



Notice of Preparation and Scoping Meeting
University of California, Irvine
Irvine Campus Medical Complex Environmental Impact Report

DATE: February 27, 2020

TO: Reviewing Agencies and Other Interested Parties

FROM: University of California

PROJECT TITLE/SUBJECT: University of California, Irvine (UCI) Irvine Campus Medical Complex – Notice of Preparation of an Environmental Impact Report (EIR) and Public Scoping Meeting

NOTICE OF PREPARATION REVIEW PERIOD: February 28, 2020 to March 28, 2020

SCOPING MEETING: Monday, March 9, 2020 at 6:00 PM
UCI Newkirk Alumni Center
450 Alumni Court, Irvine, CA 92697

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA) Guidelines Section 15050, the University of California Board of Regents (UC Regents) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the proposed Irvine Campus Medical Complex Project (ICMC).

REQUEST FOR COMMENTS ON THE SCOPE OF THE EIR

The purpose of this Notice of Preparation (NOP) is to solicit comments and suggestions regarding the scope and content of the EIR and the environmental issues and alternatives to be addressed in the EIR (CEQA Guidelines §15082). This NOP also provides notice for the public scoping meeting. The UC Regents, as Lead Agency, respectfully requests that any responsible or trustee agency responding to this notice reply in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project.

The attached summary of the proposed project's probable environmental effects and alternatives is not an analysis of the project or its impacts. The project summary information is intended to provide said agencies, interested parties, and organizations with sufficient information describing the proposed project and the environmental issues that will be addressed in the EIR so that meaningful responses and comments can be provided.

PROJECT LOCATION

The project site is located in the North Campus sector of the UCI Campus. The site is generally bordered by Birch Street to the northeast and Jamboree Road to the northwest. The project site is located approximately 0.8 mile northwest of the UCI Main Campus. The site is approximately 14.5 acres and is primarily undeveloped, but includes portions of existing UCI support service facilities with adjacent surface parking.

PROJECT DESCRIPTION

The project would allow for the development of a UCI Health integrated medical campus providing inpatient, ambulatory, and emergency care services. Proposed buildings include an approximately 350,000-gross-square-foot (gsf) hospital, approximately 200,000 gsf ambulatory care center, approximately 25,000 gsf central utility plant, and a parking structure with approximately 1,400 spaces. All buildings are proposed to be five to seven stories with additional basement levels proposed within the hospital and ambulatory care center. Proposed open space improvements include outdoor public spaces and gardens, pedestrian trail improvements, and landscaping.

Primary vehicular access would occur from two locations on Jamboree Road. Additional parking would be provided in surface parking areas distributed throughout the project site. The project would improve

circulation through the construction of pedestrian walkways and trails and shared vehicle/bicycle access roads. On-site bicycle parking would be provided in key locations.

The UCI 2007 Long Range Development Plan (LRDP) provides the comprehensive framework for development on the UCI campus; no other local land use plans apply to the project site. The project site has a LRDP land use designation of Mixed Use – Commercial. The LRDP Mixed Use – Commercial land use designation currently does not include inpatient clinical uses. Along with the analysis of the project's environmental effects, the EIR will also analyze the proposed LRDP Amendment #3, which would add inpatient uses as an allowable use under Mixed Use – Commercial.

RESPONDING TO THIS NOTICE

The UC Regents request your review and consideration of this notice, and invites input and comments from responsible and trustee agencies and interested persons and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, agencies must submit any comments in response to this notice no later than 30 days after receipt of this notice. Comments will be accepted through the close of business on March 28, 2020. E-mail responses to this notice may be sent to hashimol@uci.edu.

