

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS IN CONNECTION WITH  
THE APPROVAL OF THE HOUSESTAFF DEMOLITION PROJECT,  
SACRAMENTO CAMPUS**

**I. CONSIDERATION OF THE HOSPITAL SEISMIC DEMOLITION AND OFFICE REPLACEMENT PROJECT FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT AND THE 2010 LRDP ENVIRONMENTAL IMPACT REPORT**

Pursuant to Title 14, California Code of Regulations, Section 15090, the Board of Regents of the University of California (The Regents) (hereinafter referred to collectively as the “University”), took the following actions on the Hospital Seismic Demolition and Office Replacement Project (“Hospital Seismic,” the Project) on November 17, 2015:

- A. Certified the Final Focused Tiered Environmental Impact Report (“Final EIR”) (State Clearinghouse No. 2015072012) prepared for the Hospital Seismic Demolition and Office Replacement Project;
- B. Adopted Findings and a Statement of Overriding Considerations pertaining to the Tiered EIR, which is tiered from the 2010 Long Range Development Plan (LRDP) Environmental Impact Report (EIR);
- C. Adopted mitigation measures and a Mitigation Monitoring and Reporting Program for the Hospital Seismic Demolition Project; and
- D. Approved the North Addition Office Building as the first project from the Final EIR.

The Hospital Seismic Demolition and Office Replacement Project, evaluated in the Final EIR include: (1) the construction of the approximately 130,000 gross square foot (“GSF”) 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. In total, the projects would reduce building space on the Sacramento campus by approximately 125,000 GSF.

Approval of the Housestaff Demolition Project is now being considered for final approval and demolition separately and subsequently by the University.

**II. FINDINGS**

**A. PROJECT DESCRIPTION**

UC Davis Sacramento Campus would demolish the Housestaff Building (approximately 20,000 gsf) located near the northwest corner of the UC Davis Health Sacramento Campus; adjacent to the Main Hospital complex. The Housestaff Building currently provides space for clinical pastoral services and transplant staff offices. The two-story building was constructed in 1916 and has a “very poor” seismic safety rating and “poses significant risk of collapse and danger to the public” (OSHPD). 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. Post demolition, the area will be used as a construction yard, supporting project crews who will be performing the decommissioning and deconstruction of the seismically deficient North/South Wing of the Main Hospital. Once the

North/South Wing demolition is complete, the site of the Housestaff Building would be developed into a pedestrian plaza area and landscaped according to UC Davis standards.

## **B. ENVIRONMENTAL REVIEW PROCESS**

Having received, reviewed, and considered the 2010 LRDP EIR, the 2010 LRDP Findings and Statement of Overriding Considerations, and the Focused Tiered EIR for the Hospital Seismic Demolition and Office Replacement Project, and other information in the administrative record, the University hereby adopts the following Findings for the project in compliance with CEQA, the CEQA Guidelines, and the University of California Procedures for Implementation of CEQA. The University adopts these Findings in conjunction with its approval of the design of the project, as set forth in Section IV, below.

The Housestaff Demolition Project is consistent with the scope of activities anticipated in the Hospital Seismic Demolition project and evaluated throughout the Focused Tiered EIR. The Focused Tiered EIR evaluated the Housestaff Demolition as a 20,000 square feet (sf) building demolition. The Focused Tiered EIR appropriately evaluated the location, footprint, building square footage, and associated demolition impacts related to the Project.

The Housestaff Demolition Project of the Hospital Seismic Demolition and Office Replacement Project was addressed in the adopted Focused Tiered EIR for the Hospital Seismic Demolition and Office Replacement Project and the associated impacts of this project element were covered in the Focused Tiered EIR. The impacts of the Housestaff Demolition are the same types of impacts as evaluated for the overall Hospital Seismic Demolition and Office Replacement Project throughout the Focused Tiered EIR. The significant environmental impacts of this project element have been eliminated or substantially lessened where feasible. Any significant impacts to which the Housestaff Demolition contributes and that were found to be unavoidable were fully analyzed and adequately addressed in the Hospital Seismic Demolition and Office Replacement Project Focused Tiered EIR and the 2010 LRDP EIR, and are acceptable because of the factors described and adopted in the Findings and Statement of Overriding Considerations, which were adopted in connection with The Regents' approval of the 2010 LRDP and the subsequent Findings and Statement of Overriding Considerations for the Hospital Seismic Demolition and Office Replacement Project Focused Tiered EIR. Housestaff Demolition will not result in any new significant environmental effects that have not been mitigated or substantially increase the severity of the significant environmental effects previously identified in the Focused Tiered EIR and the 2010 LRDP EIR.

The Tiered Focused EIR identified additional, feasible, project-specific mitigation measures to mitigate significant impacts to less-than-significant levels. These measures would be implemented in relation to the Housestaff Demolition, consistent with the Mitigation Monitoring Program.

### **III. ADDITIONAL FINDINGS**

#### **A. INCORPORATION BY REFERENCE**

These Findings incorporate by reference in their entirety the text of the Seismic Demolition and Office Replacement Project Focused Tiered EIR, the 2010 LRDP, the 2010 LRDP Final EIR, and the Findings and Statement of Overriding Considerations and Mitigation Monitoring Program adopted by The Regents in connection with its approval of the 2010 LRDP and the Seismic Demolition and Office Replacement Project Focused EIR. Without limitation, this incorporation is intended to elaborate on the scope and nature of the project, its potential environmental impacts, and the basis for determining the significance of the project's impacts.

