



City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: rgoff@campo-nsn.gov

Mr. Ralph Goff Chairperson Campo Band of Diegueno Mission Indians 36190 Church Road, Suite 1 Campo, CA 91906

## Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Mr. Goff:

The City of Irvine is the lead agency, pursuant to the California Environmental Quality Act (CEQA), for the conditional use permit modification (00816357-PCPM) request for Hoag Hospital Irvine (HHI). HHI is seeking a conditional use permit modification to expand their existing hospital campus. The existing campus was first approved in December 1983 for a maximum entitlement of 565,359 square feet of hospital with up to 500 hospital beds, support uses, and medical offices. The project site is currently comprised of a 249,794 square-foot hospital with 166 hospital beds, a 10-story, 115,762 square-foot medical office building, and surface parking on approximately 24.5 acres located at 16200 Sand Canyon Avenue in the City of Irvine (see Attachment 1 – Existing Project Site).

The proposed conditional use permit modification seeks to increase the number of hospital beds from 166 to 391, and increase the hospital intensity from the originally approved 565,359 square feet up to approximately 1,123,293 square feet on the existing project site. At project build-out, the proposal would exceed the previous entitlement for the project site by up to approximately 557,934 square feet (see Attachment 2 – Proposed Project Site). Specifically, the proposed project would allow development to occur in two phases and consist of the following major components:

- Addition of 356,740 square feet of hospital services with 161 beds to support the relocation of the pharmacy, clinical laboratory, intensive care unit, surgical suite, café, medical records, cashier, registration, worship center, gift shop and lobby;
- Addition of 130,000 square feet of hospital support facility;
- Addition of two, five-level parking structures (over 700 stalls in each structure;

Mr. Ralph Goff July 30, 2020 Page 2 of 3

• Addition of 47,550 square feet of new central utility plant along with cooling; and towers and emergency power generators at grade level.

### Phase 2:

- Addition of 8,000 square feet of auditorium and conference center;
- Addition of 260,000 square feet of hospital support facilities;
- Addition of 80,000 square feet of hospital services to support 64 additional inpatient beds; and
- Parking structure expansion to provide 486 additional parking stalls.

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation in writing prior to the agency's release of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), or notice of a Mitigated Negative Declaration (MND), or Negative Declaration (ND) on or after July 1, 2015. Pursuant to Public Resources Code section 21080.3.1, a list of California Native American Tribes was provided to the City of Irvine that are traditionally and culturally affiliated with geographic area of the proposed project. This letter is intended as formal notification of the proposed project pursuant to Assembly Bill (AB) 52.

Pursuant to the provisions of Assembly Bill (AB) 52, the City hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of this proposed project in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; and
- Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historical Resources including historic or prehistoric ruins and any burial ground, archaeological, or historic site.

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Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

Should we not receive a response within thirty (30) days, we will presume that you have declined consultation. Please do not hesitate to let me know if you have any questions

Mr. Ralph Goff July 30, 2020 Page 3 of 3

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Sincerely,

Hernan DeSantos

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- ec: Pete Carmichael, Director of Community Development Tim Gehrich, Deputy Director of Community Development Bill Rodrigues, Principal Planner Chad Beckstrom, ICF (<u>Chad.Beckstrom@icf.com</u>) Tanya Jones, ICF (<u>Tanya.Jones@icf.com</u>)

Files: 00816357-PCPM

# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

## Stage 2 / Campus Plan



## Existing

- A. HHI/HOI
- B. Inpatient wing
- C. Emergency Department
- D. Rhodes Development MOB

#### Proposed

- Women's Hospital
- Women's Hospital Support Facility
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Community Development

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July 30, 2020

Original sent via Certified US Mail Copy sent via email to: wmicklin@leaningrock.net

Mr. Robert Pinto Chairperson Ewiiaapaayp Band of Kumeyaay Indians 4054 Willows Road Alpine, CA 91901

## Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

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Mr. Robert Pinto July 30, 2020 Page 2 of 3

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July 30, 2020

Original sent via Certified US Mail Copy sent via email to: michaelg@leaningrock.net

Mr. Michael Garcia Vice-Chairperson Ewiiaapaayp Band of Kumeyaay Indians Alpine, CA 91901

## Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

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Mr. Michael Garcia July 30, 2020 Page 2 of 3

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July 30, 2020

Original sent via Certified US Mail Copy sent via email to: admin@gabrielenoindians.org

Mr. Andrew Salas Chairperson Gabrieleno Band of Mission Indians – Kizh Nation P.O. Box 393 Covina, CA 91723

## Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

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Mr. Andrew Salas July 30, 2020 Page 2 of 3

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DF IAU

Community Development

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July 30, 2020

Original sent via Certified US Mail Copy sent via email to: gtongva@gmail.com

Mr. Robert Dorame Chairperson Gabrielino Tongva Indians of California Tribal Council P.O. Box 490 Bellflower, CA 90707

## Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

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July 30, 2020

Original sent via Certified US Mail Copy sent via email to: sgoad@gabrielino-tongva.com

Mr. Sandonne Goad Chairperson Gabrielino/Tongva Nation 106 ½ Judge John Aiso Street, #231 Los Angeles, CA 90012

## Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

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Pursuant to the provisions of Assembly Bill (AB) 52, the City hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of this proposed project in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; and
- Native American historic, cultural, or sacred site that is listed or may be eligible for listing in the California Register of Historical Resources including historic or prehistoric ruins and any burial ground, archaeological, or historic site.

If you desire to consult with the City on the CEQA review of this project, please respond in writing within thirty (30) days of the date of this letter by either letter and/or email. Please direct your email to <u>hdesantos@cityofirivne.org</u> or any correspondence on this matter to:

Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

Should we not receive a response within thirty (30) days, we will presume that you have declined consultation. Please do not hesitate to let me know if you have any questions

Mr. Sandonne Goad July 30, 2020 Page 3 of 3

or would like to discuss this proposed project. I can be reached by email at <u>hdesantos@cityofirvine.org</u>.

Sincerely,

Hernan DeSantos

Hernan DeSantos Senior Planner

Enclosures:

- 1. Existing Project Site
- 2. Proposed Project Site
- ec: Pete Carmichael, Director of Community Development Tim Gehrich, Deputy Director of Community Development Bill Rodrigues, Principal Planner Chad Beckstrom, ICF <u>(Chad.Beckstrom@icf.com)</u> Tanya Jones, ICF (<u>Tanya.Jones@icf.com</u>)

Files: 00816357-PCPM

# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

## Stage 2 / Campus Plan



## Existing

- A. HHI/HOI
- B. Inpatient wing
- C. Emergency Department
- D. Rhodes Development MOB

#### Proposed

- Women's Hospital
- Women's Hospital Support Facility
  Digestive Health Hospital
- 4. East Wing (ICU, Pharmacy, Lab)
- East Wing (Ed., Filamitely, Eds)
  East Parking Structure
  Digestive Hospital Support Facility
  Hospital Support Facility
  User integrate Facility
- 8. Hospital Support Facility
- 9. Replacement Auditorium and Conf.
- 10. Central Utility Plan
- 11. West Wing Hospital
- West Parking Structure
  HHI Lobby (Café, Registration, Worship Center)
- 14. Interventional Platform

DF IAU

Community Development

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: GTTribalcouncil@aol.com

Mr. Anthony Morales Chairperson Gabrieleno/Tongva San Gabriel Band of Mission Indians P.O. Box 693 San Gabriel, CA 91778

## Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Mr. Morales:

The City of Irvine is the lead agency, pursuant to the California Environmental Quality Act (CEQA), for the conditional use permit modification (00816357-PCPM) request for Hoag Hospital Irvine (HHI). HHI is seeking a conditional use permit modification to expand their existing hospital campus. The existing campus was first approved in December 1983 for a maximum entitlement of 565,359 square feet of hospital with up to 500 hospital beds, support uses, and medical offices. The project site is currently comprised of a 249,794 square-foot hospital with 166 hospital beds, a 10-story, 115,762 square-foot medical office building, and surface parking on approximately 24.5 acres located at 16200 Sand Canyon Avenue in the City of Irvine (see Attachment 1 – Existing Project Site).

