



UCI

MARCH 2023

FINAL
SUBSEQUENT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

MESA COURT RESIDENCE HALL EXPANSION



LEAD AGENCY
UNIVERSITY OF CALIFORNIA, IRVINE
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FINAL SUBSEQUENT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Mesa Court Residence Hall Expansion



State Clearinghouse No. 2023010535

LEAD AGENCY:

University of California, Irvine

120 Theory, Suite 100
Irvine, California 92617

Contact: Lindsey Hashimoto, Principal Environmental Planner
(949) 824-8692

PREPARED BY:

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March 2023

JN 191870

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1.0 INTRODUCTION

The Mesa Court Housing Community (project) involves expansion of the existing University of California, Irvine (UCI) Mesa Court Residence Hall through construction of a new 450-bed student housing building at Parking Lot 5. The Mesa Court Residence Hall is an ancillary student housing development located within the larger UCI campus, and is a planned component of the *2007 Long Range Development Plan, A Framework to Guide Physical Development at the University of California, Irvine, Through 2025-2026*, amended through *University Hills Area 12-1 and Long Range Development Plan Amendment #4* (2007 LRDP). The proposed project would demolish a temporary trailer located within Lot 5, installed during the previous Mesa Court expansion, to construct a building with up to 450 student beds in the existing Mesa Court student housing complex. The development would also include common areas throughout the building, including study areas, collective hubs with kitchens, and laundry facilities. Additional site work and development would include grading, connection to utility and drainage systems, installation of lighting and landscape improvements, and construction of pathways and outdoor gathering spaces.

The Draft Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2023010535) was made available for public review and comment pursuant to CEQA Guidelines Section 15070 from January 26, 2023 through February 24, 2023.

The Draft Subsequent IS/MND was available for review at the UCI Office of Campus Physical and Environmental Planning, located at 120 Theory, Suite 100, Irvine, CA 92617 and at the Governor's Office of Planning and Research (OPR) CEQAnet Web Portal online at: <https://ceqanet.opr.ca.gov/>; and online at: <https://cpep.uci.edu/environmental/review.php>.



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2.0 RESPONSES TO COMMENTS

During the public review period, comments were received on the Draft Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) from interested public agencies. No comments were received from organizations or individuals. The following is a list of commenters on the Draft Subsequent IS/MND during the public review period.

Comment Letter No.	Person, Firm, or Agency	Letter Dated
PUBLIC AGENCIES		
1	City of Irvine	February 22, 2023
2	Irvine Ranch Water District	February 23, 2023
3	Orange County Transportation Agency	February 21, 2023

The University of California, Irvine (UCI) has prepared the following written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.



February 22, 2023

Sent via USPS and
email: ceqa@uci.edu and
hashimol@uci.edu

Ms. Lindsey Hashimoto, Principal Environmental Planner
Office of Campus Physical and Environmental Planning
University of California, Irvine
120 Theory, Suite 100
Irvine, CA 92617

Subject: Draft Subsequent Initial Study/Mitigated Negative Declaration for Mesa Court Residence Hall Expansion

Dear Ms. Hashimoto:

City of Irvine staff reviewed the Draft Subsequent Initial Study/Mitigated Negative Declaration for the proposed expansion of UCI Mesa Court Residence Hall, a first-year traditional student housing community.

The proposed project involves construction of one new building of approximately 61,724 assignable square feet (i.e., typically described as “wall-to-wall” or “usable area”) total in up to six stories in height (75 feet) seeking LEED Gold certification or better. The building is proposed to house up to 450 beds and common areas such as study areas, collective hubs with kitchens, and laundry facilities throughout the building. Rooms would be organized for quadruple occupancy.

The approximately 2.5-acre project site is at existing Mesa Court Residence Hall Parking Lot 5 on the northern portion of the UCI main campus generally located southwest of Campus Drive and University Drive (i.e., northwest quadrant of the Academic Core; parking lot re-labeled to “student housing” on page 67, Land Use Plan, of the 2019 LRDP Amendment #2). The existing temporary trailer used for student service, administrative offices, and food pantry storage at the fully paved parking lot will be removed. Access is provided via Pereira Dr./West Peltason Dr. and Mesa Rd./Alumni Ct.

Mesa Court Residence Hall is a planned component of the 2007 Long Range Development Plan (LRDP), which is a comprehensive policy and land use plan, based on projections through horizon year 2025-2026, which guides campus growth. The Draft Subsequent Initial Study/Mitigated Negative Declaration incorporates by reference the 2007 LRDP and its EIR.

Based on the review of the Draft IS/MND, staff would like to provide the following comments:

1. Page 2-8 indicates that “construction activities are anticipated to occur in one phase for approximately 24 months.” This stated timeframe is inconsistent with the subsequently provided information which appears to have a shorter duration (i.e., removal of temporary trailers in Dec 2023...ending in summer 2025).
2. As previously requested, provide up-to-date land use data. Additionally, confirm proposed development does not exceed the maximum intensities allowed.

1-2

Planning Area 50 (Main Campus)	Existing GP cap	Existing ZO cap	UCI LRDP	City Database Tracking (as of 2/3/23)	UCI Data
Maximum Square Footage	9,810,293	12,309,400	12,309,400 GSF (source: 2007 LRDP)	8,078,029 SF (comprised of 7,363,149 SF existing and 714,880 SF discretionary)	?
Maximum Beds	0	0	22,000 beds (source: 2019 LRDP Amendment #2; increased from 17,637 beds)	11,189 beds (existing) + proposed 450 beds w/Mesa Ct expansion	?
Maximum Dwelling Units (faculty and staff housing)	9,500 DU	9,500 DU	1,830 DU (source: 2021 LRDP Amendment #4; increased from 1,700 DUs)	4,533 DU (existing) + net increase of 130 DU for University Hills Area 12 (i.e., demo Los Lomas Apt 100 DU & construct 220 DU)	?

1-3

Planning Area 29 (North Campus)	Existing GP cap	Existing ZO cap	UCI LRDP	City Database Tracking	UCI Data
Maximum Square Footage	761,000 SF	950,000 SF	950,000 SF (source: 2007 LRDP)	75,355 SF estimated remaining for existing facility support buildings	ICMC acute care hospital = 350,000 SF; ICMC ambulatory care center = 225,000 SF; ICMC central utility plant = 37,000 SF; Center for Advanced Care/CCH = 168,000 SF Estimated remaining after demos for corp yard = 75,355 SF Estimated remaining SF left = 94,645 SF
Maximum Additive Square Footage (not a part of UCI)	0 SF	140,000 SF	N/A	140,000 (FDA Lab at 19701 Fairchild)	N/A

Dwelling Units	435 DU	435 DU	435 DU (source: 2007 LRDP)	0 DU	0 DU	1-3 CONT
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3. Page 5.1-2: Should the word “trees” be inserted after “mature” in the last sentence of the second paragraph? | 1-4

4. Page 5.1-3: The second paragraph indicates the expansion project...”would consist of one-multi-story building up to five stories in height.” Whereas, the same one multi-story building is described as up to six stories in height (75 feet in height) under Section 2.4, Project Characteristics. Please clarify and make the project description consistent throughout the CEQA documentation. | 1-5

