
Steven Maviglio
www.ForzaCommunications.com
916.607.8340
1005 12th Street, Suite A, Sacramento CA 95814
Twitter: @stevenmaviglio
Skype: stevenmaviglio
Facebook: Steven Maviglio

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Response to Comment Letter C-19

Response to Comment C-19-1

The comment requests the preservation of the Housestaff Building as well as the tower close to 42nd and V Streets. Please refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3** which explain why the two buildings to be demolished do not qualify as historic resources and why it is not feasible to retrofit them to be seismically safe.

Response to Comment C-19-2

The comment expresses concern regarding the effects on air quality, traffic and noise during demolition and construction. The potential for the proposed demolition and construction to result in traffic, air quality and noise impacts on nearby areas is fully analyzed and disclosed in Sections 4.2., Air Quality, 4.6, Noise and 4.7, Transportation and Traffic of the Draft EIR. It should be noted that the University will implement a number of mitigation measures (refer to **Section 2.0, Executive Summary and Mitigation Monitoring and Reporting Program**) in order to minimize construction impacts to the Elmhurst neighborhood to the extent feasible.

From: jeanniem64@gmail.com [<mailto:jeanniem64@gmail.com>]

Sent: Sunday, October 11, 2015 3:57 PM

To: UC Davis Environmental Review

Subject: 100 yr old building at UCD

To Whom It May Concern:

I graduated from UCD in 1968. I was manager of the Coffee House, which was in one of the oldest buildings. Can't remember the name. It is those old buildings which speak to the history of UCD, the vet school, etc.

DO NOT TEAR DOWN the historic building. We can't put it back. I saw in the paper UCD is planning to build 8 or 9 new buildings. UCD has hundreds of acres. Use those other lands.

DO NOT TEAR DOWN the historic building.

Jean Amdahl Meagher
Sacramento, Ca. 95819
jeanniem64@gmail.com
Member of Alumni

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Response to Comment Letter C-20

Response to Comment C-20-1

The comment requests that the Housestaff Building not be demolished. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be preserved, retrofitted, or repurposed.

From: jeanniem64@gmail.com [mailto:jeanniem64@gmail.com]
Sent: Sunday, October 11, 2015 11:06 PM
To: UC Davis Environmental Review
Subject: Historic Building

To Whom It May Concern,

My husband was a pediatric intern and resident at UCD Medical Center. We each graduated from UCD prior to that.

DO NOT TEAR DOWN THE HISTORIC BUILDING!
WE DO NOT FAVOR THAT POOR DECISION!

What history we have in Sacramento, we need to preserve.
Once torn down it can never be replaced.
There's plenty of space elsewhere.

DO NOT TEAR DOWN THE HISTORIC BUILDING!

We still live on 41st ST and M St, where we came for my husband's internship/residency.
Been on the street 43 yrs!

Robert W. Meagher, M.D.
Jean Amdahl Meagher
Anna Meagher
Katie Meagher Mark

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Response to Comment Letter C-21

Response to Comment C-21-1

The comment requests that the Housestaff Building not be demolished. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be preserved, retrofitted, or repurposed.

From: SARAH PHILLIPS [<mailto:ssphillips5445@sbcglobal.net>]
Sent: Sunday, October 11, 2015 9:03 AM
To: UC Davis Environmental Review
Subject: Old building

Please, please save the 100 year old building from destruction! We love the history of the area and want to keep it intact as much as possible.

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Thank you, Sarah Phillips

Response to Comment Letter C-22

Response to Comment C-22-1

The comment requests that the Housestaff Building not be demolished. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Response to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be preserved, retrofitted, or repurposed.

From: Nikki Polson [<mailto:nikki.polson@gmail.com>]
Sent: Thursday, September 03, 2015 8:26 AM
To: UC Davis Environmental Review
Subject: Demolition of Housestaff building

To whom it may concern:

I am interested in learning more about your plans to demolish the Housestaff building at the UCD medical center. Has an environmental document (EIR/EIS) been released? Also has this building been evaluated for its significance for listing on the California Register of Historic Places? If so may I receive a copy of the evaluation?

Nikki Polson

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Response to Comment Letter C-23

Response to Comment C-23-1

The comment requests further information regarding the proposed demolition of the Housestaff Building, as well as the environmental document prepared for the project and the evaluation of the building for its eligibility for listing on the CRHR.