All comments or other responses to this notice should be submitted in writing to:

Lindsey Hashimoto, Senior Planner
University of California, Irvine
Office of Physical & Environmental Planning
4199 Campus Drive, Suite 380
Irvine, CA 92697-2325

The NOP is also available at UCI at the address and department noted above, and can also be accessed online at: <https://cpep.uci.edu/environmental/review.php>. Additionally, copies of the document are also available for review at the following libraries:

University of California, Irvine
Langson Library, Main Campus
Irvine, CA 92697

University Park Library
4512 Sandburg Way
Irvine, CA 92612

All parties that have submitted their names and mailing addresses will be notified of the availability of the Draft EIR. If you wish to be placed on the mailing list, have any questions, or need additional information, please contact Lindsey Hashimoto.

SCOPING MEETING

The University will hold a Public Scoping Meeting to present project information and solicit written comments on the scope of the EIR at 6:00 PM on March 9, 2019, at the UCI Newkirk Alumni Center, 450 Alumni Court, Irvine. Parking is available in Lot 14 located in front of the UCI Newkirk Alumni Center. Questions regarding the Scoping Meeting should be directed to Lindsey Hashimoto.

ATTACHMENT A
UC IRVINE, IRVINE CAMPUS MEDICAL COMPLEX
PROJECT SUMMARY

The Irvine Campus Medical Complex Project (proposed project) would allow for the development of a UCI Health integrated medical campus providing inpatient, ambulatory, and emergency care services. UCI Health is UCI's academic healthcare and research enterprise, serving a population of more than 3.3 million in greater Orange County. UCI Health is the only university-based care provider in Orange County and is currently primarily located on the two campuses, with the academic programs of the Susan & Henry Samueli College of Health Sciences on the main campus in Irvine, and the UC Irvine Medical Center (UCIMC) located in the City of Orange.

The overarching vision for the proposed project is development of a healthcare complex that positions UCI Health for the future; a facility with a specialty focus on oncology, neurosurgery, orthopedics, and spine services that serves the needs of the community in a modern, efficient, and accessible manner while building upon UCI's strong clinical foundation and reputation in these key specialty areas. The proposed project would create an environment where teaching, research, and clinical excellence interact to deliver the highest level of care and medical innovation, integrating the patient experience with advances in clinical quality. The proximity to the main UCI campus would promote a first-class teaching environment and establish a strong foundation for the development of research centers of excellence.

Existing Setting

The project site is located on the University of California Irvine (UCI) Campus in the City of Irvine, Orange County, California. The UCI 2007 Long Range Development Plan (LRDP) provides the comprehensive framework for development on the UCI campus; no other local land use plans apply to the project site. The 1,475-acre UCI campus is delineated into five planning sectors in the 2007 Long Range Development Plan (LRDP): the Academic Core, East Campus, West Campus, North Campus, and South Campus. These planning sectors are connected through physical linkages, such as pedestrian walkways, bicycle and trail systems, transit routes, and roadways.

The project site is located within the North Campus sector of UCI and has a LRDP land use designation of Mixed Use – Commercial. It is approximately 0.8 mile from the Main Campus and is physically separated from the Main Campus by University Drive, San Diego Creek, and the UC San Joaquin Marsh Reserve. The North Campus is generally bordered by Jamboree Road on the northwest, Campus Drive on the northeast, the UC San Joaquin Marsh Reserve to the south, and MacArthur Blvd to the southwest.

The approximately 14.5-acre project site comprises a portion of the North Campus. The project site is generally bordered by Birch Street on the northeast and Jamboree Road on the northwest. The project site is predominately undeveloped property but also includes existing UCI support service facilities.

Surrounding Land Uses

Existing University land uses adjacent to the project site include the UCI Child Development Center at 19262 Jamboree Road, Irvine to the northwest; existing UCI North Campus facilities to the northeast; the UC San Joaquin Marsh Reserve to the south; and undeveloped University property to the west. Existing North Campus facilities include campus support services (Facilities Management, Mail Services, Fleet Services, and Distribution), academic facilities (Air Pollution Laboratory, Hydrogen Fuel Cell Research Facility, and Faculty Research Facility), the UCI Arboretum, and surface parking. The UCI Child Development Center ceased operations in June 2019; the proposed UCI Center for Child Health/Medical Office Building project, which is not a part of the proposed project, would redevelop the existing Child Development Center site as a clinical facility focusing on pediatric and adult healthcare. The UCI

Arboretum includes a one-story, multi-purpose building; greenhouse; shade houses; and two aviaries. The landscaping consists of a mix of exotic and native plant collections, lawns, and an asphalt pathway system.

