

MESA COURT COMMUNITY CENTER EXPANSION

Addendum #2 to the Mesa Court Residence Hall Expansion Subsequent Initial Study/Mitigated Negative Declaration

State Clearinghouse No. 2023010535

**Campus Planning and Sustainability
University of California, Irvine
455 Aldrich Hall
Irvine, CA 92697**

March 2025

1.0 PROJECT INFORMATION

1.1 Project Title

Mesa Court Residence Hall Expansion/Mesa Court Community Center Expansion

1.2 Lead Agency Name and Address

University of California, Irvine
Office of Campus Planning and Sustainability
455 Aldrich Hall, Irvine, CA 92697

1.3 Contact Person and Phone Number

Lindsey Hashimoto, Principal Environmental Planner
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1.4 Project Location

The University of California, Irvine (UCI) is located in the city of Irvine, Orange County, California approximately four miles inland from the Pacific Ocean. The project sites are located in UCI's Academic Core at the southern corner of the intersection of University Drive and Campus Drive.

1.5 Custodian of the Administrative Record

University of California, Irvine
Office of Campus Planning and Sustainability
455 Aldrich Hall, Irvine, CA 92697

1.6 Previously Adopted IS/MND

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines. This document has been prepared to serve as an Addendum #2 to the previously adopted Mesa Court Residence Hall Expansion Subsequent Initial Study/Mitigated Negative Declaration (IS/MND). Addendum #1 was prepared in May 2024 and addressed expansion of the existing Mesa Court Community Center. Addendum #2 documents that none of the conditions described in Section 15162 of the CEQA Guidelines have occurred and that the proposed revisions to the Mesa Court Community Center expansion would not have significant additional effects that were not previously analyzed within the IS/MND.

2.0 Introduction

2.1 Purpose of this Addendum

After adoption of the Mesa Court Residence Hall Expansion IS/MND by the Regents on March 16, 2023, the University is proposing the demolition and reconstruction of the Mesa Court Community Center. This Addendum describes the Mesa Court Community Center Expansion

(MCCCE) project, and it evaluates how the proposed MCCCE is covered by the IS/MND for the Mesa Court Residence Hall Expansion. No subsequent CEQA document is required.

2.2 State CEQA Guidelines Regarding an Addendum

If, after certification of an EIR or adoption of a negative declaration, minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, an Addendum may be prepared.

Public Resources Code (PRC) Section 21166 and Sections 15162 through 15163 of the State CEQA Guidelines describe the conditions under which a subsequent environmental document would be prepared. Pursuant to CEQA Guidelines Section 15162, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

- a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent document shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:
 - 1) Substantial changes are proposed in the Project that will require major revisions of the previous EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - 2) Substantial changes occur with respect to the circumstances under which the Project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR or MND was certified as complete was adopted, shows any of the following:
 - A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant

effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The MCCCE does not entail significant changes that would require additional environmental review beyond the IS/MND. As discussed in Section 3.0, Project Description, MCCCE is the reconstruction of a small structure, and as discussed in Section 4.0, Analysis of Project Modifications, no revisions to the conclusions in the IS/MND would occur.

Section 15164 of the CEQA Guidelines provides that a lead agency may prepare an Addendum to a previously adopted EIR or negative declaration if some changes or additions are necessary, but none of the conditions described above for Section 15162 calling for preparation of a subsequent document have occurred. CEQA allows lead agencies to restrict review of modifications to a previously approved project to the incremental effects associated with the proposed modifications, compared against the anticipated effects of the previously approved project.

Changes to the approved Mesa Court Residence Hall Expansion project and any altered conditions since adoption of the IS/MND in March 2023 would:

- not result in any new significant environmental effects, and
- not substantially increase the severity of previously identified significant effects.

In addition, no new information of substantial importance has arisen that shows that:

- the Mesa Court Residence Hall Expansion project would have new significant effects,
- the Mesa Court Residence Hall Expansion project would have substantially more severe effects,
- mitigation measures or alternatives previously found to be infeasible would in fact be feasible, or
- mitigation measures or alternatives that are considerably different from those analyzed in the IS/MND would substantially reduce one or more significant effects on the environment.

As described in Section 3, Project Description, and Section 4, Analysis of Project Modifications, none of the conditions described above from Section 15162 calling for preparation of a subsequent document have occurred. Therefore, the differences between the approved Mesa Court Residence Hall Expansion project, as described in the adopted IS/MND, and the MCCCE project modifications now being considered constitute changes that are consistent with and authorized within CEQA Guidelines Section 15164 and that may be addressed in an Addendum to the IS/MND. The proposed project is within the scope of the project analyzed in the IS/MND.