On August 26, 2015, the University of California, as the Lead Agency under CEQA, issued a Focused Tiered Draft EIR for the proposed Hospital Seismic Demolition and Office Replacement project. The Draft EIR was circulated for a 45-day public comment period that ended on October 12, 2015. The Draft EIR was made available for review during normal business hours at the following locations and Web site:

- UC Davis Health Center, Facilities Design and Construction, 4800 Second Avenue, Suite 3010, Sacramento, CA 958178.
- Sacramento Colonial Heights Library. 4799 Stockton Boulevard, Sacramento, CA 95820.
- 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.
- Online at:
http://sustainability.ucdavis.edu/progress/commitment/environmental_review/current_projects.html#Hospital_Seismic

A historic evaluation of the Housestaff Building was prepared by JRP Historical Consulting, LLC in 2014. A copy of the report is available to the public on the University's website at the following link:

http://sustainability.ucdavis.edu/local_resources/docs/onlinedocs/Sacramento_Hospital_Demolition/2015-01-20_Housestaff%20Facility%20DPR%20523.pdf

Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, regarding the evaluation of this building, and the Draft EIR, Notice of Preparation, Notice of Completion, and Final EIR regarding details of the CEQA process for the proposed project.

From: Anna Rosenbaum [<mailto:annaleya@mac.com>]
Sent: Sunday, October 11, 2015 4:11 PM
To: UC Davis Environmental Review
Subject: Historic Housestaff Building on Stockton/V

Good afternoon -

As a homeowner here in Elmhurst, I support the further development of the UC Davis Medical Center as a valuable learning institution and asset to our community. However, as development and growth continue, I would like to see the character and history of our neighborhood retained. Therefore as much as possible I would like to advocate for preserving historic buildings (such as the Housestaff Building on Stockton and V St) and protecting our Elms and green spaces for residents. Also I would like to be appraised more often of the development plans that the Center has for our neighborhood.



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Thanks for your consideration.

Best,
Anna Rosenbaum & Nick Rosser (51st and V)

Anna Rosenbaum, MSW, MPH
Tel: 510-575-3441
Email: annaleya@mac.com
[LinkedIn Profile](#)

Response to Comment Letter C-24

Response to Comment C-24-1

The comment requests that the Housestaff Building be preserved. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be preserved, retrofitted, or repurposed.

With regard to notification of future development plans that the University has for the Elmhurst neighborhood, the UC Davis Health System Government and Community Relations Department is responsible for community relations activities, as they relate to increasing awareness, understanding and support for UC Davis Health System. The Department is committed to coordinating with local neighbors on issues of importance and relaying community concerns and suggestions to health system decision makers for consideration. The Department can be reached at:

Phone: 916-734-5441

Fax: 916-734-5777

E-mail: community.relations@ucdmc.ucdavis.edu

From: Maura Schmierer [<mailto:maurarn@hotmail.com>]
Sent: Sunday, October 11, 2015 7:56 AM
To: UC Davis Environmental Review
Subject: demolition of Housestaff building

Hi, I'm an Elmhurst neighbor, and a retired nurse from UCDCM. My first nursing job was at this hospital, between 1972-74, just before and after the old county hospital was purchased by UCD. I worked on North 4. When I returned to UCDCM in 2002 as a nephrology RN, my unit was on North 6th, later North 5. But as a nephrology nurse, I've worked in nearly every care area of the hospital, including the new Cardiopulmonary ICU, Burn Unit and Neuro ICU.

So, no doubt about it in my mind, the old North and East part of the hospital needs razing. They're inefficient and unsafe. They were fine back in the day when nurses wore white caps, uniforms and oxfords, and they were pretty much all women, and the doctors all men. How things have changed! All for the good.

But please, please don't raze the old staff housing building!!! It's the one building at UCDCM that remains from its distant past. A piece of history. A piece of cool architecture. A historical building. The razing of Camilla Cottage was sad, but I understand it stood in the way of progress. But the house staff building is off to the side, on the border of Elmhurst, a small area compared in the many acres belonging to UCD.

Can it not be retrofit to serve the community? Can you not preserve this beautiful piece of history?