Off-campus uses in the project vicinity include residential, commercial, and municipal uses west, northwest, and northeast of the project site in the cities of Irvine and Newport Beach.

Land Use Designation

The UCI land use designation for the project site is Mixed Use – Commercial. The Mixed Use – Commercial land use designation allows for the construction of facilities for Clinical Uses, General Office, Research & Development, Academic Uses, Commercial and Retail, Conference Facilities, and Residential uses.

Project implementation would require an UCI LRDP land use amendment to include Inpatient Clinical uses within the LRDP Mixed Use – Commercial land use designation.

Description of Proposed Project

The UCI 2007 LRDP allows for 950,000 gross square feet (gsf) of development and 435 residential units in the overall 144-acre North Campus Sector. The proposed project would allow for the following uses in the North Campus. All buildings would be five-to-seven stories. Additional basements levels are proposed within the Specialty Hospital and Ambulatory Care Center.

- Specialty Hospital – An approximately 350,000 gsf hospital with an emergency department, inpatient bed services, operating rooms, pre- and post-observation beds, inpatient imaging, and support services. The hospital is proposed to include approximately 96 to 144 inpatient beds.
- Ambulatory Care Center – An approximately 200,000 gsf facility with outpatient surgery and procedure rooms, diagnostic and imaging services, oncology treatment and infusion, clinical examination rooms, pharmacy, and support services.
- Central Utility Plant – The approximately 25,000 gsf utility plant would provide chilling and heating energy services to the proposed project.
- Parking Structures – Approximately 1,400 spaces in structures serving patients, visitors, and staff.

Within the development footprint, project implementation would require the demolition of up to eight low-rise buildings, multiple cargo containers, storage sheds, and existing site infrastructure, including roadways, underground utilities, and landscaping. Demolition and construction activities are expected to occur over approximately 54 months.

Parking, Circulation, and Access

Primary access to the project site would be provided from two vehicular access points on Jamboree Road: (1) the existing signalized intersection of Jamboree Road at Birch Street; and (2) a right-in/right-out access on Jamboree Road approximately 725 feet south of Birch Street (West Access Road; to be constructed as a part of the UCI Center for Child Health/Medical Office Building Project). The existing right-in/right-out/left-in access on Campus Drive near Graduate Street would continue to serve the overall North Campus Sector. An emergency vehicle-only left-turn access, including median modifications, at the proposed West Access Road may be constructed.

Parking for patients, staff, and visitors would be provided in the approximately 1,400 space parking structure. Additional visitor parking, short-term parking, service parking, and drop-off areas would be provided in on-site surface parking areas. Access to the parking structure would be provided from all entrances to the project site.

The proposed project would include pedestrian circulation and access improvements. On-site pedestrian walkways and trails would serve all buildings and provide connections to off-site pedestrian systems. On-

site bicycle circulation and access would be provided on shared vehicle/bicycle access roads to provide connections to the off-site bicycle trail network. On-site bicycle parking would be provided.

Lighting and Landscaping

New exterior lighting would be installed on all buildings, and throughout parking facilities, roadways, pedestrian walkways, and landscaped areas. All site lighting would be designed to reduce impacts on wildlife within the UC San Joaquin Marsh Reserve. Site lighting design and fixtures would follow campus standards: all light sources would be light emitting diode (LED), shielded fixtures, and dark-sky rated (no light trespass). Landscape improvements would include outdoor public spaces and gardens for pedestrian circulation, gathering, and patient wellness; open space and pedestrian trail improvements; ornamental landscaping throughout the project site; and native landscaping adjacent to the UC San Joaquin Marsh.

