



ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY
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August 27, 2015

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

**NOTICE OF COMPLETION
DRAFT FOCUSED TIERED ENVIRONMENTAL IMPACT REPORT**

Project Title: UC Davis Sacramento Campus Hospital Seismic Demolition and Office Replacement, State Clearinghouse No. 2015072012

Project Location: UC Davis Sacramento Health System:
2315 Stockton Boulevard, Sacramento

County: Sacramento

Project Description

UC Davis proposes to complete a series of construction projects that will comprise the Hospital Seismic Demolition and Office Replacement Project for improved seismic safety and replacement office space at the UC Davis Sacramento Medical Center. The proposed project includes multiple components consisting of construction of the North Addition 130,000 square foot office building, demolition of the 235,000 square foot North/South Hospital Wing, and demolition of the 20,000 square foot Housestaff building. In total, the project would reduce building area by approximately 125,000 square feet.

The North Addition office building would provide replacement office space for staff currently working in the North/South Wing of the hospital. The proposed building would be a six-story building located along the northern edge of the medical center between V Street and the Main Hospital Complex just north of the East Wing and the Davis Tower. Between V Street and the proposed North Addition building, a landscaped area of approximately 40 feet would be installed.

The North/South Hospital 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 hospital, the remaining western edge of the hospital would have no exterior wall and 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 Hospital Wing, the site would be landscaped to create a plaza area. 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. The construction and demolition periods are expected to take place from 2016 through 2022 with construction access provided from Stockton Boulevard via Colonial Way and no construction access allowed on V Street.

Project Objectives

The combined three projects of constructing the North Addition Office building, demolishing the North/South Wing of the hospital, and demolishing the Housestaff building will provide modern replacement space for seismically deficient and outdated facilities. The North Addition Office Building project will provide new space to allow for the relocation of critical operational support from the North/South Wing of the Main Hospital and the Housestaff building. This project must be completed by 2020 to address seismic safety mandates required by the State of California. Projects to address the seismic safety of all hospital buildings have been prioritized based on funding availability with seismically inadequate acute care and hospital beds spaces replaced or renovated in prior years, leaving at this time, the need to address seismic deficiencies in building space for other operational functions of the hospital.

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 existing hospital buildings.
- Create adjacent outdoor plaza/garden space.

Summary of Significant Impacts

The Draft EIR concludes the project would result in project-level significant impacts to aesthetics, noise and construction traffic. The project would also contribute to potential cumulative impacts that were adequately analyzed in the 2010 LRDP EIR. The project is not located on a listed site of toxic contamination.

Environmental Review and Comment

The University of California is the Lead Agency and has prepared a Draft Focused Tiered Environmental Impact Report (DEIR) for the proposed project (State Clearinghouse No. 2015072012). The DEIR specifically evaluates the potential impact areas of aesthetics, air quality, greenhouse gas emissions, hazardous materials, hydrology and water quality, noise, construction traffic, and utilities. Pursuant to Sections 15152 and 15168 of the California Environmental Quality Act Guidelines, the analyses and conclusions in the EIR will be tiered from the programmatic EIR prepared for the 2010 UC Davis Sacramento Campus Long Range Development Plan (LRDP).

The Hospital Seismic Demolition and Office Replacement Project Draft EIR is available for public and agency review from August 26, 2015 to October 12, 2015 and is available at the following locations:

- 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/index.html

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 will host a public hearing as an opportunity for the public to provide oral comments on the adequacy of the Draft EIR. Comments on the Draft EIR must be received by 5:00 PM on October 12, 2015 and can be e-mailed to environreview@ucdavis.edu or sent to:

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

We appreciate your prompt acknowledgement and review of this Draft EIR. If you have any questions about the project, please contact me at (530) 752-2432.

