

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



**NOTICE IS HEREBY GIVEN** that the City of Irvine is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of State CEQA Guidelines. A copy of the **PROPOSED MITIGATED NEGATIVE DECLARATION** and **INITIAL STUDY**, which support the proposed findings are on file at the City of Irvine.

**State Clearinghouse No.:** Not yet issued.  
(if applicable)

**Project Title and File No.:** Hoag Hospital Irvine Conditional Use Permit Modification, 00816357-PCPM

**Project Applicant:** LPA Design Studios, on behalf of Hoag Hospital Irvine  
5301 California Avenue, Suite 100  
Irvine, California 92617  
Attn: Rick Wood  
(949) 769-6240

**Project Location:** The project is located at 16200 Sand Canyon Avenue in the City of Irvine, County of Orange, and is generally bounded by Sand Canyon to the north, Alton Parkway to the west, a 4.22-acre Southern California Edison easement to the South, and the San Diego Creek Trail to the east.

**Project Description:** The project consists of a Conditional Use Permit modification to increase the number of hospital beds from 166 to 391, and increase the size of the hospital from the originally approved 575,559 square feet to 1,007,711 square feet, and to classify the additional 432,152 square feet of hospital campus as additive development intensity.

**Information Available:** A copy of the **Mitigated Negative Declaration** and other project information are available for your review by accessing the City of Irvine website at [cityofirvine.org/community-development/current-environmental-reviews](http://cityofirvine.org/community-development/current-environmental-reviews); or by contacting Hernan DeSantos, Senior Planner, by email at [hdesantos@cityofirvine.org](mailto:hdesantos@cityofirvine.org) or by telephone at (949) 724-6441.

**Environmental Impact:** Mitigation Measures have been included in the project to avoid potentially significant effects in the following areas:

- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Public Services
- Tribal Cultural Resources

**Citizen Involvement:** Written comments on the draft **Mitigated Negative Declaration** will be received by the City from **October 14, 2020 to November 2, 2020**. Please submit comments by email to Hernan DeSantos, Senior Planner, at [hdesantos@cityofirvine.org](mailto:hdesantos@cityofirvine.org).

It is anticipated that this proposal will be presented to the Planning Commission at a public hearing on November 19, 2020. A separate public hearing notice will be mailed at least 15 days before the scheduled Planning Commission date and will include specific details about how to participate, which may include either tele-conferencing, video-conferencing, or another equivalent option. The actual method of participation, will be included with the posted Planning Commission Agenda, which will be posted on-line at least 72 hours in advance of the meeting at [cityofirvine.org/planning-commission](http://cityofirvine.org/planning-commission).

**Note:** If, in the future, you wish to challenge this application in court, you may be limited to raising only those issues which you or someone else raised orally at this public hearing or in written correspondence received by the Chairperson of the Planning Commission or the Director of Community Development at or before the hearing.

**City Contact:** Hernan DeSantos, Senior Planner  
(949) 724-6441; [hdesantos@cityofirvine.org](mailto:hdesantos@cityofirvine.org)

**Notice Date:** October 14, 2020