5. Page 5.1-4, Construction: Post a sign with UCI contact information at the project site during all construction activities so that adjacent residents can easily contact the appropriate person if issues arise during construction (e.g., noise). | 1-6

6. Page 5.3-2: Revise to clarify that the “student housing” designation is from the Land Use Plan in the 2019 LRDP Amendment (#2), not the original 2007 LRDP. | 1-7

7. Page 5.13-2: Confirm and revise, if necessary, the source citation for Table 5.13-1, Interior and Exterior Noise Standards Energy Average (CNEL). Should the document reference Supplement No. 9, July 2015 or Supplement 3, February 2005? | 1-8

8. Page 5.13-3: Confirm and revise, if necessary, the source citation for Table 5.13-2, City of Irvine Noise Ordinance Levels. Should the document reference Ordinance No. 20-02, enacted February 11, 2020 or Ordinance No. 84-18, adopted September 11, 1984? | 1-9

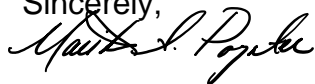
9. Page 5.13-3: Add the two missing activities exempted from the IMC noise chapter at the bottom of this page:
 - Any mechanical device, apparatus or equipment which is utilized for emergency work, pest control, and protection or harvest of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions. | 1-10
 - Any activity or equipment to the extent that design regulation thereby has been preempted by State or federal law.

- | | |
|---|------|
| 10. Page 5.15-1 and Page 5.15-2, Fire Protection: Confirm with OCFA that the existing fire station(s) is adequate to provide fire protection and emergency medical services to the project site. Is a new fire station required to address cumulative impact? | 1-11 |
| 11. Page 5.19-4: How is the project assisting the City in complying with the new organics recycling requirements (SB 1383)? | 1-12 |
| 12. Traffic Study: The trip generation rates applied in the Mesa Court Residence Hall Expansion Study appears to be different from the 2007 LRDP study, please confirm. | 1-13 |

Thank you for the opportunity to review and comment on the proposed project. Please provide responses to the above comments prior to adopting the IS/MND consistent with the spirit of future collaboration as intended in the settlement agreement between the City and UCI.

Additionally, staff would appreciate the opportunity to review any further information regarding this project as the planning process proceeds. If you have any questions, please contact Senior Planner Melissa Chao at 949-724-6395 or at mchao@cityofirvine.org.

Sincerely,



Marika Poynter
Principal Planner

cc: R. "Uma" Umashankar, Executive Director, UCI Campus Physical & Environmental Planning, (rumash@uci.edu)
Tim Gehrich, Director of Community Development
Marika Poynter, Principal Planner
Sun-Sun Murillo, Project Development Administrator
Lisa Thai, Supervising Transportation Analyst
Stan Ng, Associate Engineer
Diane Vu, Senior Planner
Melissa Chao, Senior Planner

1-14



Response No. 1

CITY OF IRVINE
Ms. Marika Poynter, Principal Planner
February 22, 2023

- 1-1 The commenter summarizes the proposed project. Specific responses to comments are provided in Responses 1-2 through 1-14.
- 1-2 This discussion has been updated accordingly to clarify project construction activities would occur between December 2023 and May 2025. This change does not affect the construction modeling prepared for the analysis provided in the Draft Subsequent IS/MND. This minor clarification has been made to Draft Subsequent IS/MND Section 2.5, *Phasing/Construction* (page 2-8), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 2.5, Phasing/Construction, Page 2-8

2.5 PHASING/CONSTRUCTION

Construction activities are anticipated to occur in one phase for approximately ~~24~~18 months. Removal of existing temporary structures on the site is anticipated to take place in December 2023. Grading and paving activities would begin in March 2024 for the first four months and building construction and architectural painting activities occurring for the remaining time, ending in ~~Summer~~May 2025. Project earthwork would include approximately 150 cubic yards of cut and 3,150 cubic yards of fill, with 3,000 cubic yards of soil to be imported.

These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15073.5.

- 1-3 The proposed development does not exceed the maximum intensities allowed. The requested buildout assumptions that are applicable to the proposed project are provided as follows:

Planning Area 50 (Main Campus)	Existing GP cap	Existing ZO cap	UCI LRDP	City Database Tracking (as of 2/3/23)	UCI Data
Maximum Square Footage	9,810,293	12,309,400	12,309,500 GSF in the LRDP that includes Academic & Support, Campus Support Services,	8,078,029 SF (comprised of 7,363,149 SF existing and 714,880 SF discretionary)	8,205,081 GSF of built, under construction, or approved space, which includes the Falling Leaves Foundation



**Mesa Court Residence Hall Expansion
Final Subsequent Initial Study/Mitigated Negative Declaration**

Planning Area 50 (Main Campus)	Existing GP cap	Existing ZO cap	UCI LRDP	City Database Tracking (as of 2/3/23)	UCI Data
			Income Producing Inclusion Area, and Neighborhood Mixed Use		Medical Innovation Building
Maximum Beds	0	0	22,000 beds (source: 2019 LRDP Amendment #2; increased from 17,637 beds)	11,189 beds (existing) + proposed 450 beds with Mesa Court expansion	16,801 undergraduate and graduate student beds third-party + proposed East Campus Student Apartments Phase 4B project (currently under construction) will provide 1,077 additional undergraduate beds for fall 2023 + proposed 450 beds with Mesa Court expansion
Maximum Dwelling Units (faculty and staff housing)	9,500 dwelling units	9,500 dwelling units	1,830 dwelling units (source: 2021 LRDP Amendment #4; increased from 1,700 dwelling units)	1,610 dwelling units (existing) + net increase of 130 dwelling units for University Hills Area 12 (i.e., demolition of 100 dwelling units from the Los Lomas Apartments and construction of 220 dwelling units)	1,610 faculty and staff units within University Hills, including a net increase of 130 dwelling units for University Hills Area 12 (i.e., through demolishing of 100 dwelling units from the Los Lomas Apartments and constructing 220 dwelling units).



**Mesa Court Residence Hall Expansion
Final Subsequent Initial Study/Mitigated Negative Declaration**

Planning Area 50 (Main Campus)	Existing GP cap	Existing ZO cap	UCI LRDP	City Database Tracking (as of 2/3/23)	UCI Data
Maximum Square Footage	761,000 square feet	950,000 square feet	950,000 square feet (source: 2007 LRDP)	75,355 square feet estimated remaining for existing facility support buildings	ICMC acute care hospital = 350,000 square feet; ICMC ambulatory care center = 225,000 square feet; ICMC central utility plant = 37,000 square feet; Center for Advanced Care/CCH = 168,000 square feet Estimated remaining after demos for corp yard = 75,355 square feet Estimated remaining square feet left = 94,645 SF
Maximum Additive Square Footage (not a part of UCI)	0 square feet	140,000 square feet	N/A	140,000 (FDA Lab at 19701 Fairchild)	N/A
Dwelling Units	435 dwelling units	435 dwelling units	435 dwelling units (source: 2007 LRDP)	0 dwelling units	0 dwelling units

The LRDP plans for up to 12,309,500 gross square feet that includes Academic & Support, Campus Support Services, Income Producing Inclusion Area, and Neighborhood Mixed Use. Currently, 8,205,081 gross square feet has been built, is under construction, or is an approved space, including the Falling Leaves Foundation Medical Innovation Building. On-campus housing has 16,801 undergraduate and graduate student beds. This inventory includes the recently completed Verano 8 Graduate Student Housing project (1,055 beds). The third-party East Campus Student Apartments Phase 4B project (currently under construction) will provide 1,077 additional undergraduate beds for fall 2023, increasing the total bed count to 17,878. With the proposed 450 beds as part of the proposed project, the total projected on-campus housing



would be 18,328 beds, which is well below the projected 22,000 beds on-campus (considered as part of the LRDP buildout assumptions).

