

Notice of Exemption

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044
 County Clerk, County of _____

From: University of California
Physical & Environmental Planning
1111 Franklin Street, 6th Floor
Oakland, California 94607-5200

Project Title: Lease Guaranty in Connection with the Establishment and Operation of a
Rehabilitation Hospital for UC Irvine Health, Irvine Campus

Project Location: 17931 Von Karman Avenue, Irvine, California

Project Location – City: Irvine, California

Project Location – County: Orange

Description of Nature, Purpose, and Beneficiaries of Project (Project Description): Approval of a lease guaranty in connection with the establishment and operation of a rehabilitation hospital by a joint venture (JV) formed by UCI Health and Kindred Healthcare, Inc.

Name of Public Agency Approving Project: City of Irvine

Name of Person or Agency Carrying Out Project: PBM, LLC, University of California, Kindred Healthcare, Inc.

Exempt Status: (check one)

- Ministerial (Sec. 21080 (b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b) (c));
- Categorical Exemption (15301)
- Statutory Exemptions. State code number:
- Common Sense Exemption (Sec. 15061(b)(3)).

Reason Why Project is Exempt: The University has determined that the proposed action to approve the Lease Guaranty is not subject to and/or exempt from compliance with the California Environmental Quality Act (CEQA) for, including but not limited, to the following reasons: (1) the UC, as a participant in a joint venture with a private entity and lease guarantor, is not a lead agency and/or responsible agency and has no discretionary approval authority over the hospital project; (2) entitlement and development of the proposed UCI Health Rehabilitation Hospital is contingent on CEQA compliance pursuant to CEQA Guidelines Section 15004(b)(2)(A); (3) the proposed action does not constitute “approval” of a project under CEQA; and (4) it can be determined with certainty that there is no possibility that the activity in question (approval of the lease guarantee that only becomes effective after completion of the project in compliance with CEQA) may have a significant effect on the environment, i.e., the “common sense exemption.” (CEQA Guidelines §15061(b)(3)).

Lead Agency Contact Person: Brian Harrington

Area Code/Telephone/Extension: (510) 587-6116

Signature:



Brian Harrington

Title: Director, Physical and Environmental Planning

Date: November 4, 2022

- Signed by Lead Agency
- Signed by Applicant