3.0 Project Description

3.1 Project Location and Setting

The Mesa Court Residence Hall Expansion project site is located in the northern portion of the UCI campus south of the intersection of Campus Drive and University Drive. The site occupies the northwest corner of the existing surface Mesa Court Residence Hall Parking Lot 5 (Lot 5). The existing Mesa Court Community Center is located approximately 300 feet southwest of the Mesa Court Residence Hall Expansion project site, and both sites are located within the existing Mesa Court student housing community. Regional access is provided via Interstate 405 (I-405) and State Route 73 (SR-73), and local access is provided via Pereira Drive/West Peltason Drive and Mesa Road/Alumni Court.

3.2 Proposed Modifications

UCI prepared the Mesa Court Residence Hall Expansion IS/MND, which was adopted by the Regents on March 16, 2023 along with the design approval of the project. The IS/MND analyzed the partial demolition of the existing Lot 5 to construct a student housing tower located within the existing Mesa Court student housing community. The tower would consist of a multi-story building up to six stories in height (75 feet in height) and would house approximately 450 beds within quadruple occupancy rooms. The development would also include common areas throughout the building, including study areas, collective hubs with kitchens, and laundry facilities. Site work and development would include clearing of the existing parking lot; site grading; connection to campus utility and drainage systems; construction of the tower, pathways, ramps, sidewalks, and outdoor gathering spaces with wireless connectivity; and installation of site lighting and landscape improvements.

In May 2024, the project analyzed in Addendum #1 proposed to remodel and expand the existing 7,442 gross-square-foot (GSF) Mesa Court Community Center. The project anticipated renovating the existing community center and constructing an additional approximately 9,000 assignable square feet (ASF) and approximately 13,000 GSF of expansion space for a total building size of approximately 20,442 GSF. Uses included a dining hall; group study, office, and building support space; a multipurpose room; and restrooms in support of the existing students living in the Mesa Court student housing community.

For Addendum #2, during the design phase for the Mesa Court Community Center Expansion project, it was determined that instead of expanding and renovating the existing building, full demolition and construction of a replacement building could be achieved within the same budget and similar schedule and provide greater benefit and utility as compared to a remodeled structure. As proposed, the existing 7,442 GSF Mesa Court Community Center would be demolished to construct a 19,183 GSF replacement structure, an overall 11,741 GSF increase from the existing building. The final structure would be approximately 1,259 GSF smaller than the expansion addressed in Addendum #1, and no program changes would occur. The MCRHE and MCCCE project sites are located approximately 300 feet from each other within the existing Mesa Court student housing community, which provides first-year housing for the campus community.

4.0 Analysis of Project Modifications

Aesthetics. The MCCCE would be consistent with the UCI Physical Design Framework and the surrounding Mesa Court community. Additionally, the proposed project would maintain the two-story building height of the current community center. The project site is located internal to the Mesa Court community, and no additional impacts to scenic vistas, the visual character, nor scenic resources within a State Scenic Highway would occur. The project would also comply with LRDP EIR mitigation measures Aes-2A and Aes-2B to minimize potential light and glare impacts. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to aesthetics.

Agriculture and Forestry Resources. The MCCCE is not located on farmland or within a forest use and instead is located at a previously developed site. Therefore, the MCCCE would not change the conclusions in the IS/MND related to loss of agricultural land or forest uses.

Air Quality. The MCCCE would demolish an existing 7,442 GSF structure and construct a 19,183 GSF replacement, an 11,741 GSF overall increase. Due to the small size of the structure, it would not significantly increase construction or operational air emissions above the original MCRHE project. As discussed in the IS/MND, the modeled maximum daily construction and operation emissions for MCRHE, a 450-bed tower project, were considerably below the South Coast Air Quality Management Districts (SCAQMD) thresholds; therefore, the demolition of a 7,442 GSF structure and construction of a 19,183 GSF replacement structure would not result in the exceedance of the emissions thresholds. Thus, the MCCCE would not impact the conclusions in the IS/MND related to conflicting and/or obstructing with an air quality plan, exposure of sensitive receptors, or emission of odors.

Biological Resources. The MCCCE is located approximately 300 feet southwest of the MCRHE project within the same student housing community, and both sites have been previously developed. No biological resources exist on-site. In addition, MCCCE would also comply with LRDP EIR mitigation measure Bio-2B requiring nesting bird surveys if earthwork is initiated during the nesting season. As there are no biological resources located on site, the MCCCE would not change the conclusions within the IS/MND regarding biological resources.