Thank you. Sincerely,

Maura Schmierer, retired UCDCM RN, Elmhurst neighbor.

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Response to Comment Letter C-25

Response to Comment C-25-1

The comment expresses support for the demolition of the North South Hospital Wing as it is inefficient and unsafe. The comment however request that the Housestaff Building not be demolished. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be preserved, retrofitted, or repurposed.

From: Sally Walters [<mailto:bajaowl@yahoo.com>]
Sent: Wednesday, October 14, 2015 12:54 PM
To: UC Davis Environmental Review
Subject: Housestaff Building

This is a beautiful building please look at retrofitting it rather than demolishing it.



This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Response to Comment Letter C-26

Response to Comment C-26-1

The comment requests that the Housestaff Building be retrofitted rather than demolished. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be preserved, retrofitted, or repurposed.

2.4 *Public Hearing Transcript*

(See the following pages for the public hearing transcript.)

UC DAVIS SACRAMENTO CAMPUS
HOSPITAL SEISMIC DEMOLITION AND
OFFICE REPLACEMENT FOCUSED TIERED DRAFT EIR

PUBLIC HEARING

MONDAY, SEPTEMBER 21, 2015

6:00 P.M.

UCD MEDICAL CENTER
CANCER CENTER
2279 45TH STREET
SACRAMENTO, CALIFORNIA

REPORTED BY:

ESTHER F. SCHWARTZ
CSR NO. 1564

CAPITOL REPORTERS (916) 923-5447

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ATTENDEES

UC DAVIS:

MATT DULCICH

AUDIENCE PARTICIPANTS:

BONNIE HANSEN

GEORGIANA L. WHITE

LIBERTY KOVACS

PATRICK COSENTINO

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SACRAMENTO, CALIFORNIA
MONDAY, SEPTEMBER 21, 2015, 6:00 P.M.

---oOo---

MR. DULCICH: Good evening and welcome to the UC Davis Medical Center. I would like to thank you for attending tonight and to open this public hearing starting the official record that will be kept by the court reporter.

My name is Matt Dulcich, and I am the Assistant Director for Environmental Planning in the Office of Environmental Stewardship and Sustainability with the University of California at Davis, and I will be conducting the public hearing this evening.

Before we begin, I will spend a few minutes explaining the purpose of the public hearing and how it will be conducted. This is the official public hearing on the UC Davis Focused Tiered Environmental Impact Report for the proposed Hospital Seismic Demolition and Office Replacement Project.

During this hearing, I will refer to the environmental impact report as the EIR. This hearing will be conducted pursuant to the University of California's procedures for implementation of the California Environmental Quality Act. The purpose

1 of the hearing is to provide the public with an
2 opportunity to present oral testimony for the
3 official record concerning the content and
4 completeness of the Draft EIR for the proposed
5 Hospital Seismic Demolition and Office Replacement
6 Project.

7 This Draft EIR addresses the project-specific
8 and cumulative impacts associated with the proposed
9 construction and operation of the North Addition
10 Office Building and the demolition of the
11 north/south wing of the hospital with reconstruction
12 of the attached building façade. In addition, this
13 Draft EIR includes demolition of the Housestaff
14 building as part of the proposed project.

15 The Draft EIR for the Hospital Seismic
16 Demolition and Office Replacement Project
17 incorporates by reference the analysis in the EIR
18 for the 2010 UC Davis Sacramento Campus Long Range
19 Development Plan.

20 The California Environmental Quality Act and
21 guidelines for implementing this act encourage the
22 use of incorporation by reference to reduce the size
23 of the EIR. Thus, the Draft EIR for the Hospital
24 Seismic Demolition and Office Replacement Project
25 should be viewed in conjunction with the 2010 UC

1 Davis Sacramento Long Range Development Plan and
2 EIR.

3 Copies of the public notice for the proposed
4 project and maps illustrating the location of the
5 proposed project are also available here this
6 evening. All comments made during this public
7 hearing will be recorded by the court reporter and
8 will become part of the formal record.

9 The record of this hearing will be used by the
10 University of California for review when considering
11 the final environmental impact report and approval
12 of the project. All testimony this evening, as well
13 as all written comments received during the public
14 comment period, will become part of the final
15 environmental impact report for this project. The
16 campus will evaluate comments received on
17 environmental issues and will include written
18 responses to these comments in the final EIR.

19 Those of you who do not wish to speak tonight
20 or who wish to add additional testimony may submit
21 your comments in writing. Written comments must be
22 received by 5:00 p.m. on October 12th, 2015, in
23 order to be officially considered as part of the
24 record. All written comments should be sent to Sid
25 England, Assistant Vice Chancellor for Environmental

1 Stewardship and Sustainability. The date and
2 address where comments should be submitted are
3 available in leaflets at the sign-up table.

4 The Hospital Seismic Demolition and Office
5 Project Draft EIR is available at the following
6 locations: UC Davis Medical Center, Facilities
7 Design and Construction, 4800 Second Avenue, Suite
8 3010, Sacramento, California 95817; the Sacramento
9 Colonial Heights Library, 4799 Stockton Boulevard,
10 Sacramento, California; the UC Davis Office of
11 Environmental Stewardship and Sustainability in 436
12 Mrak Hall on the UC Davis campus, Davis, California;
13 Reserves at Shield Library on the UC Davis campus;
14 and online at
15 [http://sustainability.ucdavis.edu/progress/
16 commitment/environmental_review/index.html](http://sustainability.ucdavis.edu/progress/commitment/environmental_review/index.html).

17 This information on where to obtain copies of
18 the environmental documents is also in the leaflets
19 at the sign-up table.

20 Because each comment on environmental issues
21 will be formally included in the record and
22 responded to, it need not be repeated. I encourage
23 speakers who agree with previous speakers to simply
24 confirm their agreement in order to reduce
25 repetition. Everyone who wishes to speak this

1 evening will be allowed to speak. Anyone who would
2 like to speak should fill out a sign-up sheet so
3 indicating, hand it in at the sign-up table, and I
4 will call you in the order we received them.

5 Audio, video-tape and digital recording of the
6 hearing will be permitted to the extent it does not
7 interfere with or disrupt the proceeding. However,
8 if someone wishes to speak tonight but objects to
9 being filmed, I will ask that you cease filming the
10 speaker so that the speaker has an opportunity to
11 present his or her testimony.

12 So that your testimony can be accurately
13 recorded for the court reporter and so that we can
14 respond adequately in the Final EIR, I ask each
15 speaker to come to the front of the room so that
16 your testimony can be recorded on tape. Prior to
17 speaking, clearly state and spell your name for the
18 court reporter.

19 The purpose of this hearing is to receive
20 testimony and evidence for the University of
21 California. Therefore, I will not respond to
22 testimony tonight, but formal responses to written
23 or oral comments on environmental issues will be
24 included in the Final EIR. However, I will gladly
25 answer all procedural questions about the hearing

1 this evening.

2 Before we begin, I would like to ask if there
3 are any procedural questions about the nature of
4 this public hearing. If so, would you please come
5 forward and I will attempt to respond to your
6 questions.

7 On seeing none, I will ask, if not, who would
8 like to comment this evening? Please introduce
9 yourself. And we have already received a
10 request/comment card from Bonnie Hansen. And Bonnie
11 Hansen will now provide her comments.

12 MS. HANSEN: Thank you. My name is Bonnie
13 Hansen. I am here to represent the Elmhurst
14 Neighborhood Association Board. We are pleased to
15 note in your documents that a stated project
16 objective is to "respect the residential
17 neighborhood to the north."

18 It is our hope that your project can go
19 forward with minimal inconvenience to the
20 neighborhood regarding noise, air quality issues and
21 traffic, and without the loss of a noteworthy
22 historic structure.

23 The Elmhurst Neighborhood Association Board
24 has voted unanimously to oppose the demolition of
25 the Housestaff building. We believe that this 1916

D-1-1

1 structure has value to our neighborhood. Your
2 assessment document says on Page 12 that "the layout
3 of the new nurses home contained many of the
4 elements that would provide nurses with a home life
5 atmosphere."

6 This residential ambience is no accident. The
7 Housestaff building was built around the same time
8 as many of our homes. This may be why our residents
9 have expressed a feeling of kinship to it and would
10 like to see it saved. We agree with Page 14 of your
11 documents which says the Housestaff facility is the
12 only building that remains from the Herold design of
13 the Sacramento County Hospital. It's worthy
14 remembering that local architect, Rudolph Herold,
15 designed our Sacramento City Hall.

