



NOTICE OF DETERMINATION

TO: X State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA. 95812-3044

X County Clerk
County of Orange
601 North Ross Street
Santa Ana, CA. 92701

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575
Attn: Hernan DeSantos
Senior Planner
949-724-6441

SUBJECT: Filing of **Notice of Determination** in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse No.: SCH No. 2020109009

Project Title and File No.: Hoag Hospital Irvine Expansion (00816357-PCPM)

Applicant: LPA Design Studios, on behalf of Hoag Memorial Hospital Presbyterian
5301 California Avenue, Suite 100
Irvine, CA 92617

Project Location: The project site is located at 16200 Sand Canyon Avenue and is generally bounded by Sand Canyon Avenue 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 in Planning Area 13 (Irvine Spectrum 4).

Project Description: To increase the number of hospital beds from 166 to 391, and to increase the hospital development intensity from the originally approved 575,559 square feet to 1,007,711 square feet, and to classify the new square footage as additive development intensity consistent with Zoning Ordinance Section 9-0-3(c), as amended by Ordinance 19-13. The proposed project would add 436,740 square feet of hospital services with 225 beds, including approximately 260,000 sf of hospital support services, a 47,550 sf Central Utility Plant, an 8,000 sf auditorium and conference center, two parking structures, and surface parking areas.

This is to advise that the **Planning Commission of the City of Irvine, as lead agency**, approved the project on November 19, 2020 and made the following determinations regarding the above-described project:

1. The project **will not** have a significant effect on the environment.
2. An Environmental Impact Report (EIR) **was not** prepared for this project pursuant to the provisions of CEQA. A Negative Declaration **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was** adopted for this project.
5. A Statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, is available to the General Public at: City of Irvine Community Development Department, 1 Civic Center Plaza, Irvine, CA 92606, or at cityofirvine.org/community-development/current-environmental-reviews.

Hernan DeSantos, Senior Planner
Name and Title

Signature

November 20, 2020
Date