Utilities

The proposed project would connect to existing utility and infrastructure systems. Due to the location, age, and capacity, the existing systems may require upgrading, replacement, or extensions to serve the proposed project. An Office of Statewide Health Planning and Development (OSHPD) compliant Central Utility Plant would be constructed to provide thermal energy service and other utility services to the proposed project. The Central Utility Plant would provide chilled water, high temperature water, back-up power generation, and services to the buildings.

Project Phasing and Site Development

Construction of the proposed project is anticipated to start in June 2021 and completed in April 2024. Rough grading is anticipated to be completed in the first three months of construction.

Temporary construction staging would occur at two proposed locations within the North Campus. The sites proposed include within existing campus support services to the north of the project site and within a previously graded area adjacent to existing Arboretum plantings to the east of the project site. An additional remote staging site may also be utilized in the UCI West Campus. All construction staging would be temporary and no sensitive vegetation would be removed.

Alternatives to the Proposed Project

CEQA Guidelines Section 15126.6(a) requires that, "an EIR describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The anticipated range of alternatives to be addressed for the project would include alternatives that are specifically required (i.e., No Project; No Action/No Development) by CEQA. Additional land use alternatives to be addressed could include a reduced development and a design alternative.

Anticipated Discretionary Project Approvals

UC Regents discretionary actions that could be approved based on the certification of the Final EIR would include the following:

- Certification of the UCI Irvine Campus Medical Complex Final EIR
- Approval of UCI LRDP Amendment #3
- Approval of the UCI Irvine Campus Medical Complex Project

The proposed project would require permits and/or approvals from the following agencies:

- California Office of Statewide Health Planning and Development (OSHPD). OSHPD is responsible for overseeing all aspects of construction of general acute care hospital, psychiatric hospital, and multiple-story skilled nursing home, and intermediate care facilities in California.
- Santa Ana Regional Water Quality Control Board (RWQCB). Construction General Permit would be required for the project.
- South Coast Air Quality Management District (SCAQMD). A permit from SCAQMD would be required for the generators.

Permits from the City of Irvine and/or the City of Newport Beach would be required for any off-site improvements, such as roadway improvements, required to serve the project.

Probable Environmental Effects of the Proposed Project

The proposed project has the potential to have significant impacts on several environmental factors. Using the CEQA Environmental Checklist as a guide, at least one impact area has been identified as having a “Potential Significant Impact” in the following areas, and will be addressed in the EIR:

Aesthetics	Air Quality
Biological Resources	Cultural Resources
Energy	Geology and Soils
Greenhouse Gas Emissions	Hazards and Hazardous Materials
Hydrology and Water Quality	Land Use and Planning
Noise	Population and Housing
Public Services	Recreation
Transportation	Tribal Cultural Resources
Utility and Service Systems	

The topics identified on the Environmental Checklist that are not required for assessment in the EIR are Agricultural and Forestry Resources, Mineral Resources, and Wildfire. The project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No portion of the project site is under a Williamson Act Contract. The project site is not zoned for agriculture or forestry use, and it is not designated as forest land. The project site does not contain regionally or locally-important mineral resources, and there are no locally-important mineral resource recovery sites in the project site vicinity. The proposed project would have no impact to these resources. With respect to wildfire, as shown in mapping by CalFire, the campus is not located in a LRA Very High Fire Hazard Severity Zone (VHFHSZ); therefore, the topic of Wildfire is not applicable to this project.

Anticipated Schedule

The project schedule, as currently envisioned, anticipates a Draft EIR to be available for public review in summer 2020. A 45-day public review period would be provided, after which responses to environmental comments received would be prepared. Consideration of certification of the Final EIR and project approval by the UC Regents is anticipated in early 2021.



Figure 1
Regional Location



Figure 2
Conceptual Site Plan
For Illustrative Purposes Only