The proposed conditional use permit modification seeks to increase the number of hospital beds from 166 to 391, and increase the hospital intensity from the originally approved 565,359 square feet up to approximately 1,123,293 square feet on the existing project site. At project build-out, the proposal would exceed the previous entitlement for the project site by up to approximately 557,934 square feet (see Attachment 2 – Proposed Project Site). Specifically, the proposed project would allow development to occur in two phases and consist of the following major components:

- Addition of 356,740 square feet of hospital services with 161 beds to support the relocation of the pharmacy, clinical laboratory, intensive care unit, surgical suite, café, medical records, cashier, registration, worship center, gift shop and lobby;
- Addition of 130,000 square feet of hospital support facility;
- Addition of two, five-level parking structures (over 700 stalls in each structure;
- Addition of 47,550 square feet of new central utility plant along with cooling; and towers and emergency power generators at grade level.

Mr. Anthony Morales July 30, 2020 Page 2 of 3

## Phase 2:

- Addition of 8,000 square feet of auditorium and conference center;
- Addition of 260,000 square feet of hospital support facilities;
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- Parking structure expansion to provide 486 additional parking stalls.

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation in writing prior to the agency's release of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), or notice of a Mitigated Negative Declaration (MND), or Negative Declaration (ND) on or after July 1, 2015. Pursuant to Public Resources Code section 21080.3.1, a list of California Native American Tribes was provided to the City of Irvine that are traditionally and culturally affiliated with geographic area of the proposed project. This letter is intended as formal notification of the proposed project pursuant to Assembly Bill (AB) 52.

Pursuant to the provisions of Assembly Bill (AB) 52, the City hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of this proposed project in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; and
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Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

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Mr. Anthony Morales July 30, 2020 Page 3 of 3

or would like to discuss this proposed project. I can be reached by email at <u>hdesantos@cityofirvine.org</u>.

Sincerely,

Hernan DeSantos

Hernan DeSantos Senior Planner

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- ec: Pete Carmichael, Director of Community Development Tim Gehrich, Deputy Director of Community Development Bill Rodrigues, Principal Planner Chad Beckstrom, ICF <u>(Chad.Beckstrom@icf.com)</u> Tanya Jones, ICF (<u>Tanya.Jones@icf.com</u>)

Files: 00816357-PCPM

# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

## Stage 2 / Campus Plan



## Existing

- A. HHI/HOI
- B. Inpatient wing
- C. Emergency Department
- D. Rhodes Development MOB

#### Proposed

- Women's Hospital
- Women's Hospital Support Facility
  Digestive Health Hospital
- 4. East Wing (ICU, Pharmacy, Lab)
- East Wing (Ed., Filamitely, Eds)
  East Parking Structure
  Digestive Hospital Support Facility
  Hospital Support Facility
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- 14. Interventional Platform

Community Development

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: roadkingcharles@aol.com

Mr. Charles Alvarez Chairperson Gabrielino-Tongva Tribe 23454 Vanowen Street West Hills, CA 91307

## Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Mr. Alvarez:

The City of Irvine is the lead agency, pursuant to the California Environmental Quality Act (CEQA), for the conditional use permit modification (00816357-PCPM) request for Hoag Hospital Irvine (HHI). HHI is seeking a conditional use permit modification to expand their existing hospital campus. The existing campus was first approved in December 1983 for a maximum entitlement of 565,359 square feet of hospital with up to 500 hospital beds, support uses, and medical offices. The project site is currently comprised of a 249,794 square-foot hospital with 166 hospital beds, a 10-story, 115,762 square-foot medical office building, and surface parking on approximately 24.5 acres located at 16200 Sand Canyon Avenue in the City of Irvine (see Attachment 1 – Existing Project Site).

The proposed conditional use permit modification seeks to increase the number of hospital beds from 166 to 391, and increase the hospital intensity from the originally approved 565,359 square feet up to approximately 1,123,293 square feet on the existing project site. At project build-out, the proposal would exceed the previous entitlement for the project site by up to approximately 557,934 square feet (see Attachment 2 – Proposed Project Site). Specifically, the proposed project would allow development to occur in two phases and consist of the following major components:

- Addition of 356,740 square feet of hospital services with 161 beds to support the relocation of the pharmacy, clinical laboratory, intensive care unit, surgical suite, café, medical records, cashier, registration, worship center, gift shop and lobby;
- Addition of 130,000 square feet of hospital support facility;
- Addition of two, five-level parking structures (over 700 stalls in each structure;

Mr. Charles Alvarez July 30, 2020 Page 2 of 3

• Addition of 47,550 square feet of new central utility plant along with cooling; and towers and emergency power generators at grade level.

### Phase 2:

- Addition of 8,000 square feet of auditorium and conference center;
- Addition of 260,000 square feet of hospital support facilities;
- Addition of 80,000 square feet of hospital services to support 64 additional inpatient beds; and
- Parking structure expansion to provide 486 additional parking stalls.

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation in writing prior to the agency's release of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), or notice of a Mitigated Negative Declaration (MND), or Negative Declaration (ND) on or after July 1, 2015. Pursuant to Public Resources Code section 21080.3.1, a list of California Native American Tribes was provided to the City of Irvine that are traditionally and culturally affiliated with geographic area of the proposed project. This letter is intended as formal notification of the proposed project pursuant to Assembly Bill (AB) 52.

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Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

Mr. Charles Alvarez July 30, 2020 Page 3 of 3

or would like to discuss this proposed project. I can be reached by email at <u>hdesantos@cityofirvine.org</u>.

Sincerely,

Hernan DeSantos

Hernan DeSantos Senior Planner

Enclosures:

- 1. Existing Project Site
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- ec: Pete Carmichael, Director of Community Development Tim Gehrich, Deputy Director of Community Development Bill Rodrigues, Principal Planner Chad Beckstrom, ICF (<u>Chad.Beckstrom@icf.com</u>) Tanya Jones, ICF (<u>Tanya.Jones@icf.com</u>)

# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

### Stage 2 / Campus Plan



### Existing

- A. HHI/HOI
- B. Inpatient wing
- C. Emergency Department
- D. Rhodes Development MOB

#### Proposed

- Women's Hospital
- Women's Hospital Support Facility
  Digestive Health Hospital
- 4. East Wing (ICU, Pharmacy, Lab)
- East Wing (Ed., Filamitely, Eds)
  East Parking Structure
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- 10. Central Utility Plan
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  HHI Lobby (Café, Registration, Worship Center)
- 14. Interventional Platform

Community Development

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: kaamalam@gmail.com

Mr. Matias Belardes Chairperson Juaneno Band of Mission Indians Acjachemen Nation-Belardes 32161 Avenida Los Amigos San Juan Capistrano, CA 92675

### Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Mr. Belardes:

The City of Irvine is the lead agency, pursuant to the California Environmental Quality Act (CEQA), for the conditional use permit modification (00816357-PCPM) request for Hoag Hospital Irvine (HHI). HHI is seeking a conditional use permit modification to expand their existing hospital campus. The existing campus was first approved in December 1983 for a maximum entitlement of 565,359 square feet of hospital with up to 500 hospital beds, support uses, and medical offices. The project site is currently comprised of a 249,794 square-foot hospital with 166 hospital beds, a 10-story, 115,762 square-foot medical office building, and surface parking on approximately 24.5 acres located at 16200 Sand Canyon Avenue in the City of Irvine (see Attachment 1 – Existing Project Site).

The proposed conditional use permit modification seeks to increase the number of hospital beds from 166 to 391, and increase the hospital intensity from the originally approved 565,359 square feet up to approximately 1,123,293 square feet on the existing project site. At project build-out, the proposal would exceed the previous entitlement for the project site by up to approximately 557,934 square feet (see Attachment 2 – Proposed Project Site). Specifically, the proposed project would allow development to occur in two phases and consist of the following major components:

### Phase 1:

- Addition of 356,740 square feet of hospital services with 161 beds to support the relocation of the pharmacy, clinical laboratory, intensive care unit, surgical suite, café, medical records, cashier, registration, worship center, gift shop and lobby;
- Addition of 130,000 square feet of hospital support facility;
- Addition of two, five-level parking structures (over 700 stalls in each structure;
- Addition of 47,550 square feet of new central utility plant along with cooling; and towers and emergency power generators at grade level.

Mr. Matias Belardes July 30, 2020 Page 2 of 3

### Phase 2:

- Addition of 8,000 square feet of auditorium and conference center;
- Addition of 260,000 square feet of hospital support facilities;
- Addition of 80,000 square feet of hospital services to support 64 additional inpatient beds; and
- Parking structure expansion to provide 486 additional parking stalls.

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation in writing prior to the agency's release of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), or notice of a Mitigated Negative Declaration (MND), or Negative Declaration (ND) on or after July 1, 2015. Pursuant to Public Resources Code section 21080.3.1, a list of California Native American Tribes was provided to the City of Irvine that are traditionally and culturally affiliated with geographic area of the proposed project. This letter is intended as formal notification of the proposed project pursuant to Assembly Bill (AB) 52.

