

SENATE THIRD READING

SB 830 (Arreguín)

As Amended September 02, 2025

Majority vote

SUMMARY

Establishes expedited administrative and judicial review procedures under the California Environmental Quality Act (CEQA) for an "environmental leadership hospital campus project" in the City of Emeryville, requiring the courts to resolve lawsuits within 365 days, to the extent feasible.

Major Provisions

- 1) Requires the Emeryville City Council to certify an eligible hospital project for streamlining (i.e., expedited administrative and judicial review) if the city finds the following conditions will be met:
 - a) The project will result in an investment of at least one billion dollars in California upon completion.
 - b) The project does not result in any net additional GHG emissions, as specified.
 - c) The project applicant will enter into a legally binding and enforceable community benefits agreement with the lead agency that may include specified measures in addition to any other mitigation measures required pursuant to CEQA.
 - d) The project will achieve a reduction in vehicle miles traveled per capita of at least 15 percent compared to existing development.
 - e) The project will obtain certification as LEED gold standard or better for all new construction that is eligible for LEED certification.
 - f) The project applicant will, before the completion of the project, certify to the lead agency that the project applicant has completed a health impact review by the Attorney General and will comply with any resulting conditions issued by the Attorney General, as specified.
 - g) If measures are required to mitigate significant environmental impacts in a disadvantaged community, those impacts will be mitigated consistent with CEQA and the mitigation measures will be undertaken in, and directly benefit, the affected community.
 - h) The project will generate at least 500 jobs during construction.
 - i) The project creates high-wage, highly skilled jobs that pay prevailing wages and living wages, employs a skilled and trained workforce, as defined, provides construction jobs and permanent jobs for Californians, and helps reduce unemployment. These requirements do not apply to a contractor or subcontractor performing work that is subject to a project labor agreement.
 - j) The project applicant demonstrates compliance with specified recycling requirements.

- k) The project applicant agrees that all mitigation measures required pursuant to CEQA and any other environmental measures required by this bill shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency.
 - l) The project applicant agrees to pay the costs of the trial court and the court of appeal in hearing and deciding any case subject to this section, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner provided in the rules of court adopted by the Judicial Council.
 - m) The project applicant agrees to pay the costs of preparing the record of proceedings for the project concurrent with review and consideration of the project pursuant to this division, in a form and manner specified by the lead agency for the project.
- 2) Requires the Judicial Council to adopt rules of court to establish procedures that require resolution, to the extent feasible, within 365 days, including any appeals, of a lawsuit challenging the certification of the EIR or any project approvals.
- 3) Makes related findings.

COMMENTS

CEQA provides a process for evaluating the environmental effects of applicable projects undertaken or approved by public agencies. If a project is not exempt from CEQA, an initial study is prepared to determine whether the project may have a significant effect on the environment. If the initial study shows that there would not be a significant effect on the environment, the lead agency must prepare a negative declaration. If the initial study shows that the project may have a significant effect on the environment, the lead agency must prepare an EIR.

An EIR must accurately describe the proposed project, identify and analyze each significant environmental impact expected to result from the proposed project, identify mitigation measures to reduce those impacts to the extent feasible, and evaluate a range of reasonable alternatives to the proposed project. If mitigation measures are required or incorporated into a project, the agency must adopt a reporting or monitoring program to ensure compliance with those measures.

Generally, CEQA actions taken by public agencies can be challenged in superior court once the agency approves or determines to carry out the project. CEQA appeals are subject to unusually short statutes of limitations. Under current law, court challenges of CEQA decisions generally must be filed within 30-35 days, depending on the type of decision. The courts are required to give CEQA actions preference over all other civil actions. However, the schedules for briefing, hearing, and decision are less definite. The petitioner must request a hearing within 90 days of filing the petition and, generally, briefing must be completed within 90 days of the request for hearing. There is no deadline specified for the court to render a decision.

According to the Author

Maintaining access to emergency and acute care is critical for the East Bay region, with natural hazard risks, a growing senior population and a shortage of facilities due to the 2015 closure of Doctors Hospital in San Pablo and the announced closure of the Alta Bates Summit Berkeley Hospital by 2030. These closures would put thousands of residents at risk without an accessible emergency room, and put a strain on the region's remaining hospitals.

After years of community advocacy and discussion, in February 2025, Sutter Health announced plans to invest more than \$1 billion dollars to expand services in the East Bay. At the heart of this regional expansion is the construction of a new, 12-acre Sutter Health Emeryville Campus, which will serve as a key healthcare destination, and will allow for a transition of hospital services to avoid the negative impacts of Alta Bates' closure on East Bay residents. SB 830 is necessary to ensure the region's residents will be able to have access to high-quality care within a 15-minute drive from home or work.

Arguments in Support

According to Sutter Health, this bill will expedite Sutter's new hospital project in Emeryville and ensure that patients in the East Bay continue to have access to the lifesaving care that they need. It will designate the hospital building project as an Environmental Leadership Hospital Campus Project in order to streamline CEQA lawsuit adjudication from the standard three-to-five year timeline to 365 days. This will save much needed time in and allow the new hospital to be built as expeditiously as possible.

Arguments in Opposition

None received.

FISCAL COMMENTS

According to the Assembly Appropriations Committee, potential cost pressure (Trial Court Trust Fund, General Fund) of an unknown amount to the court (most likely the Alameda County Superior Court) to process and hear CEQA challenges to the environmental leadership hospital campus project in the City of Emeryville on an expedited timeline. Expedited cases generally create costs and staffing pressures on the courts, as each review typically requires a judicial officer, research attorneys, and staff. However, the bill requires the project applicant to pay any additional costs incurred by the courts to adjudicate cases subject to this bill. Recent amendments clarify Judicial Council's authority to charge the standard \$180,000 filing fee, similar to authority statute gives Judicial Council in regards to other CEQA judicial streamlining projects. Although courts are not funded on the basis of workload, increased pressure on the Trial Court Trust Fund may create a demand for increased funding for courts from the General Fund. The fiscal year 2025-26 state budget provides \$82 million ongoing General Fund to the Trial Court Trust Fund for court operations.

VOTES

SENATE FLOOR: 37-0-3

YES: Allen, Alvarado-Gil, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove, Hurtado, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh, Padilla, Pérez, Richardson, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener

ABS, ABST OR NV: Archuleta, Reyes, Rubio

ASM NATURAL RESOURCES: 13-0-1

YES: Bryan, Alanis, Connolly, Ellis, Flora, Garcia, Haney, Hoover, Kalra, Muratsuchi, Pellerin, Schultz, Zbur

ABS, ABST OR NV: Wicks

ASM JUDICIARY: 12-0-0

YES: Kalra, Dixon, Bauer-Kahan, Bryan, Connolly, Harabedian, Macedo, Pacheco, Papan, Sanchez, Stefani, Zbur

ASM APPROPRIATIONS: 11-0-4

YES: Wicks, Arambula, Calderon, Caloza, Elhawary, Fong, Mark González, Ahrens, Pacheco, Pellerin, Solache

ABS, ABST OR NV: Sanchez, Dixon, Ta, Tangipa

UPDATED

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