Sincerely,



Sid England
Assistant Vice Chancellor – Environmental Stewardship
and Sustainability

Enclosures: 15 copies of the Draft Focused Tiered EIR Summary and CD's with Entire Draft Focused Tiered EIR
1 Notice of Completion and Environmental Document Transmittal Form
c: Notice of Completion and Environmental Document Transmittal Form, and Draft Focused Tiered
Environmental Impact Report sent to addressees on attached list.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2015072012

Project Title: UC Davis Sacramento Hospital Seismic Demolition and Office Replacement

Lead Agency: The Regents of the University of California

Contact Person: Sid England

Mailing Address: 1 Shields Avenue

Phone: 530-752-2432

City: Davis

Zip: 95616

County: Yolo

Project Location: County: Sacramento City/Nearest Community: Sacramento

Cross Streets: Stockton Boulevard and Broadway Street

Zip Code: 95817

Longitude/Latitude (degrees, minutes and seconds): 38 ° 22 ' 40 " N / 121 ° 27 ' 64 " W Total Acres: 3

Assessor's Parcel No.:

Section: 17

Twp.: 8N

Range: 5E

Base: Diablo

Within 2 Miles: State Hwy #: 50 and 99

Waterways: American River

Airports: Sacramento Executive

Railways: UPRR

Schools:

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: project approval

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: Medical Campus Seismic Safety Redevelopment

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: GHG

Present Land Use/Zoning/General Plan Designation:

Land use designation is for Hospital land uses.

Project Description: (please use a separate page if necessary)

See attached Public Notice.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>Sacramento AQMD</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 27, 2015 Ending Date October 12, 2015

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
 Address: _____ Address: _____
 City/State/Zip: _____ City/State/Zip: _____
 Contact: _____ Phone: _____
 Phone: _____

Signature of Lead Agency Representative:  Date: 8/26/15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**UC DAVIS PUBLIC NOTICE:
NOTICE OF COMPLETION
DRAFT FOCUSED TIERED ENVIRONMENTAL IMPACT REPORT
UC DAVIS HOSPITAL SEISMIC DEMOLITION AND OFFICE REPLACEMENT**

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

Deborah Wylie
Capital Resources Management
Office of the President
1111 Franklin Street, 6th Floor #6201
Oakland, CA 94607-5200

James E. Holst
Office of the General Counsel
University of California
300 Lakeside Drive, 7th Floor
Oakland, CA 94612-3550

Phil Zeniner
State Water Resources Control Board
Division of Water Quality, P.O. Box 100
Sacramento, CA 95801

State of California
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Department of Toxic Substances Control
1001 I Street
Sacramento, CA 95814-2828

County Clerk
County of Sacramento
PO Box 839
Sacramento, CA 95812

Rosanne Taylor
Department of Conservation
801 K Street, MS-24-02
Sacramento, CA 95814

Eric Fredericks, Chief
Office of Transportation Planning—
South
District 3 Sacramento Area Office
2379 Gateway Oaks, Suite 150, MS-19
Sacramento, CA 95833

Jim Hockenberry
State Water Resources Control Board
Division of Clean Water Programs
P.O. Box 944212
Sacramento, CA 94244-2120

Hans Kreutzberg
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001

Craig Stowers
Department of Fish & Game
7400 Hendon Way
Elk Grove, CA 95758

Kasey Lizon
Sacramento Area Council of
Governments
1450 L Street, Suite 300
Sacramento, CA 95814

Bridget Binning
California Dept. of Health Services
Drinking Water Technical Programs
Environmental Review Unit
MS 7418, PO Box 997413
Sacramento, CA 95899-7413

City of Sacramento
Planning Department
915 I Street
Sacramento, CA 95814

City of Sacramento
Traffic Engineering Department
915 I Street, 3rd Floor
Sacramento, CA 95814

Sue O'Leary
Permitting and Inspection Branch, MS
#15
CA Integrated Waste Management Board
1001 I Street, PO Box 4025
Sacramento, California 95812-4025

Environmental Services
Department of Fish and Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

Wayne White
U.S. Fish and Wildlife Service
Ecological Services
2800 Cottage Way #W-2605
Sacramento, CA 95825-1888

Larry Greene
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Amy Simpson
Central Valley Regional Water Quality
Control Board
11020 Sun Center Drive #200
Rancho Cordova, CA 95670-6114

Peter Venturini
Air Resources Board
1001 I Street
Sacramento, CA 95814