#### **B. 2020 LRDP UPDATE EIR**

During the course of the CEQA review process for the Housestaff Demolition Project, UC Davis drafted and ultimately received approval for a new LRDP (the "2020 LRDP Update"), which replaces the 2010 LRDP. In tandem with the 2020 LRDP Update approval, the University certified an environmental impact report for the 2020 LRDP Update (the "2020 LRDP Update EIR"), and the 2020 LRDP Update Supplemental EIR considered the Project as part of the 2020 LRDP's cumulative impacts analysis. The University has concluded that no additional analysis is necessary with respect to this Project. The differences between the 2010 LRDP and 2020 LRDP Update would not produce any additional potentially significant environmental impacts for the Housestaff Project, nor would they require the inclusion of any new or modified mitigation measures to address this Project's impacts, because the development contemplated for the area around the Project changed in only an insubstantial manner between the 2010 LRDP and the 2020 LRDP Update, and any potential cumulative impacts will be addressed through the 2020 LRDP Update SEIR. For these reasons, the University finds that no additional CEQA analysis is necessary as a result of the approval of the 2020 LRDP, and a subsequent analysis is not required pursuant to CEQA Guidelines section 15162 because the Seismic Demolition and Office Replacement Project Focused EIR did not require substantial revision.

#### **C. MITIGATION MONITORING AND REPORTING PROGRAM**

When making findings, a lead agency must adopt a reporting or monitoring program for the changes to the Project that it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment. The Project incorporates all applicable mitigation measures as identified in the Mitigation Monitoring and Reporting Program adopted in connection with the 2010 LRDP EIR and the project-specific Mitigation Monitoring and Reporting Program for the Hospital Seismic Demolition and Office Replacement Project Focused Tiered EIR.

#### **D. RECORD OF PROCEEDINGS**

Various documents and other materials constitute the record of proceedings upon which the University bases its findings and decision contained herein. These documents and materials are

located at UC Davis Health, Office of FD&C, 4800 Second Avenue, Suite 3010, Sacramento, CA, 95817 or online at <https://environmentalplanning.ucdavis.edu/current-projects>.

#### **IV. SUMMARY OF FINDINGS**

Based on the adopted Hospital Seismic Demolition and Office Replacement Project Findings and Statement of Overriding Considerations and the information contained in the record, it is hereby determined that:

- A. Housestaff Demolition, of the Hospital Seismic Demolition and Office Replacement Project is within the scope of activities anticipated in the Hospital Seismic Demolition and Office Replacement Project and evaluated in the Focused Tiered EIR.
- B. Housestaff Demolition, of the Hospital Seismic Demolition and Office Replacement Project will not result in any new significant environmental effects that have not been mitigated or substantial increases in the severity of the significant environmental effects previously identified in the Focused Tiered EIR.
- C. Housestaff Demolition, of the Hospital Seismic Demolition and Office Replacement Project will not result in substantial changes that require major revisions in the Hospital Seismic Demolition and Office Replacement Project Focused Tiered EIR or the 2010 LRDP EIR.
- D. There have not been substantial changes with respect to the circumstances under which the Project will be undertaken that require major revisions in the Hospital Seismic Demolition and Office Replacement Project Focused Tiered EIR.
- E. This determination reflects the University's independent judgment and analysis.

#### **V. APPROVALS**

The University hereby takes the following actions:

- A. Adopt the CEQA Findings for the Housestaff Demolition Project having considered the previously certified 2010 Long Range Development Plan (LRDP) Environmental Impact Report (EIR) for the Sacramento Campus, as well as the Focused Tiered EIR to the 2010 LRDP EIR for Hospital Seismic Demolition and Office Replacement Project.
- B. Make a condition of approval, the implementation of applicable mitigation measures within the responsibility and jurisdiction of Sacramento Campus as identified in the Mitigation Monitoring and Reporting Program adopted in connection with the 2010 LRDP EIR and the project-specific Mitigation Monitoring and Reporting Program for the Hospital Seismic Demolition and Office Replacement Project Focused Tiered EIR.
- C. Approve the design of Housestaff Demolition Project of the Hospital Seismic Demolition and Office Replacement Project, Sacramento Campus, based on the information contained herein.

**Attachments:**

Attachment 1:	Mitigation Monitoring And Reporting Program For the Hospital Seismic Demolition and Office Replacement Project <a href="https://environmentalplanning.ucdavis.edu/current-projects#Sac%20Hopital%20Seismic%20Demo">https://environmentalplanning.ucdavis.edu/current-projects#Sac%20Hopital%20Seismic%20Demo</a>
Attachment 2:	2010 LRDP and LRDP EIR <a href="https://health.ucdavis.edu/facilities/contractors/LRDP.html">https://health.ucdavis.edu/facilities/contractors/LRDP.html</a>
Attachment 3:	Hospital Seismic Demolition and Office Replacement Project Focused Tiered EIR <a href="https://environmentalplanning.ucdavis.edu/current-projects#Sac%20Hopital%20Seismic%20Demo">https://environmentalplanning.ucdavis.edu/current-projects#Sac%20Hopital%20Seismic%20Demo</a>