

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Ave.  
Cypress, CA 90630

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

**Project Title:** University of California, Irvine - Proposed Center for Advanced Care and Irvine Campus Medical Complex Developments Revised Removal Action Workplan

**State Clearinghouse Number:** 2020029099

**Project Location:** 19172, 19182, and 19262 Jamboree Road Irvine, CA 92612

**County:** Orange

**Project Applicant:** University of California, Irvine

**Project Description:** The Department of Toxic Substances Control (DTSC) approved the University of California, Irvine (UCI) Proposed Center for Advanced Care and Irvine Campus Medical Complex Developments (Project Site) Revised Removal Action Workplan (RAW) on March 21, 2023. The RAW identified the remediation activities consisting of the implementation of a Vapor Intrusion Mitigation System (VIMS). The VIMS will provide long-term protection for future occupants of the Project Site from health risks due to the levels of total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) in soil vapor present at the Project Site. The VIMS will be designed as a passive system that can also be operated as an active system if action levels pre-determined by DTSC are exceeded.

The VIMS will consist of designing and constructing a vapor barrier and an additional venting system (a vent pipe or a series of vent pipes) installed through the slab that relies on convective flow of warmed air upward in the vent pipe to draw air from beneath the slab. This constitutes the passive portion of the VIMS.

VIMS will address concentrations of TPH and VOCs in soil vapor that exceed action levels pre-determined by DTSC, by applying a vacuum using blowers and capturing TPH and VOCs in carbon vessels. This requires installation of a sub-slab piping network, vapor barrier, smoke testing and inspection, design drawings/specifications, permits, installation of remediation equipment, operation and maintenance, monitoring and reporting. This constitutes the active portion of the VIMS.

The University of California, as the California Environmental Quality Act (CEQA) Lead Agency, prepared the Irvine Campus Medical Complex and Long-Range Development Plan Amendment #3 Subsequent Environmental Impact Report (SEIR). The University of California approved the SEIR on January 21, 2021. The Project consisted of the construction of a medical complex to house medical inpatient, ambulatory, and emergency services; a central utility plant; and a parking structure. The overall building program includes a 350,000 gross square feet (gsf) hospital with 96 to 144 beds, including inpatient services, emergency department, surgery department, and support services; a 225,000 gsf ambulatory care center including comprehensive cancer services; outpatient surgery; diagnostics and treatment; support services, and shell space to support future growth in clinics; a central utility plant; and a parking structure providing approximately 1,400 spaces. The Project includes Amendment #3 to the 2007 Long Range Development Plan to also allow inpatient uses under the Mixed Use – Commercial land use designation to accommodate the new hospital.

DTSC, as a CEQA Responsible Agency, utilized the previously approved SEIR to evaluate the potential environmental impacts associated with the RAW's remediation activities. An Addendum to the SEIR was prepared to analyze the remediation activities and concluded that the proposed remediation will not result in significant and unavoidable impacts to the environment.

As a Responsible Agency under CEQA, DTSC approved the above-described project on March 21, 2023 and has made the following determinations:

1. An Environmental Impact Report Addendum was prepared for this project pursuant to the provisions of CEQA.
2. Mitigation measures were made a condition of project approval.
3. A Statement of Overriding Considerations was not adopted for this project.
4. Findings were made pursuant to the provisions of CEQA.
5. The project will not have a significant effect on the environment.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
 Site Mitigation and Restoration Program  
 5796 Corporate Ave  
 Cypress, CA 90630

Additional project information is available on EnviroStor:  
[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60003130](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003130)

Contact Person Anthony Rosas	Contact Title Environmental Scientist	Phone Number (714) 284-5430
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Approver's Signature:



Date:

March 21, 2023

Approver's Name A. Edward Morelan, PG, CEG	Approver's Title Branch Chief	Approver's Phone Number (714) 484-5440
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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: