



Notice of Availability and Public Hearing
University of California, Irvine
Irvine Campus Medical Complex Subsequent Environmental Impact Report

DATE: October 2, 2020

TO: Reviewing Agencies and Other Interested Parties

FROM: University of California, Irvine

PROJECT TITLE/SUBJECT: University of California, Irvine (UCI) Irvine Campus Medical Complex – Notice of Availability of a Subsequent Environmental Impact Report (SEIR) and Public Hearing

DRAFT SEIR REVIEW PERIOD: October 2, 2020 to November 16, 2020

PUBLIC HEARING: Monday, October 19, 2020 at 5:30 p.m. via Zoom

NOTICE IS HEREBY GIVEN THAT the University of California, Irvine (UCI), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Subsequent Environmental Impact Report (SEIR) for the proposed Irvine Campus Medical Complex Project.

Project Location: The Project site is located in the North Campus sector of the UCI Campus, which is located approximately 0.8-mile northwest of the UCI Main Campus. The site is generally bordered by Birch Street to the northeast and Jamboree Road to the northwest. The site is approximately 14.5 acres and is primarily undeveloped but includes portions of existing UCI Support Service Facilities, surface parking, and the 150-foot development buffer zone that serves as a setback from the UC San Joaquin Marsh Reserve located south of the Project site. Approximately 3.5 acres of the adjacent UCI Arboretum will be used as temporary construction laydown and staging.

Project Background: Each campus of the University of California is required to periodically prepare a Long Range Development Plan (LRDP) that sets forth concepts, principles, and plans to guide future growth of that campus. In November 2007, the Regents of the University of California (Regents) adopted the 2007 LRDP for the UCI campus, which outlines projected development levels and patterns for UCI. The 2007 LRDP EIR was certified by the Regents in November 2007 and includes, among other things, analysis of the potential environmental impacts from proposed development in the North Campus. This Draft SEIR tiers off of the 2007 LRDP EIR and provides a site-specific analysis of the proposed Project.

Project Description: The Project proposes to develop a UCI Health integrated medical campus providing inpatient, ambulatory, and emergency care services. Proposed buildings include an up to 144-bed Acute Care Hospital, 225,000-gross-square-foot (GSF) Ambulatory Care Center, a central utility plant, and a 1,400-space parking structure. To construct these new facilities, trailers, storage containers, and surface parking would be demolished at the Project site, and a temporary, unpaved surface lot would be installed within the existing UCI Support Services Facilities area to the north of the Project site to replace the displaced spaces. The other existing uses, the trailers and storage containers, are not proposed to be replaced. During construction, the Project proposes to use approximately 3.5 acres of the existing UCI Arboretum as a temporary construction staging and laydown area.

Additional improvements include outdoor public spaces and gardens, pedestrian and bicycle path improvements, recreational trail, ornamental landscaping, and vehicular circulation and access. The patient care facilities would be located in the southeastern area of the site, overlooking the UC San

Joaquin Marsh Reserve, and the parking structure and central plant would be located in the northern area of the site. Vehicular access to the project site would be provided from Jamboree Road at Birch Street and at West Access Road. Additional surface parking would be provided throughout the site.

2007 LRDP Amendment: UCI is proposing to amend the 2007 LRDP to allow Inpatient uses under the Mixed Use – Commercial land use designation.

Significant Environmental Impacts: The Draft SEIR has determined that the proposed project would result in significant and unavoidable impacts to cultural resources and tribal cultural resources. No other significant and unavoidable environmental effects would result from the proposed Project after incorporation of identified mitigation measures.

Public Review Period: The Draft SEIR and related documents are available on the UCI website at: <https://cpep.uci.edu/environmental/review.php>. Due to the COVID-19 pandemic, if you would like to review a paper copy of the Draft SEIR, please contact Lindsey Hashimoto, details below, to schedule an appointment. In accordance with CEQA, the public review period begins on Friday, October 2, 2020 and ends on Monday, November 16, 2020 to submit written comments.

To submit written comments regarding the Draft SEIR, please include “Irvine Campus Medical Complex Draft SEIR Comments” in the subject line and send comments via U.S. mail or e-mail to:

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Public Hearing: UCI will hold a Draft SEIR Public Hearing on October 19, 2020 beginning at 5:30 p.m. to receive oral comments on the adequacy of the information presented in the Draft SEIR. Due to the COVID-19 pandemic, the Draft SEIR Public Hearing will be conducted via Zoom. If you are interested in attending this meeting, please register at: <https://tinyurl.com/ICMCSEIRHearing>. After registering, you will receive a confirmation email containing information about accessing the meeting. For additional information regarding the Public Hearing and registering on Zoom, please visit: <https://cpep.uci.edu/environmental/review.php>. For questions regarding the Public Hearing or registering for the meeting on Zoom, please contact Lindsey Hashimoto.

Sincerely,



Richard Demerjian
Assistant Vice Chancellor
Campus Physical and Environmental Planning