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Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

Mr. Matias Belardes July 30, 2020 Page 3 of 3

or would like to discuss this proposed project. I can be reached by email at <u>hdesantos@cityofirvine.org</u>.

Sincerely,

Hernan DeSantos

Hernan DeSantos Senior Planner

Enclosures:

- 1. Existing Project Site
- 2. Proposed Project Site
- ec: Pete Carmichael, Director of Community Development Tim Gehrich, Deputy Director of Community Development Bill Rodrigues, Principal Planner Chad Beckstrom, ICF (<u>Chad.Beckstrom@icf.com</u>) Tanya Jones, ICF (<u>Tanya.Jones@icf.com</u>)

# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

### Stage 2 / Campus Plan



### Existing

- A. HHI/HOI
- B. Inpatient wing
- C. Emergency Department
- D. Rhodes Development MOB

#### Proposed

- Women's Hospital
- Women's Hospital Support Facility
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- 4. East Wing (ICU, Pharmacy, Lab)
- East Wing (Ed., Filamitely, Eds)
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  User integrate Facility
- 8. Hospital Support Facility
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  HHI Lobby (Café, Registration, Worship Center)
- 14. Interventional Platform

DF IAL

**Community Development** 

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: LP13boots@aol.com

Ms. Gwendolyn Parada Chairperson La Posta Band of Diegueno Mission Indians 8 Crestwood Road Boulevard, CA 91905

### Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Ms. Parada:

The City of Irvine is the lead agency, pursuant to the California Environmental Quality Act The City of Irvine is the lead agency, pursuant to the California Environmental Quality Act (CEQA), for the conditional use permit modification (00816357-PCPM) request for Hoag Hospital Irvine (HHI). HHI is seeking a conditional use permit modification to expand their existing hospital campus. The existing campus was first approved in December 1983 for a maximum entitlement of 565,359 square feet of hospital with up to 500 hospital beds, support uses, and medical offices. The project site is currently comprised of a 249,794 square-foot hospital with 166 hospital beds, a 10-story, 115,762 square-foot medical office building, and surface parking on approximately 24.5 acres located at 16200 Sand Canyon Avenue in the City of Irvine (see Attachment 1 – Existing Project Site).

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### Phase 1:

- Addition of 356,740 square feet of hospital services with 161 beds to support the relocation of the pharmacy, clinical laboratory, intensive care unit, surgical suite, café, medical records, cashier, registration, worship center, gift shop and lobby;
- Addition of 130,000 square feet of hospital support facility;
- Addition of two, five-level parking structures (over 700 stalls in each structure;

Ms. Gwendolyn Parada July 30, 2020 Page 2 of 3

• Addition of 47,550 square feet of new central utility plant along with cooling; and towers and emergency power generators at grade level.

### Phase 2:

- Addition of 8,000 square feet of auditorium and conference center;
- Addition of 260,000 square feet of hospital support facilities;
- Addition of 80,000 square feet of hospital services to support 64 additional inpatient beds; and
- Parking structure expansion to provide 486 additional parking stalls.

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation in writing prior to the agency's release of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), or notice of a Mitigated Negative Declaration (MND), or Negative Declaration (ND) on or after July 1, 2015. Pursuant to Public Resources Code section 21080.3.1, a list of California Native American Tribes was provided to the City of Irvine that are traditionally and culturally affiliated with geographic area of the proposed project. This letter is intended as formal notification of the proposed project pursuant to Assembly Bill (AB) 52.

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Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

Ms. Gwendolyn Parada July 30, 2020 Page 3 of 3

or would like to discuss this proposed project. I can be reached by email at <u>hdesantos@cityofirvine.org</u>.