It should be noted that UCI amended the 2007 LRDP to increase the on-campus faculty and staff housing capacity from 1,700 dwelling units to 1,830 dwelling units, resulting in an increase of 130 units. However, with the vacancy of the Las Lomas Apartment complex in 2020, the campus currently has 1,610 faculty and staff units within University Hills, including a net increase of 130 dwelling units for University Hills Area 12 (i.e., through demolishing of 100 dwelling units from the Los Lomas Apartments and constructing 220 dwelling units).

- 1-4 This discussion has been updated accordingly to clarify mature trees would be utilized for the purpose of screening. This minor clarification has been made to Draft Subsequent IS/MND Section 5.1, *Aesthetics* (page 5.1-2), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 5.1, Aesthetics, Page 5.1-2

Although construction activities may cause visual obstructions due to the presence of construction equipment and materials looking south towards the project site from University Drive, any views of project construction would be temporary in nature and buffered by the adjacent Mesa Court Field and the mature trees along the northern perimeter of the project site.

These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15073.5.

- 1-5 As discussed in Draft Subsequent IS/MND Section 2.4, *Project Characteristics*, the proposed project would consist of a one-multi-story building up to six stories in height (75 feet in height). The proposed building height has been updated accordingly within Section 5.1, *Aesthetics* (page 5.1-3) to provide consistency with Section 2.4. This minor clarification has been made to Draft Subsequent IS/MND Section 5.1, *Aesthetics* (page 5.1-3), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 5.1, Aesthetics, Page 5.1-3

The project would replace the existing parking lot with a new student housing development that would serve as an expansion to the existing Mesa Court Residence Hall, which would consist of one multi-story building up to ~~five~~six stories in height.



These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15073.5.

1-6 Pursuant to LRDP EIR Mitigation Measure Noi-2A, all neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of each construction project, except in an emergency situation. Further, pursuant to LRDP EIR Mitigation Measure Air-2B (sub-bullet “xx”), the construction contractor shall maintain signage along the construction perimeter with the name and telephone number of the individual in charge of implementing the construction plan. The contractor's representative shall maintain a log of any public complaints and corrective actions taken to resolve complaints.

1-7 This discussion has been updated accordingly to clarify the 2007 LRDP analyzed student housing designation from the most current amendment, *University Hills Area 12-1 and Long Range Development Plan Amendment #4*. This minor clarification has been made to Draft Subsequent IS/MND Section 1.0, *Introduction* (page 1-1), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 1.0, Introduction, Page 1-1

The Mesa Court Residence Hall is an ancillary student housing development located within the larger UCI campus, and is a planned component of the *2007 Long Range Development Plan, A Framework to Guide Physical Development at the University of California, Irvine, Through 2025-2026, amended through University Hills Area 12-1 and Long Range Development Plan Amendment #4* (2007 LRDP).

These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15073.5.

1-8 The source citation for Table 5.13-1, *Interior and Exterior Noise Standards Energy Average (CNEL)*, has been updated accordingly. This minor clarification has been made to Draft Subsequent IS/MND Section 5.13, *Noise* (page 5.13-2), Table 5.13-1, Section 5.22, *References* (page 5.22-2), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 5.13, Noise, Page 5.13-2, Table 5.13-1

Source: City of Irvine, City of Irvine General Plan, Supp. No. 93, ~~July 2015~~ February 2005.

Section 5.22, References, Page 5.22-2

City of Irvine, *City of Irvine General Plan, Supp. No. 93, ~~July 2015~~ February 2005*.



These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15073.5.

- 1-9 The source citation for Table 5.13-2, *City of Irvine Noise Ordinance Levels*, has been updated accordingly. This minor clarification has been made to Draft Subsequent IS/MND Section 5.13, *Noise* (page 5.13-3), Table 5.13-2, Section 5.22, *References* (page 5.22-2), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 5.13, Noise, Page 5.13-3, Table 5.13-2

Source: City of Irvine, City of Irvine Municipal Code, Title 6, Division 8, Chapter 2, Section 6-8-204, codified through Ordinance No. ~~20-0284-18~~, adopted September 11, 1984~~enacted February 11, 2020~~.

Section 5.22, References, Page 5.22-2

City of Irvine, *City of Irvine Municipal Code, Title 6, Division 8, Chapter 2, Section 6-8-204*, codified through Ordinance No. ~~20-0284-18~~, adopted September 11, 1984~~enacted February 11, 2020~~.

These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15073.5.

- 1-10 This discussion has been updated accordingly to include two additional activities exempted from City of Irvine Municipal Code Noise Ordinance. This minor clarification has been made to Draft Subsequent IS/MND Section 5.13, *Noise* (page 5.13-3), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 5.13, Noise, Page 5.13-3

Exemptions

The following activities shall be exempted from the provision of this chapter:

1. School bands, school athletic and school entertainment events, provided said events are conducted on school property or authorized by special permit from the City.
2. Activities otherwise lawfully conducted on public parks, public playgrounds and public or private school grounds.
3. Any mechanical device, apparatus or equipment which is utilized for emergency work, pest control, and protection or harvest of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions.



4. Any activity or equipment to the extent that design regulation thereby has been preempted by state or federal law.

These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15073.5.

1-11 It is acknowledged that the Orange County Fire Authority (OCFA) is the primary fire protection and emergency medical services provider for the project site. As discussed on Draft Subsequent IS/MND pages 5.15-1 and 5.15-2, according to the LRDP EIR, implementation of the 2007 LRDP would not impact the service capacity of Fire Station #4, but would increase demand at Fire Station #28, along with other regional growth in the vicinity, to a level that would require new facilities or substantial alterations to existing facilities. The LRDP EIR concluded that with compliance to applicable safety and fire protection regulations, California building and fire codes, and the UCI Emergency Management Plan, impacts would be less than significant. Additionally, the LRDP EIR considered impacts to fire protection as a cumulative impact and concluded that as a result of the increase in regional demand for fire protection services, a new OCFA fire station may be constructed which could result in adverse physical impacts to the environment. As with other development projects and public service improvements in the region, the construction of a new fire station would be subject to CEQA review and compliance with local, State, and federal environmental requirements. The LRDP EIR concluded the adverse physical impacts resulting from construction and operation of a new fire station to serve cumulative regional demand would be less than significant.