16 We are proud to have a Herold building in our
17 neighborhood. Further, we consider the ornamental
18 arch over the doorway with its motif of an open book
19 and a maiden to be an aesthetic element of note. We
20 also would agree with Page 11 of your document which
21 refers to the building "unique and indigenously
22 American design aesthetic."

23 With such praise heaped upon it, it's
24 surprising that your document concludes on a
25 discordant note, asserting that the building is not

D-1-1

1 worth saving and that it does not appear on the
2 National or California Register of historic places.
3 We suggest that your consultants erred in their
4 assessment of this building's eligibility for the
5 National and State Registers. There are, in fact,
6 four criteria by which property may be listed; and
7 any one of them is sufficient to secure a listing.

8 We believe that the Housestaff building
9 qualifies under two of these criteria.

10 Criterion number one: Resources associated
11 with important events that have made a significant
12 contribution to the broad patterns of our history at
13 the local, state or national level. As the last
14 remaining building from the former Sacramento County
15 Hospital, the building emphatically qualifies as a
16 structure of local and state significance.

17 Criterion number four: Resources that have
18 yielded or may be likely to yield information
19 important in prehistory or history. The building is
20 particularly significant in local women's history
21 since it represents an early employment opportunity
22 for women in a professional field and outside of the
23 home. This history can and should be interpreted in
24 any adaptive reuse, educating current and future
25 generations about our inspirational forebearers.

D-1-1

1 The Elmhurst Neighborhood Association had
2 received many comments about your demolition plan,
3 and they overwhelming favor saving the structure.
4 We are a neighborhood with deep routes. Some of our
5 residents have been living here for 60 years or
6 more.

7 This building is part of the fabric of our
8 shared past. Therefore, we ask that you take
9 another look at your plans and opt for a seismic
10 retrofit of the structure, followed by adaptive
11 reuse. One resident suggested that it could be
12 transformed into a pavilion for the Med Center's
13 farmers market and repurposed in a similar way to
14 San Francisco's ferry building. Imagine an open and
15 airy space filled with the findings of local artists
16 and produce. Such a reuse would not only honor the
17 building and the neighborhood, it would also support
18 the Med Center's mission of promoting healthy
19 nutrition.

20 This is just one idea. If we put our heads
21 together, we can find a creative reuse. We lament
22 the loss of the Alhambra Theater, and we require the
23 Housestaff building as one of last remaining
24 nonresidential buildings from the earliest days of
25 the neighborhood we call home.

D-1-1

1 The structure has direct and important
2 associations with many of the people who still live
3 in this neighborhood. We consider it a valuable
4 example of women's history since it was designed for
5 women in an era that saw single women enter the
6 workforce for the first time in history.

7 As an interesting aside, one of our Elmhurst
8 residents is 86-year-old Liberty Kovacs who wrote an
9 autobiography that touched on this subject. She is
10 a pioneering women who transcended traditional roles
11 at a time when only a few brave women were leaving
12 home to become nurses. Her compelling book,
13 *Liberty's Quest*, won a Sacramento Book Club award.
14 Stories like hers have the power to inspire new
15 generations.

16 Your document explained that "David Gebhard,
17 who was a well respected professor of art and
18 architectural history at the University of
19 California, Santa Barbara, recommended that the
20 Housestaff facility be retained." In his
21 professional opinion, your document goes on, three
22 buildings on this site have historical or
23 architectural value. Of those three, only the
24 Housestaff building still survives. And it's
25 endangered now, too.

D-1-1

1 We understand that some original elements have
2 been removed to moderately affect its historical
3 appearance. We note that two Canary Island date
4 palms and trellises could be replaced to help
5 restore this site easily to a more original look.
6 We recall that the nearby Columbus school on T
7 Street was also considered a seismic site risk. We
8 are grateful that it survived and was repurposed as
9 a beloved community center.

10 In conclusion, I submit for your consideration
11 an excerpt from Page 7 of your own historical
12 assessment document. It references an article from
13 the 1920 issue of the journal, *Architect & Engineer*,
14 saying that Mr. Herold's work shows "genuine
15 creative ability and that for this reason our
16 architecture would be somewhat the poorer without
17 his contribution." We feel that our neighborhood
18 would also be the poorer without his building.

19 Thank you and best wishes.

20 MR. DULCICH: Thank you, Bonnie, for your
21 very clear comments.

22 I think the next card that was given to me was
23 from Georgiana White.

24 Can I bring the microphone to you?

25 MS. WHITE: Can I try the corner, right

D-1-1

1 here?

2 MR. DULCICH: Absolutely. Please go
3 ahead.

4 MS. WHITE: I, again, am going to speak to
5 the home I have. First of all talk about the
6 architect himself, which, for instance, in this very
7 valuable *Early History of Sacramento* book. He's on
8 page after page in here. He was actually on the
9 original committee that did the layout of
10 Sacramento, the paper layout. When it was finally
11 put to paper, what the city would look like, the
12 City Planning Commission. He is also known -- one
13 of the things noted about him was because he
14 traveled in Europe and Asia, he added a richness to
15 his architecture that we can see in the building,
16 for instance, and that he we can also see in the
17 lodge, the Capital National Bank, City Hall. So
18 there are numerous -- there are a lot of other
19 buildings that he was involved in. But that is one
20 of them.

21 Then I would like to talk to the fact about
22 women's history and the nurses home. That period
23 was a time when women really, if they had a job, a
24 profession, they were not really supposed to be
25 married. They lived as a single women. And that

D-2-1

1 era from 1870 to 1920 is known as the Single Women's
2 Era. And so there was a real purpose behind that
3 building.

4 Now I would like to tell you a little bit of
5 my brother and I.

6 George, can you come up here?

7 MY brother and I had a very emotional
8 experience on the way over. We stopped at the
9 building. And children -- just because you lived in
10 Elmhurst or Oak Park, which was considered a middle
11 class neighborhood, didn't mean that people didn't
12 have problems. We were children of a mother who was
13 abandoned. So we were three children with no money
14 to see a doctor. And what you had to do in those
15 days is, after it was a nursing home, that building
16 is -- because we were very shabby looking with our
17 ripped clothes and our shoes, whatever. My mother
18 never let us walk out with ripped clothes. We
19 weren't very affluent looking children. We had to
20 stand in line at that building in the morning when
21 we were sick. And you sign up in the queue, and you
22 would wait. Usually, the line was so long.

23 Remember, it was the only place children could get
24 health care if they couldn't afford a real doctor.

25 The line would be long. We'd stand out in the

D-2-1

1 weather until we finally got to the top off the
2 queue. And then we could line up in the hallway.
3 And sometimes it would take two days before - we'd
4 have to come back the next day - before we'd finally
5 see a doctor, which made my mother very angry.

6 My mother was working at the telephone company
7 at night and going to nursing school in the day.
8 So, again, women's issues. You know the saying of
9 how we're tied to that building as children.

10 And I have to brag about my brother, George.
11 He was two pounds, seven ounces when he was born,
12 and at that time not expected to live. And so he
13 ended up spending almost his whole childhood in the
14 County Hospital. One of the nice things, my brother
15 is very sweet. We never could find him when we went
16 to visit him since the nurses fought over him in the
17 old County Hospital. He would go from one floor to
18 another or one section of the floor to another
19 because they all wanted to have my baby brother with
20 them. So, anyway, and Georgy also used to help
21 Father O'Mara serve mass at the old County Hospital.

22 So I hope that I've made you realize what --
23 and I would tell you the big thing is my husband,
24 when he passed away, donated his body to the med
25 school. My body is ready to go any day to the med

D-2-1

1 school. And so, you know, you have to remember that
2 my daughter is a fourth generation in Elmhurst. She
3 is 26 years old. And so that's a lot of family that
4 have spent their time tied to this hospital, tied to
5 that building. I mean, we went over there before we
6 came, and it was really emotional for us to walk
7 down that hallway to remember what it was like.