Sincerely,

Hernan DeSantos

Hernan DeSantos Senior Planner

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# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

### Stage 2 / Campus Plan



### Existing

- A. HHI/HOI
- B. Inpatient wing
- C. Emergency Department
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#### Proposed

- Women's Hospital
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Community Development

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: jmiller@LPtribe.net

Mr. Javaughn Miller Tribal Administrator La Posta Band of Diegueno Mission Indians 8 Crestwood Road Boulevard, CA 91905

### Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Mr. Miller:

The City of Irvine is the lead agency, pursuant to the California Environmental Quality Act (CEQA), for the conditional use permit modification (00816357-PCPM) request for Hoag Hospital Irvine (HHI). HHI is seeking a conditional use permit modification to expand their existing hospital campus. The existing campus was first approved in December 1983 for a maximum entitlement of 565,359 square feet of hospital with up to 500 hospital beds, support uses, and medical offices. The project site is currently comprised of a 249,794 square-foot hospital with 166 hospital beds, a 10-story, 115,762 square-foot medical office building, and surface parking on approximately 24.5 acres located at 16200 Sand Canyon Avenue in the City of Irvine (see Attachment 1 – Existing Project Site).

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Mr. Javaughn Miller July 30, 2020 Page 2 of 3

### Phase 2:

- Addition of 8,000 square feet of auditorium and conference center;
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Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

Mr. Javaughn Miller July 30, 2020 Page 3 of 3

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Sincerely,

Hernan DeSantos

Hernan DeSantos Senior Planner

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- ec: Pete Carmichael, Director of Community Development Tim Gehrich, Deputy Director of Community Development Bill Rodrigues, Principal Planner Chad Beckstrom, ICF (<u>Chad.Beckstrom@icf.com</u>) Tanya Jones, ICF (<u>Tanya.Jones@icf.com</u>)

# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

### Stage 2 / Campus Plan



### Existing

- A. HHI/HOI
- B. Inpatient wing
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cityofirvine.org

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail

Ms. Angela Elliott Santos Chairperson P.O. Box 1302 Boulevard, CA, 91905

Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Ms. Santos:

The City of Irvine is the lead agency, pursuant to the California Environmental Quality Act (CEQA), for the conditional use permit modification (00816357-PCPM) request for Hoag Hospital Irvine (HHI). HHI is seeking a conditional use permit modification to expand their existing hospital campus. The existing campus was first approved in December 1983 for a maximum entitlement of 565,359 square feet of hospital with up to 500 hospital beds, support uses, and medical offices. The project site is currently comprised of a 249,794 square-foot hospital with 166 hospital beds, a 10-story, 115,762 square-foot medical office building, and surface parking on approximately 24.5 acres located at 16200 Sand Canyon Avenue in the City of Irvine (see Attachment 1 – Existing Project Site).

The proposed conditional use permit modification seeks to increase the number of hospital beds from 166 to 391, and increase the hospital intensity from the originally approved 565,359 square feet up to approximately 1,123,293 square feet on the existing project site. At project build-out, the proposal would exceed the previous entitlement for the project site by up to approximately 557,934 square feet (see Attachment 2 – Proposed Project Site). Specifically, the proposed project would allow development to occur in two phases and consist of the following major components:

### Phase 1:

- Addition of 356,740 square feet of hospital services with 161 beds to support the relocation of the pharmacy, clinical laboratory, intensive care unit, surgical suite, café, medical records, cashier, registration, worship center, gift shop and lobby;
- Addition of 130,000 square feet of hospital support facility;
- Addition of two, five-level parking structures (over 700 stalls in each structure;
- Addition of 47,550 square feet of new central utility plant along with cooling; and towers and emergency power generators at grade level.

Ms. Santos July 30, 2020 Page 2 of 3

#### Phase 2:

- Addition of 8,000 square feet of auditorium and conference center;
- Addition of 260,000 square feet of hospital support facilities;
- Addition of 80,000 square feet of hospital services to support 64 additional inpatient beds; and
- Parking structure expansion to provide 486 additional parking stalls.

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation in writing prior to the agency's release of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), or notice of a Mitigated Negative Declaration (MND), or Negative Declaration (ND) on or after July 1, 2015. Pursuant to Public Resources Code section 21080.3.1, a list of California Native American Tribes was provided to the City of Irvine that are traditionally and culturally affiliated with geographic area of the proposed project. This letter is intended as formal notification of the proposed project pursuant to Assembly Bill (AB) 52.