OCFA would continue to provide fire protection services to the project site. The proposed project would include all necessary ingress and egress for traffic circulation and emergency response and would comply with all applicable requirements for construction, access, water mains, fire flows, and life safety requirements. In addition, the proposed project would be required to comply with applicable safety and fire protection regulations, California building and fire codes, and the UCI Emergency Management Plan. The project would not result in population growth within the area. The proposed (up to) 450 beds would serve existing first-year students on-campus currently enrolled and on the student housing waitlist. Based on the *Amended Land Use Map for the 2007 LRDP*, the project site is designated Student Housing, and the 2007 LRDP includes a key planning objective of providing sufficient student housing on the campus to accommodate 60 percent of UCI’s on-campus enrollment. As such, the project would not increase student enrollment beyond what was planned for in the 2007 LRDP and analyzed in the LRDP EIR. Therefore, the proposed project would not result in the need for new fire protection facilities, the construction of which would result in significant adverse effects, in order to maintain acceptable response times, service ratios, or other performance objectives. Impacts would be less than significant in this regard.

1-12 As discussed in Draft Subsequent IS/MND Section 5.8, *Greenhouse Gas Emissions* (page 5.8-8), and Section 5.19, *Utilities and Service Systems* (pages 5.19-4 and 5.19-5), the proposed project would be subject to the *University of California Policy on Sustainable Practices*, UCI Climate Action Plan, and 2007 LRDP. Specifically, the *University of California Policy on*



Sustainable Practices requires waste diversion and recycling on all UC Campuses. Additional University of California reduction strategies include green building design for new buildings and renovations, clean energy standards, climate protection practices, sustainable transportation practices, sustainable operations, recycling and waste management, and environmentally preferable purchasing practices. Therefore, UCI's existing program and policies would satisfy organic recycling requirements and no further response is necessary.

- 1-13 Draft Subsequent Appendix D, *Transportation Analysis*, notes the Average Daily Trip rate for the Single Undergrad Housing category in the Long Range Development Plan (LRDP) is 1.60 per unit (bed) with a car for Rate 1 and 0.10 for Rate 2. A vehicle ownership factor of 0.147 was applied to 1.60 (Rate 1) and 0.01 (Rate 2) to derive the trip rates shown in Appendix D. As such, an explanation is provided regarding differing trip generation rates between the 2007 LRDP and Appendix D and no further response is necessary.
- 1-14 The commenter provides a conclusion paragraph to the comment letter. No further response is necessary.



February 23, 2023

Lindsey Hashimoto
Principal Environmental Planner
Office of Campus Physical and Environmental Planning
University of California, Irvine
120 Theory, Suite 100
Irvine, CA 92617

Via email: ceqa@uci.edu

Re: NOI/Draft Subsequent MND-Mesa Court Residence Hall Expansion

Dear Ms. Hashimoto:

Irvine Ranch Water District (IRWD) has received the University of California, Irvine (UCI) Notice of Intent (NOI) for the Mesa Court Residence Hall Expansion Project Draft Subsequent Mitigated Negative Declaration (MND). IRWD has reviewed the NOI/Draft MND and offers the following comments.

2-1

IRWD notes that the proposed project would demolish a temporary trailer located within Lot 5, installed during the previous Mesa Court expansion, to construct a building with up to 450 student beds in the existing Mesa Court student housing complex. The development would also include common areas throughout the building, including study areas, collective hubs with kitchens, and laundry facilities. Additional site work and development would include grading, connection to utility and drainage systems, installation of lighting and landscape improvements, and construction of pathways and outdoor gathering spaces. IRWD further understands that the UCI 2007 Long Range Development Plan (LRDP) and LRDP EIR documents were utilized during the preparation of the Initial Study in support of the Draft Subsequent MND. IRWD can confirm that the proposed project's location is within IRWD's service area. Accordingly, the water and sewer services for this proposed project would be served by IRWD.

The Draft Subsequent MND references the 2015 IRWD Urban Water Management Plan (UWMP), for district-wide water supply availability and demand through 2035. IRWD adopted its 2020 (UWMP) in June 2021. IRWD recommends UCI review and utilize the 2020 UWMP in this Draft Subsequent MND. For UWMP related questions and coordination, contact Kellie Welch, Water Resources Manager at (949) 453-5604 or via email: welch@irwd.com

2-2

Similar to other IRWD comment letters regarding UCI projects, as projects in the LRDP are developed, IRWD will require UCI to complete studies analyzing the impact of the proposed projects on IRWD-owned facilities. These studies will verify if any additional off-site improvements to IRWD's existing systems are needed. For related questions and coordination, UCI should continue to contact Eric Akiyoshi, Engineering Manager - Planning at (949) 453-5552 or via email: akiyoshi@irwd.com.

2-3

Since the proposed project includes landscaping, IRWD requests that, where feasible, UCI use recycled water for all landscape irrigation uses. Since recycled water may be available to the proposed project site, IRWD recommends that UCI continue to consult with Mark Tettemer, Recycled Water & Development Manager at (949) 453-5592 or via email: tettemer@irwd.com to review the project's final design and ensure that recycled water is used to the maximum extent feasible for irrigation and other approved uses.

2-4

IRWD appreciates the opportunity to review and comment on the NOI/MND. If you have any questions or if you require additional information, please do not hesitate to contact me at (949) 453-5325 or Andy Uk, Environmental Compliance Analyst at (949) 453-5326.

Sincerely,



Fiona M. Sanchez
Director of Water Resources

2-5

cc: Kellie Welch, IRWD
Eric Akiyoshi, IRWD
Mark Tettemer, IRWD
Andy Uk, IRWD



Response No. 2

IRVINE RANCH WATER DISTRICT
M. Fiona M. Sanchez, Director of Water Resources
February 23, 2023

- 2-1 The commenter summarizes the proposed project. Specific responses to comments are provided in Responses 2-2 through 2-5.
- 2-2 This most recent Urban Water Management Plan (i.e., 2020 Urban Water Management Plan) has been reviewed and updated accordingly. This minor clarification has been made to Draft Subsequent IS/MND Section 5.19, *Utilities and Services* (page 5.19-3), Section 5.22, *References* (page 5.22-2), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 5.19, Utilities and Services, Page 5.19-3

The ~~2015~~2020 IRWD Urban Water Management Plan projects district-wide water supply availability and demand through ~~2035~~40, which included the 2007 LRDP buildout.

Section 5.22, References, Page 5.22-2

Irvine Water Ranch District, 2020 Urban Water Management Plan, June 2021.

These changes provide a minor update, correction, or clarification and do not represent “significant new information” as defined in CEQA Guidelines Section 15073.5.

- 2-3 UCI will continue to work with IRWD on the specific design requirements for utility connections of the project to the existing facilities, including complying with existing laws and regulations pertaining to utility connections. As the proposed project would not result in an increased capacity/beds on-campus, compared to that considered in the LRDP EIR, no new significant impacts would result in this regard.
- 2-4 UCI will continue to work with IRWD on the specific design requirements for utility connections, including the availability of recycled water to serve the proposed project. As the proposed project would not result in an increased capacity/beds on-campus, compared to that considered in the LRDP EIR, no new significant impacts would result in this regard. As the proposed project would not result in an increased capacity/beds on-campus, compared to that considered in the LRDP EIR, no new significant impacts would result in this regard.



2-5 The commenter provides a conclusion paragraph to the comment letter. No further response is necessary.



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February 21, 2023

Ms. Lindsey Hashimoto
Principal Environmental Planner
University of California, Irvine
120 Theory, Suite 100
Irvine, CA 92617
CEQA@uci.edu

Subject: NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) - MESA COURT RESIDENCE HALL EXPANSION

Dear Ms. Hashimoto:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Initial Study/Mitigated Negative Declaration for the Mesa Court Residence Hall Expansion Project (Project) located within Lot 5 of the existing Mesa Court student housing complex on the UCI campus. The following comment is provided for your consideration:

- Chapter 5.0 Environmental Analysis, in Subchapter 5.17 "Transportation" under section heading "Transit, Bicycle, and Pedestrian Facilities", in the paragraph titled "Transit Facilities" and additionally in Appendix D "Transportation Analysis" in Section 2.3 paragraph 4, please remove any reference to Route 213. Route 213 has been permanently discontinued.

Throughout the development of this Project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,

Dan Phu
Manager, Environmental Programs

TC:dp



Response No. 3

ORANGE COUNTY TRANSPORTATION AGENCY (OCTA)
Dan Phu, Manager, Environmental Programs
February 21, 2023

- 3-1 This discussion has been updated accordingly to remove any reference to Route 213. This minor clarification has been made to Draft Subsequent IS/MND Section 5.17, *Transportation* (page 5.17-2), Appendix D, *Transportation Analysis* (page 2.3), and is reflected below and in Section 3.0, *Errata*, of the Final IS/MND.

Section 5.17, Transportation, Page 5.17-2

OCTA provides bus transit services all throughout Orange County. OCTA has partnered with UCI's Parking and Transportation Services Office to offer UCI students the University Pass, which allows the students to enjoy unlimited regular OCTA bus transit service throughout Orange County. OCTA bus routes around the UCI campus include routes 59, 79, 167, 178, ~~213~~, and 473.

Appendix D, Transportation Analysis, Page 2.3

OCTA provides bus transit services all throughout Orange County. OCTA has partnered with UCI's Parking and Transportation Services Office to offer UCI students the University Pass (U-Pass) for UCI students. After purchase the U-Pass provides unlimited regular service throughout Orange County. OCTA bus routes around the UCI campus include routes 59, 79, 167, 178, ~~213~~, and 473.

These changes provide a minor update, correction, or clarification and do not represent "significant new information" as defined in CEQA Guidelines Section 15073.5.



3.0 ERRATA

Changes to the Draft Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) are noted below. A double-underline indicates additions to the text; ~~strikethrough~~ indicates deletions to the text. These clarifications and modifications are not considered to result in any new or substantially greater significant impacts as compared to those identified in the Draft Subsequent IS/MND. The changes to the Draft Subsequent IS/MND do not affect the overall conclusions of the environmental document. Changes are listed by page and, where appropriate, by paragraph.

Section 1.0, Introduction, Page 1-1

The Mesa Court Residence Hall is an ancillary student housing development located within the larger UCI campus, and is a planned component of the *2007 Long Range Development Plan, A Framework to Guide Physical Development at the University of California, Irvine, Through 2025-2026, amended through University Hills Area 12-1 and Long Range Development Plan Amendment #4* (2007 LRDP).

Section 2.5, Phasing/Construction, Page 2-8

2.5 PHASING/CONSTRUCTION

Construction activities are anticipated to occur in one phase for approximately ~~24~~18 months. Removal of existing temporary structures on the site is anticipated to take place in December 2023. Grading and paving activities would begin in March 2024 for the first four months and building construction and architectural painting activities occurring for the remaining time, ending in ~~Summer~~May 2025. Project earthwork would include approximately 150 cubic yards of cut and 3,150 cubic yards of fill, with 3,000 cubic yards of soil to be imported.

Section 5.1, Aesthetics, Page 5.1-2

Although construction activities may cause visual obstructions due to the presence of construction equipment and materials looking south towards the project site from University Drive, any views of project construction would be temporary in nature and buffered by the adjacent Mesa Court Field and the mature trees along the northern perimeter of the project site.

Section 5.1, Aesthetics, Page 5.1-3

The project would replace the existing parking lot with a new student housing development that would serve as an expansion to the existing Mesa Court Residence Hall, which would consist of one multi-story building up to ~~five~~six stories in height.

Section 5.13, Noise, Page 5.13-2, Table 5.13-1

Source: City of Irvine, City of Irvine General Plan, Supp. No. ~~93, July 2015~~February 2005.

Section 5.13, Noise, Page 5.13-3, Table 5.13-2



Source: City of Irvine, City of Irvine Municipal Code, Title 6, Division 8, Chapter 2, Section 6-8-204, codified through Ordinance No. ~~20-0284-18~~, adopted September 11, 1984~~enacted February 11, 2020~~.

Section 5.13, Noise, Page 5.13-3

Exemptions

The following activities shall be exempted from the provision of this chapter:

1. School bands, school athletic and school entertainment events, provided said events are conducted on school property or authorized by special permit from the City.
2. Activities otherwise lawfully conducted on public parks, public playgrounds and public or private school grounds.
3. Any mechanical device, apparatus or equipment which is utilized for emergency work, pest control, and protection or harvest of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions.
4. Any activity or equipment to the extent that design regulation thereby has been preempted by state or federal law.

Section 5.17, Transportation, Page 5.17-2

OCTA provides bus transit services all throughout Orange County. OCTA has partnered with UCI's Parking and Transportation Services Office to offer UCI students the University Pass, which allows the students to enjoy unlimited regular OCTA bus transit service throughout Orange County. OCTA bus routes around the UCI campus include routes 59, 79, 167, 178, ~~243~~, and 473.

Section 5.19, Utilities and Services, Page 5.19-3

The ~~2015~~2020 IRWD Urban Water Management Plan projects district-wide water supply availability and demand through ~~2035~~40, which included the 2007 LRDP buildout.

Section 5.22, References, Page 5.22-2

City of Irvine, *City of Irvine General Plan, Supp. No. 93*, ~~July 2015~~February 2005.

City of Irvine, *City of Irvine Municipal Code, Title 6, Division 8, Chapter 2, Section 6-8-204*, codified through Ordinance No. ~~20-0284-18~~, adopted September 11, 1984~~enacted February 11, 2020~~.

Irvine Water Ranch District, 2020 Urban Water Management Plan, June 2021.

Appendix D, Transportation Analysis, Page 2.3

OCTA provides bus transit services all throughout Orange County. OCTA has partnered with UCI's Parking and Transportation Services Office to offer UCI students the University Pass (U-Pass) for UCI students. After purchase the U-Pass provides unlimited regular service throughout Orange County. OCTA bus routes around the UCI campus include routes 59, 79, 167, 178, ~~243~~, and 473.



4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Checklist*, has been prepared for the Mesa Court Residence Hall Expansion (project). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the project file.

This Mitigation Monitoring and Reporting Program (MMRP) delineates responsibilities for monitoring the project, but also allows the University of California, Irvine (UCI) flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Checklist (Table 1). If an adopted mitigation measure is not being properly implemented, the designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- UCI distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Subsequent IS/MND, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to UCI as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide UCI with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- UCI prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.



- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by UCI. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.



Table 1
Mitigation Monitoring and Reporting Checklist

Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
AESTHETICS						
LRDP EIR Aes-2A	Prior to project design approval for future projects that implement the 2007 LRDP, UCI shall ensure that the projects include design features to minimize glare impacts. These design features shall include use of non-reflective exterior surfaces and low-reflectance glass (for example, double or triple glazing glass, high technology glass, low-E glass, or equivalent materials with low reflectivity) on all project surfaces that could produce glare.	Prior to approval of final building designs	UCI Design and Construction Services UCI Campus Physical and Environmental Planning			
LRDP EIR Aes-2B	Prior to approval of construction documents for future projects that implement the 2007 LRDP, UCI shall approve an exterior lighting plan for each project. In accordance with UCI's Campus Standards and Design Criteria for outdoor lighting, the plan shall include, but not be limited to, the following design features: i. Full-cutoff lighting fixtures to direct lighting to the specific location intended for illumination (for example, roads, walkways, or recreation fields) and to	Prior to approval of final building designs	UCI Design and Construction Services UCI Campus Physical and Environmental Planning			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>minimize stray light spillover into adjacent residential areas, sensitive biological habitat, and other light sensitive receptors;</p> <p>ii. Appropriate intensity of lighting to provide campus safety and security while minimizing light pollution and energy consumption; and</p> <p>iii. Shielding of direct lighting within parking areas, parking structures, or roadways away from adjacent residential areas, sensitive biological habitat, and other light-sensitive receptors through site configuration, grading, lighting design, or barriers such as earthen berms, walls, or landscaping.</p>					
AIR QUALITY						
LRDP EIR Air-2B	<p>Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall ensure that the project construction contract includes a construction emissions mitigation plan, including measures compliant with SCAQMD Rule 403 (Fugitive Dust), to be implemented and supervised by the on-site construction supervisor, which shall include, but not be limited to, the following BMPs:</p>	<p>Throughout vegetation clearing and earthwork</p>	<p>UCI Design and Construction Services</p> <p>UCI Campus Physical and Environmental Planning</p>			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>i. During grading and site preparation activities, exposed soil areas shall be stabilized via frequent watering, non-toxic chemical stabilization, or equivalent measures at a rate to be determined by the on-site construction supervisor.</p> <p>ii. During windy days when fugitive dust can be observed leaving the construction site, additional applications of water shall be required at a rate to be determined by the onsite construction supervisor.</p> <p>iii. Disturbed areas designated for landscaping shall be prepared as soon as possible after completion of construction activities.</p> <p>iv. Areas of the construction site that will remain inactive for three months or longer following clearing, grubbing and/or grading shall receive appropriate BMP treatments (e.g., revegetation, mulching, covering with tarps, etc.) to prevent fugitive dust generation.</p> <p>v. All exposed soil or material stockpiles that will not be used within 3 days shall be enclosed, covered, or watered twice daily, or shall be stabilized with</p>					



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>approved nontoxic chemical soil binders at a rate to be determined by the on-site construction supervisor.</p> <p>vi. Unpaved access roads shall be stabilized via frequent watering, non-toxic chemical stabilization, temporary paving, or equivalent measures at a rate to be determined by the on-site construction supervisor.</p> <p>vii. Trucks transporting materials to and from the site shall allow for at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer). Alternatively, trucks transporting materials shall be covered.</p> <p>viii. Speed limit signs at 15 mph or less shall be installed on all unpaved roads within construction sites.</p> <p>ix. Where visible soil material is tracked onto adjacent public paved roads, the paved roads shall be swept and debris shall be returned to the construction site or transported off site for disposal.</p> <p>x. Wheel washers, dirt knock-off grates/mats, or equivalent measures shall be installed within the construction</p>					



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>site where vehicles exit unpaved roads onto paved roads.</p> <p>xi. Diesel powered construction equipment shall be maintained in accordance with manufacturer's requirements, and shall be retrofitted with diesel particulate filters where available and practicable.</p> <p>xii. Heavy duty diesel trucks and gasoline powered equipment shall be turned off if idling is anticipated to last for more than 5 minutes.</p> <p>xiii. Where feasible, the construction contractor shall use alternatively fueled construction equipment, such as electric or natural gas-powered equipment or biofuel.</p> <p>xiv. Heavy construction equipment shall use low NOx diesel fuel to the extent that it is readily available at the time of construction.</p> <p>xv. To the extent feasible, construction activities shall rely on the campus's existing electricity infrastructure rather than electrical generators powered by internal combustion engines.</p>					



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>xvi. The construction contractor shall develop a construction traffic management plan that includes the following:</p> <ul style="list-style-type: none"> • Scheduling heavy-duty truck deliveries to avoid peak traffic periods • Consolidating truck deliveries <p>xvii. Where possible, the construction contractor shall provide a lunch shuttle or on-site lunch service for construction workers.</p> <p>xviii. The construction contractor shall, to the extent possible, use pre-coated architectural materials that do not require painting. Water-based or low VOC coatings shall be used that are compliant with SCAQMD Rule 1113. Spray equipment with high transfer efficiency, such as the high volume-low pressure spray method, or manual coatings application shall be used to reduce VOC emissions to the extent possible.</p> <p>xix. Project constructions plans and specifications will include a requirement to define and implement a work program that would limit the emissions of reactive organic gases</p>					



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>(ROG's) during the application of architectural coatings to the extent necessary to keep total daily ROG's for each project to below 75 pounds per day, or the current SCAQMD threshold, throughout that period of construction activity to the extent feasible. The specific program may include any combination of restrictions on the types of paints and coatings, application methods, and the amount of surface area coated as determined by the contractor.</p> <p>xx. The construction contractor shall maintain signage along the construction perimeter with the name and telephone number of the individual in charge of implementing the construction emissions mitigation plan, and with the telephone number of the SCAQMD's complaint line. The contractor's representative shall maintain a log of any public complaints and corrective actions taken to resolve complaints.</p>					
BIOLOGICAL RESOURCES						
LRDP EIR Bio-2B	Prior to initiating on-site construction for future projects that implement the 2007 LRDP and that involve land clearing, grading, or similar land development activities adjacent to habitat areas identified as suitable for sensitive	Prior to any ground-disturbing activities during nesting season	UCI Design and Construction Services UCI Campus Physical and Environmental Planning			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>wildlife species, UCI shall retain a qualified biologist to conduct a sensitive wildlife survey of the respective areas within 150 feet of the approved limits of disturbance. If sensitive wildlife species are detected from the survey, then UCI shall approve contractor specifications that include measures to reduce indirect construction and post-construction impacts to the identified species, to the maximum extent feasible. These measures shall include, but are not limited to, the following:</p> <p>i. A pre-construction meeting shall be held to ensure that construction crews are informed of the sensitive wildlife and habitats in the vicinity of the construction site. Prior to commencement of clearing or grading activities, a biologist (or other qualified person) shall supervise the installation of temporary construction fencing along the approved limits of disturbance to discourage errant intrusions into the identified sensitive wildlife habitats by construction vehicles or personnel. All construction access and circulation shall be limited to designated construction zones. This fencing shall be removed upon completion of construction activities.</p>					



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>ii. If suitable habitat for raptors or protected bird species is present and raptors or protected bird species are observed in the vicinity, the pre-construction surveys for active nests shall be performed within 30 calendar days prior to commencement of clearing or grading activities during the breeding season for raptors and protected bird species (generally February 1 through August 31) at locations where suitable nesting habitat exists within 500 feet of the approved limits of disturbance. Construction activities within 500 feet of active raptor nests (300 feet for protected bird species) shall be monitored by the biologist and modified as directed by the biologist until the biologist determines that the nest is no longer active. Construction activity may encroach into the 500-foot buffer area only at the discretion of the biologist.</p> <p>iii. Refer to mitigation measure Noi-2A for noise abatement measures during construction.</p> <p>iv. Storm water treatment and erosion control measures or facilities shall be maintained in a manner that avoids the discharge of polluted runoff and erosion</p>					



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>impacts to the identified sensitive plants.</p> <p>v. Refer to mitigation measure Air-2B for dust control measures during construction.</p> <p>vi. Night lighting shall be avoided during construction. Any necessary lighting shall be shielded to minimize temporary lighting of the surrounding habitat.</p> <p>vii. A biological monitor shall be present on-site on at least a weekly basis during rough grading to ensure that the fenced construction limits are not exceeded.</p> <p>viii. Permanent lighting adjacent to natural habitat areas shall be selectively placed, shielded, and directed to minimize impacts to sensitive wildlife.</p>					
CULTURAL RESOURCES						
LRDP EIR Cul-1C	<p>Prior to land clearing, grading, or similar land development activities for future projects that implement the 2007 LRDP in areas of identified archaeological sensitivity, UCI shall retain a qualified archaeologist (and, if necessary, a culturally-affiliated Native American) to monitor these activities. In the event of an unexpected archeological discovery during grading, the onsite construction</p>	<p>Throughout vegetation clearing and earthwork</p>	<p>UCI Design and Construction Services</p> <p>UCI Campus Physical and Environmental Planning</p>			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>supervisor shall be notified and shall redirect work away from the location of the archaeological find. A qualified archaeologist shall oversee the evaluation and recovery of archaeological resources, in accordance with the procedures below, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the archaeological find. A record of monitoring activity shall be submitted to UCI each month and at the end of monitoring. If the archaeological discovery is determined to be significant, the archaeologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> i. Perform appropriate technical analyses; ii. File any resulting reports with the South Coastal Information Center; and iii. Provide the recovered materials to an appropriate repository for curation, in consultation with a culturally-affiliated Native American. 					



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
GEOLOGY AND SOILS						
LRDP EIR Cul-4A	Prior to grading or excavation for future projects that implement the 2007 LRDP and would excavate sedimentary rock material other than topsoil, UCI shall retain a qualified paleontologist to monitor these activities. In the event fossils are discovered during grading, the on-site construction supervisor shall be notified and shall redirect work away from the location of the discovery. The recommendations of the paleontologist shall be implemented with respect to the evaluation and recovery of fossils, in accordance with mitigation measures Cul-4B and Cul-4C, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the fossil discovery. A record of monitoring activity shall be submitted to UCI each month and at the end of monitoring.	Throughout vegetation clearing and earthwork	UCI Design and Construction Services UCI Campus Physical and Environmental Planning Native American Consulting Tribe			
LRDP EIR Cul-4B	If the fossils are determined to be significant, then mitigation measure Cul-4C shall be implemented.	Throughout vegetation clearing and earthwork	UCI Design and Construction Services UCI Campus Physical and Environmental Planning			
LRDP EIR Cul-4C	For significant fossils as determined by mitigation measure Cul-4B, the paleontologist shall prepare and implement a data recovery plan. The	Throughout vegetation clearing and earthwork	UCI Design and Construction Services UCI Campus Physical and Environmental Planning			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>plan shall include, but not be limited to, the following measures:</p> <p>i. The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently curated with an appropriate institution with a research interest in the materials (which may include UCI);</p> <p>ii. The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and</p> <p>iii. The paleontologist shall ensure that curation of fossils are completed in consultation with UCI. A letter of acceptance from the curation institution shall be submitted to UCI.</p>					
HYDROLOGY AND WATER QUALITY						
LRDP EIR Hyd-1A	As early as possible in the planning process of future projects that implement the 2007 LRDP and would result in land disturbance of 1 acre or greater, and for all development projects occurring on the North Campus in the watershed of the San Joaquin Freshwater Marsh, a qualified engineer shall complete a drainage study. Design features and other recommendations from the drainage study shall be incorporated into project	Prior to approval of final building designs	UCI Design and Construction Services UCI Campus Physical and Environmental Planning			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>development plans and construction documents. Design features shall be consistent with UCI's Storm Water Management Program, shall be operational at the time of project occupancy, and shall be maintained by UCI. At a minimum, all drainage studies required by this mitigation measure shall include, but not be limited to, the following design features:</p> <p>i. Site design that controls runoff discharge volumes and durations shall be utilized, where applicable and feasible, to maintain or reduce the peak runoff for the 10-year, 6-hour storm event in the post-development condition compared to the pre-development condition, or as defined by current water quality regulatory requirements.</p> <p>ii. Measures that control runoff discharge volumes and durations shall be utilized, where applicable and feasible, on manufactured slopes and newly-graded drainage channels, such as energy dissipaters, revegetation (e.g., hydroseeding and/or plantings), and slope/channel stabilizers.</p>					
LRDP EIR Hyd-2A	Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall approve an erosion	Prior to approval of final building designs	UCI Design and Construction Services			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>control plan for project construction. The plan shall include, but not be limited to, the following applicable measures to protect downstream areas from sediment and other pollutants during site grading and construction:</p> <p>i. Proper storage, use, and disposal of construction materials.</p> <p>ii. Removal of sediment from surface runoff before it leaves the site through the use of silt fences, gravel bags, fiber rolls or other similar measures around the site perimeter.</p> <p>iii. Protection of storm drain inlets on-site or downstream of the construction site through the use of gravel bags, fiber rolls, filtration inserts, or other similar measures.</p> <p>iv. Stabilization of cleared or graded slopes through the use of plastic sheeting, geotextile fabric, jute matting, tackifiers, hydro-mulching, revegetation (for example, hydroseeding and/or plantings), or other similar measures.</p> <p>v. Protection or stabilization of stockpiled soils through the use of tarping, plastic sheeting, tackifiers, or other similar measures.</p>		UCI Campus Physical and Environmental Planning			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>vi. Prevention of sediment tracked or otherwise transported onto adjacent roadways through use of gravel strips or wash facilities at exit areas (or equivalent measures).</p> <p>vii. Removal of sediment tracked or otherwise transported onto adjacent roadways through periodic street sweeping.</p> <p>viii. Maintenance of the above-listed sediment control, storm drain inlet protection, slope/stockpile stabilization measures.</p>					
LRDP EIR Hyd-2B	<p>Prior to project design approval for future projects that implement the 2007 LRDP and would result in land disturbance of 1 acre or more, the UCI shall ensure that the projects include the design features listed below, or their equivalent, in addition to those listed in mitigation measure Hyd-1A. Equivalent design features may be applied consistent with applicable MS4 permits (UCI's Storm Water Management Plan) at that time. All applicable design features shall be incorporated into project development plans and construction documents; shall be operational at the time of project</p>	<p>Prior to approval of final building designs</p>	<p>UCI Design and Construction Services</p> <p>UCI Campus Physical and Environmental Planning</p>			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>occupancy; and shall be maintained by UCI.</p> <p>i. All new storm drain inlets and catch basins within the project site shall be marked with prohibitive language and/or graphical icons to discourage illegal dumping per UCI standards.</p> <p>ii. Outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system shall be covered and protected by secondary containment.</p> <p>iii. Permanent trash container areas shall be enclosed to prevent off-site transport of trash, or drainage from open trash container areas shall be directed to the sanitary sewer system.</p> <p>iv. At least one treatment control is required for new parking areas or structures, or for any other new uses identified by UCI as having the potential to generate substantial pollutants. Treatment controls include, but are not limited to, detention basins, infiltration basins, wet ponds or wetlands, bio-swales, filtration devices/inserts at storm drain inlets, hydrodynamic separator systems, increased use of street sweepers, pervious pavement, native California plants and vegetation</p>					