8 Thank you.

9 MR. DULCICH: Thank you. Thank you for
10 taking the time to come out this evening.

11 Our next card is from Liberty Kovacs. I'll
12 bring you the microphone, if you would like.

13 MS KOVACS: Bonnie and I have been talking
14 all day yesterday and part of today, and she wanted
15 me to give you some of my experiences as a child of
16 immigrant parents who decided at the age of seven
17 that she did not want to get married off by her
18 father to somebody who she didn't know. That I
19 preferred to go to school. I loved school. By the
20 time that I was seven I knew that I had to be in
21 school most of the time.

22 At home my father was very, very strict. I
23 don't know what other word to call him. He was very
24 strict. I knew from an early age, maybe four or
25 five, that he planned to marry me off to somebody I

D-2-1

D-3-1

1 didn't know, because he was Greek and a very
2 responsible man who was going to take care of me.
3 Well, I didn't like the idea of being taken care of.
4 My father didn't take care of me. My mother helped
5 me learn how to be a housewife. I was cleaning the
6 whole house by the time I was seven. And I had
7 decided that I didn't want to be married at 15 or
8 16, and I told my father that.

9 And at one point, I think I must have been
10 eight years old, and he laughed and slapped his leg
11 and just couldn't get over my being so assertive at
12 that young age. And so he didn't slap me across the
13 room, but that is what I sort of expected. But at
14 15 and 16 he wanted me to quit school so I could get
15 married.

16 I said I didn't want to get married. I'm
17 going to finish high school. I'm going to graduate.
18 So this is a story of an immigrant child growing up
19 in two worlds. The American world and the Greek
20 world. And I was fighting very hard to get out of
21 the Greek world, but I didn't know how until I was
22 in high school.

23 So I decided I wanted to go into nursing. That
24 way I could work and go to school. But I found that
25 nursing was not a very encouraging or supportive

D-3-1

1 profession from the very beginning when I went into
2 nursing at 20. I waited to get my -- I wanted my
3 father's permission, but he didn't give it to me, of
4 course. He disowned me at 20, and I had to leave
5 home. And so I had a place to go. I went to the
6 nurses home. And they took me in because I had been
7 accepted for two years, but I hadn't shown up for
8 two years. So they took me in right away.

9 I became a student nurse. And it was --
10 suddenly after about a week I realized that I was in
11 the same situation that I had left at home. I was
12 under control of these people called nurses and
13 nursing instructors and nursing supervisors. And I
14 wasn't going to be free to do whatever I wanted to
15 do. I was prepared, and I said to myself, "Okay.
16 You're here for three years. You just jumped out of
17 the frying pan into the fire. So you might as well
18 learn as much as you can. And then when you get
19 out, you can do what you want to do." And I did.

20 I only got in trouble maybe once or twice.
21 And they were about to expel me at the end of my
22 second year because I had dared to go to a college
23 -- it was the first year. I was in Cleveland
24 learning with my classmates. There were only about
25 15 of us, and we were learning studies that we

D-3-1

1 didn't have in my home town, which was a very small
2 town. We didn't have tuberculosis. We didn't have
3 pediatrics, the large type of pediatrics. And we
4 didn't have psychiatric nursing. I didn't even know
5 what psychiatric nursing was. And we were in
6 Cleveland. The nurses there would invite the
7 college students, the male college students, to come
8 to the nursing auditorium and dance with us. And so
9 we went. Several of us in my class went. And I was
10 -- they started playing music that I had learned in
11 high school, which was called jitterbugging. I
12 don't think any of you ever heard of it. But
13 anyway, it was a lot of fun. And I couldn't stand
14 still when I heard music. I had to jump around.

15 Somebody came over and asked me to dance and,
16 of course, I did. Well, he was a black man, and
17 that didn't matter to me. I grew up with black
18 families. I grew with immigrant families. They
19 weren't much different from the rest of us. So I
20 danced with him, and I had a great time.

21 By the time the dance ended, my classmates had
22 left, and I didn't know what I had done. What did I
23 do wrong? They weren't there. I thought they would
24 be happy to see me dancing. Anyway, I went to the
25 room and, of course, they didn't tell me anything.

D-3-1

1 So I had to kind of keep it to myself and not ask
2 questions. That's one thing I had to learn - don't
3 talk too much and don't ask questions.

4 I got accused in the second year of being a
5 communist because I danced with a black man. I was
6 flabbergasted. I didn't know what to think.
7 Anyway, I learned that you're not supposed to
8 express yourself. You're supposed to keep quiet.
9 You're supposed to be professional, whatever that
10 meant, and do what you're told. And that is all
11 that was expected of us.