Pursuant to the provisions of Assembly Bill (AB) 52, the City hereby extends an invitation to consult on the California Environmental Quality Act (CEQA) review of this proposed project in order to assist with identifying and/or preserving and/or mitigating project impacts to Native American cultural places including:

- Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine; and
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If you desire to consult with the City on the CEQA review of this project, please respond in writing within thirty (30) days of the date of this letter by either letter and/or email. Please direct your email to <u>hdesantos@cityofirivne.org</u> or any correspondence on this matter to:

Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

Ms. Santos July 30, 2020 Page 3 of 3

or would like to discuss this proposed project. I can be reached by email at <u>hdesantos@cityofirvine.org</u>.

Sincerely,

Hernan DeSantos

Hernan DeSantos Senior Planner

Enclosures:

- 1. Existing Project Site
- 2. Proposed Project Site
- ec: Pete Carmichael, Director of Community Development Tim Gehrich, Deputy Director of Community Development Bill Rodrigues, Principal Planner Chad Beckstrom, ICF (<u>Chad.Beckstrom@icf.com</u>) Tanya Jones, ICF (<u>Tanya.Jones@icf.com</u>)

Community Development

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: mesagrandeband@msn.com

Mr. Michael Linton Chairperson Mesa Grande Band of Diegueno Mission Indians P.O. Box 270 Santa Ysabel, CA 91905

### Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

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Mr. Michael Linton July 30, 2020 Page 2 of 3

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Mr. Michael Linton July 30, 2020 Page 3 of 3

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# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

### Stage 2 / Campus Plan



### Existing

- A. HHI/HOI
- B. Inpatient wing
- C. Emergency Department
- D. Rhodes Development MOB

#### Proposed

- Women's Hospital
- Women's Hospital Support Facility
  Digestive Health Hospital
- 4. East Wing (ICU, Pharmacy, Lab)
- East Wing (Ed., Filamitely, Eds)
  East Parking Structure
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  Hospital Support Facility
  User integrate Facility
- 8. Hospital Support Facility
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- 14. Interventional Platform

Community Development

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: sgaughen@palatribe.com

Shasta Gaughen Tribal Historic Preservation Officer Pala Band of Mission Indians PMB 50 35008 Pala Temecula Road Pala, CA 92059

### Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Shasta:

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- Addition of two, five-level parking structures (over 700 stalls in each structure;

Shasta Gaughen July 30, 2020 Page 2 of 3

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### Phase 2:

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Hernan DeSantos Senior Planner City of Irvine – Community Development Department P.O. Box 19575 Irvine, CA 92623

Shasta Gaughen July 30, 2020 Page 3 of 3

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# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

### Stage 2 / Campus Plan



### Existing

- A. HHI/HOI
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- 14. Interventional Platform





City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: jontiveros@soboba-nsn.gov

Mr. Scott Cozart Chairperson Soboba Band of Luiseno Indians P.O. Box 487 San Jacinto, CA 92583

### Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

Dear Mr. Cozart:

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Mr. Scott Cozart July 30, 2020 Page 2 of 3

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Mr. Scott Cozart July 30, 2020 Page 3 of 3

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# **Enclosure 1 – Existing Project Site**



# Enclosure 2 – Proposed Project Site

### Stage 2 / Campus Plan



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Community Development

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

July 30, 2020

Original sent via Certified US Mail Copy sent via email to: ssilva@sycuan-nsn.gov

Mr. Cody Martinez Chairperson Sycuan Band of the Kumeyaay Nation 1 Kwaaypaay Court El Cajon, CA 92019

### Subject: Project Notification Pursuant to Assembly Bill (AB) 52 for the Hoag Hospital Irvine Expansion project (00816357-PCPM) in the City of Irvine, County of Orange, California (Assessor Parcel Number: 466-091-19)

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Mr. Cody Martinez July 30, 2020 Page 2 of 3

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GABRIELENO BAND OF MISSION INDIANS - KIZH NATION Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians recognized by the State of California as the aboriginal tribe of the Los Angeles basin

August 5, 2020

Project Name: Hoag Hospital Irvine Expansion Project City of Irvine

Dear Hernan DeSantos,

Thank you for your letter dated July 30,2020 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. *Please Note:AB 52, "consultation"* shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).

Thank you for your time,

ly Sh

Andrew Salas, Chairman Gabrieleno Band of Mission Indians – Kizh Nation 1(844)390-0787

Andrew Salas, Chairman Albert Perez, treasurer I Nadine Salas, Vice-Chairman Martha Gonzalez Lemos, treasurer II Dr. Christina Swindall Martinez, secretary Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

admin@gabrielenoindians.org