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	to minimize water usage, and climate-controlled irrigation systems to minimize overflow. Treatment controls shall incorporate volumetric or flow-based design standards to mitigate (infiltrate, filter, or treat) storm water runoff, as appropriate.					
NOISE						
LRDP EIR Noi-2A	<p>Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall approve contractor specifications that include measures to reduce construction/demolition noise to the maximum extent feasible. These measures shall include, but are not limited to, the following:</p> <p>i. Noise-generating construction activities occurring Monday through Friday shall be limited to the hours of 7:00 am to 7:00 pm, except during summer, winter, or spring break at which construction may occur at the times approved by UCI.</p> <p>ii. Noise-generating construction activities occurring on weekends in the vicinity of (can be heard from) off-campus land uses shall be limited to the hours of 9:00 am to 6:00 pm on Saturdays, with no construction occurring on Sundays or holidays.</p>	Throughout vegetation clearing through construction	<p>UCI Design and Construction Services</p> <p>UCI Campus Physical and Environmental Planning</p>			



Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>iii. Noise-generating construction activities occurring on weekends in the vicinity of (can be heard from) on-campus residential housing shall be limited to the hours of 9:00 am to 6:00 pm on Saturdays, with no construction on Sundays or holidays. However, as determined by UCI, if on-campus residential housing is unoccupied (during summer, winter, or spring break, for example), or would otherwise be unaffected by construction noise, construction may occur at any time.</p> <p>iv. Construction equipment shall be properly outfitted and maintained with manufacturer recommended noise-reduction devices to minimize construction-generated noise.</p> <p>v. Stationary construction noise sources such as generators, pumps or compressors shall be located at least 100 feet from noise-sensitive land uses (i.e., campus housing, classrooms, libraries, and clinical facilities), as feasible.</p> <p>vi. Laydown and construction vehicle staging areas shall be located at least 100 feet from noise-sensitive land uses (i.e., campus housing, classrooms,</p>					



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	<p>libraries, and clinical facilities), as feasible.</p> <p>vii. All neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of each construction project, except in an emergency situation.</p> <p>viii. Loud construction activity such as jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations occurring within 600 feet of a residence, or an academic building shall not be scheduled during any finals week of classes. A finals schedule shall be provided to the construction contractor.</p>					
LRDP EIR Noi-4A	<p>Prior to initiating on-site construction for future projects that implement the 2007 LRDP and are located within 100 feet of vibration-sensitive uses (i.e., buildings containing vibration sensitive instruments or operations, or buildings that are considered vibration sensitive due to their age, construction type and/or fragile condition), UCI shall approve a construction vibration mitigation program as part of the contractor specifications that includes measures to reduce vibration resulting from construction activities to the maximum extent practicable. The</p>	<p>Throughout vegetation clearing through construction</p>	<p>UCI Design and Construction Services</p> <p>UCI Campus Physical and Environmental Planning</p>			



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	<p>program shall include measures to establish baseline vibration conditions, vibration monitoring, work methods or equipment necessary to reduce vibration, and a pre-construction notification process for impacted building occupants (six-month and one-month interval prior to construction).</p> <p>If pile driving is proposed, building occupants within 600 feet of the pile-driving site shall be notified of construction at six-month and one-month intervals prior to the start of construction.</p>					
TRIBAL CULTURAL RESOURCES						
TCR-1	<p>If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction all work shall halt within a 50-foot radius of the discovery, the Construction Manager shall immediately notify UCI Physical and Environmental Planning. The Construction Manager shall also immediately coordinate with the tribal monitor and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by UCI to evaluate the significance of the find and develop appropriate management recommendations. All</p>	<p>Throughout vegetation clearing through construction</p>	<p>UCI Design and Construction Services</p> <p>UCI Campus Physical and Environmental Planning</p>			



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	<p>management recommendations shall be provided to UCI in writing for UCI's review and approval. If recommended by the qualified professional and consulting tribes, and approved by UCI, this may include modification of the no-work radius.</p> <p>The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal cultural resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal cultural resources, such as midden soil,</p>					



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	<p>bedrock mortars, groundstone, or other similar expressions.</p> <p>Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. The following processes shall apply, depending on the nature of the find, subject to the review and approval of UCI:</p> <ul style="list-style-type: none"> • Response to False Alarms: If the professional archaeologist in consultation with the tribal representative determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from UCI's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to UCI. • Response to Non-Tribal Discoveries: If at the time of discovery a professional archaeologist and tribal 					



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	<p>representative determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, UCI shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures.</p> <ul style="list-style-type: none"> Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the tribe and UCI shall be notified. UCI will consult with the tribe on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within a 50-foot radius until UCI, through 					



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	<p>consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction.</p> <ul style="list-style-type: none"> Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify UCI and the Orange County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be 					



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	<p>implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If no agreement is reached, UCI shall reburial the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation</p>					



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	or easement; or recording a reinterment document with the Orange County Clerk's Office (AB 2641). Work shall not resume within the no-work radius until UCI, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					



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