12 And I did very well. I got a prize at the end
13 of the first year because I had the best grades in
14 my class. I had learned how to study hard. And I
15 wanted to learn more. But they would only teach us
16 a certain amount. We learned the very practical
17 stuff that nurses do. And we had doctors by that
18 time. This is 1948 to 1950. Before that time
19 doctors didn't have much to do with hospitals. They
20 didn't like the way patients, who the patients were,
21 and they didn't like the way that they were treated.
22 I don't know. But originally hospitals were a place
23 where poor people went to die. And that stuck with
24 that hospital. That's one of the first things that
25 I heard is when I saw somebody who was sick, "Why

D-3-1

1 don't you to go hospital?"

2 "Well, I'm too sick. I might die there.

3 People go there to die."

4 And that was at first time I heard that.

5 So anyway, Bonnie is telling me that it's time
6 to quit. So if you want to hear more stories about
7 nurses and what they did back in the good old days,
8 I'll tell you a lot more stories.

9 Thank you.

10 MR. DULCICH: Thank you for your comments.

11 The time is now 6:35. Is there anyone else
12 already present who would like to speak this
13 evening?

14 MR. COSENTINO: Patrick Cosentino. I am a
15 member of several organizations - Boulevard Park
16 Neighborhood Association, Preservation Sacramento.
17 I am not on the board right now. I'm not
18 representing them, but I am here as a member who is
19 very concerned about what I just recently heard. I
20 am also a contractor, and I love old buildings and
21 restore as many old buildings as I can or at least
22 get involved in some fashion.

23 From what I heard tonight, I don't know that
24 much about it, except for what I have heard. This
25 sounds like a wonderful building that needs to be

D-3-1

D-4-1

1 MR. DULCICH: At this time, the time is now
2 6:50, and no additional members of the public have
3 arrived to provide comments on the Hospital Seismic
4 Demolition and Office Replacement Draft EIR. Any
5 comments regarding the Hospital Seismic Demolition
6 and Office Replacement can be submitted in writing
7 prior to the October 12th, 2015 deadline.

8 At this time I am closing the public hearing.
9 Thank you.

10 (Hearing concluded at 6:51 p.m.)

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REPORTER'S CERTIFICATE

STATE OF CALIFORNIA)
) ss.
COUNTY OF SACRAMENTO)

I, ESTHER F. SCHWARTZ, certify that I was the official Court Reporter for the proceedings named herein, and that as such reporter, I reported in verbatim shorthand writing those proceedings;

That I thereafter caused my shorthand writing to be reduced to printed format, and the pages numbered 3 through 24 herein constitute a complete, true and correct record of the proceedings.

IN WITNESS WHEREOF, I have subscribed this certificate at Sacramento, California, on this 22nd day of September, 2015.

ESTHER F. SCHWARTZ
CSR NO. 1564

RESPONSE TO COMMENT D-1

Response to Comment D-1-1

The comment questions the conclusions in the historic evaluation that the Housestaff Building is not eligible for either register, recounts some of the building's history, and states that it should instead be seismically retrofitted and repurposed. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Responses to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

RESPONSE TO COMMENT D-2

Response to Comment D-2-1

The comment expresses opinions and recounts some of the commenter's personal experiences, along with some of the architect's and the building's history. However the comment does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft EIR. Therefore, a response is not required pursuant to CEQA. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration.

RESPONSE TO COMMENT D-3

Response to Comment D-3-1

This comment is a set of general remarks and opinions and recounts some of the commenter's personal experiences. The comment does not raise a specific environmental issue within the meaning of CEQA, and therefore no further response is provided. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration.

RESPONSE TO COMMENT D-4

Response to Comment D-4-1

The comment expresses opinions and opposition to the proposed demolition of the Housestaff Building, recounts some of the commenter's personal experiences, and proposes that it should instead be seismically retrofitted and repurposed. The comment is acknowledged for the record and will be forwarded to the decision makers for their consideration. Please also refer to the **Topical Response**, and **Response to Comments A-2-2 and A-2-3**, which explain why the building does not qualify as a historic resource and why it cannot be retrofitted and repurposed.

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