

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, 7th Floor
Oakland, California 94607-5200

Project Title: Acquisition and Operation of Multiple Health Care Facilities from Tenant Health Care

Project Location: University of California, Irvine Campus

Project Location – City: Fountain Valley, Los Alamitos, Placentia, Lakewood, Yorba Linda, Brea, Anaheim, Fullerton

Project Location – County: Orange and Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project (Project Description): UCI Health proposes to acquire multiple Tenet Healthcare properties and assume a portfolio of their leased spaces and ground leased sites (see list of all properties attached).

Name of Public Agency Approving Project: University of California

Name of Person or Agency Carrying Out Project: University of California

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 & 15302)
- Statutory Exemptions. State code number:
- Common Sense Exemption (Sec. 15061(b)(3)).

Reason Why Project is Exempt: UCI's acquisition and operation of these facilities would not involve the expansion of services provided, or a change or increase in intensity of land uses. The project would not involve substantial physical changes to the structures and sites other than potential rebranding (signage replacement) and minor interior renovations as determined necessary. Therefore, the proposed acquisition is categorically exempt under CEQA Guidelines 15301, Class 1: Existing Facilities as there would be no expansion of use beyond existing conditions. Post-acquisition work may entail seismic improvements, mandatory code corrections triggered by the seismic work, and repair and restoration of impacted building finishes to ensure all buildings comply with the UC Seismic Safety Policy. This work will also bring the hospital facility into compliance with SB 1953 requirements for acute care facilities. Such seismic work will not substantially change the existing use and purpose and is therefore exempt, on a separate and independent basis, under CEQA Guidelines Section 15302 (Class 2 Exemption for Replacement Reconstruction of Existing Structures and Facilities). This proposed action does not constitute a decision by the University regarding further development of the property beyond the acquisition and the necessary seismic work and any related code corrections. Any future modifications to the property would be subject to additional environmental review at the time of approval. In accordance with Section 15300.2 of the CEQA Guidelines, no exceptions to the exemptions apply.

Lead Agency Contact Person: Brian Harrington
Area Code/Telephone/Extension: (510) 587-6116

Signature: *Brian Harrington*
Brian Harrington
Title: Director, Physical and Environmental Planning
Date: March 28, 2024

- Signed by Lead Agency
- Signed by Applicant

Attachment: Complete Acquisition List

UCI Health is proposing to acquire multiple Tenet Healthcare properties and assume a portfolio of their leased spaces and ground leased sites. For Tenet Healthcare owned properties, UCI is proposing to acquire the following:

- 17100 Euclid St, Fountain Valley
- 3801 Katella Ave, Los Alamitos
- 11170 Warner Ave, Fountain Valley
- 3791 Katella Ave, Los Alamitos
- 1301 N Rose Dr, Placentia
- 3957 Florista St, Los Alamitos
- 1275 N Rose Dr, Placentia
- 3851 Katella Ave, Los Alamitos
- 3751 Katella Ave, Los Alamitos
- 3700 E South St, Lakewood
- 3792 Catalina St, Los Alamitos
- 3650 E South St, Lakewood

For existing Tenet Healthcare leased spaces, UCI is proposing to assume the following:

- 10904 Reagan St, Los Alamitos
- 3878 Florista St, Los Alamitos
- 11100 Warner Ave, Fountain Valley
- 1041 E Yorba Linda Blvd, Placentia
- 11110 Warner Ave, Fountain Valley
- 1251 N Rose Dr, Placentia
- 11180 Warner Ave, Fountain Valley
- 1325 N Rose Dr, Placentia
- 11250 Warner Ave, Fountain Valley (ground lease)
- 16611 Yorba Linda Blvd, Yorba Linda
- 17815 Newhope St, Fountain Valley
- 16671 E Yorba Linda Blvd, Yorba Linda
- 3650 East South St, Lakewood
- 1751 N Rose Dr, Placentia
- 10861 Cherry St, Los Alamitos
- 20635 Yorba Linda Blvd, Yorba Linda
- 1251 N Rose Dr, Los Alamitos
- 380 W Central Ave, Brea
- 3771 Katella Ave, Los Alamitos
- 680 Langsdorf Dr, Fullerton
- 3851 Katella Ave, Los Alamitos
- 751 S Weir Canyon, Anaheim

For the existing Tenet Health ground leases to third-party users, UCI is proposing to assume the following:

- 11190 Warner Ave, Fountain Valley
- 3851 Katella Ave, Los Alamitos
- 5750 Downey Ave, Lakewood
- 3878 Florista St, Los Alamitos
- 3771 Katella Ave, Los Alamitos
- 1325 N Rose Dr, Placentia