

Notice of Exemption

To:  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044  
 County Clerk, County of \_\_\_\_\_

From: University of California  
Physical & Environmental Planning  
1111 Franklin Street, 6<sup>th</sup> Floor  
Oakland, California 94607-5200

**Project Title:** Inpatient Rehabilitation Hospital Project  
**Project Location:** 4875 Broadway Avenue, Sacramento  
**Project Location – City:** Sacramento  
**Project Location – County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project (Project Description):** The project involves the construction of an approximately 58,000-gross-square-foot (gsf) hospital building for inpatient rehabilitation services. The two-story, 52-bed hospital would be below high-rise construction requirements and would be built to Office of Statewide Health Planning and Development (OSHPD)-Level 1 standards. The first floor would provide approximately 35,000 gsf for patient rooms, day rooms, a physical therapy gym, dining room, and staff and support spaces. The second floor, approximately 23,000 gsf, would provide patient rooms, day rooms, treatment spaces, and staff and support spaces.

**Name of Public Agency Approving Project:** University of California  
**Name of Person or Agency Carrying Out Project:** PBM Sacramento LLC; Kindred Healthcare Inc.; University of California

**Exempt Status:** (check one)  
 Ministerial (Sec. 21080 (b)(1); 15268);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a);  
 Emergency Project (Sec. 21080(b)(4); 15269(b) (c));  
 Categorical Exemption  
 Statutory Exemptions. State code number:  
 Common Sense Exemption (Sec. 15061(b)(3)).

**Reason Why Project is Exempt:** The project is exempt under CEQA Guidelines Section 15302, as a replacement of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity of the existing structure. The existing medical-related building of 68,000 square feet will be replaced by the proposed hospital facility of approximately 58,000 square feet. The proposed building will be more energy efficient than the existing building and use of the building will be less intensive than the intended use of the existing building. No exceptions to the exemption apply.

**Lead Agency Contact Person:** Brian Harrington  
**Area Code/Telephone/Extension:** (510) 587-6116



**Signature:** \_\_\_\_\_  
Brian Harrington  
**Title:** Associate Director, Physical and Environmental Planning  
**Date:** May 21, 2020  
 Signed by Lead Agency  
 Signed by Applicant

Governor’s Office of Planning & Research

Date received for filing at OPR:

**MAY 22 2020**

**STATE CLEARINGHOUSE**