Cultural Resources. The MCCCE is located approximately 300 feet southwest of the MCRHE project. As discussed in the IS/MND and the Cultural Resources and Paleontological Resources Identification Report, no known cultural resources are located on site. However, there are resources located within the area; therefore, the MCCCE would comply with LRDP EIR mitigation measure Cul-1C, which requires archaeological monitoring and procedures to follow in the event of a discovery and would reduce impacts to archaeological resources to a less than significant level. Therefore, the MCCCE would not result in additional impacts to cultural resources than previously analyzed in the IS/MND.

Energy. The MCCCE would demolish an existing 7,442 GSF structure and construct a 19,183 GSF replacement, an 11,741 GSF overall increase. It would continue to be utilized by the existing student population living within the Mesa Court community. Due to the small size of the structure, energy usage would not significantly increase above the usage assumed in the IS/MND, which

concluded that the MCRHE would not result in a project that was inefficient, wasteful, or unnecessary. In addition, MCCCE would comply with the UC Sustainable Practices Policy, which includes goals to reduce campus energy consumption. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to energy.

Geology and Soils. The MCCCE would not result in additional impacts than previously analyzed within the IS/MND. The project would comply with the California Building Code (CBC) and the UC Seismic Safety Policy and implement recommendations from project-specific geotechnical studies to ensure impacts to geology and soils would be less than significant. In addition, LRDP EIR mitigation measures Cul-4A, Cul-4B, and Cul-4C, which requires paleontological monitoring and procedures to implement in the event of a discovery, would reduce potential impacts to paleontological resources to a less than significant level. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to geology and soils.

Greenhouse Gas Emissions. The MCCCE would demolish an existing 7,442 GSF structure and construct a 19,183 GSF replacement, an 11,741 GSF overall increase. It would continue to be utilized by the existing student population living within the Mesa Court community. The GHG emissions modeling for the MCRHE, a 450-bed student housing tower, resulted in 297.73 MTCO_{2e} per year, which is well below the 3,000 MTCO_{2e} per year SCAQMD threshold. The demolition and reconstruction of the Mesa Court Community Center would not result in the exceedance of the SCAQMD threshold. In addition, the MCCCE would comply with the UC Sustainable Practices Policy, which includes emission reduction strategies. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to greenhouse gas emissions.

Hazards and Hazardous Materials. The MCCCE includes a dining hall; group study, office, and building support space; a multipurpose room; and restrooms to be utilized by the existing student population living in the Mesa Court community, which are uses consistent with MCRHE and the surrounding residential uses. Dining halls and community centers are typically not a use associated with acutely hazardous materials, and instead would mostly use cleaning products and chemicals associated with landscape maintenance in compliance with manufacturer requirements. Additionally, the MCCCE is a 19,183 GSF structure, and due to its size, would not result in a significant increase of hazardous materials usage. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to hazards and hazardous materials.

Hydrology and Water Quality. The MCCCE is a 19,183 GSF replacement building located within a previously developed area. No new impervious surfaces would result due to the project. Additionally, the MCCCE would comply with LRDP EIR mitigation measures Hyd-1A (preparation of a drainage study), Hyd-2A (erosion control plan), and Hyd-2B (operational design features) to reduce impacts to hydrology and water quality to a less than significant level. Therefore, the modified project would not impact the conclusions in the IS/MND related to hydrology and water quality.

Land Use and Planning. The existing Mesa Court Community Center currently serves the existing student population within the Mesa Court student housing community. MCCCE is a replacement of the existing community center and would include a dining hall; group study, office,

and building support space; a multipurpose room; and restrooms. These uses are consistent with the surrounding residential community in addition to the LRDP land use designation of Student Housing, and thus, the MCCCE would not divide the community with incompatible uses. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to land use and planning.

Mineral Resources. As discussed in the 2007 LRDP EIR, no mineral resources occur at UCI. In addition, as discussed in the IS/MND, the Mesa Court community has been previously developed as residential and support uses and is not used for mining. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to mineral resources.

Noise. As discussed in the IS/MND, the short-term noise measurements for the MCRHE did not exceed the City of Irvine Noise Standards, which was used for CEQA purposes although UCI is not subject to local regulations due to its constitutional autonomy. MCCCE, which is located 300 feet southwest of MCRHE and internally located to the campus away from arterials, is the replacement of an existing building that would include a dining hall; group study, office, and building support space; a multipurpose room; and restrooms to be utilized by the existing student population living in the Mesa Court community. A significant increase in noise would not occur as these are not high noise generating uses, it would be serving an existing population, and is located away from arterial streets. In addition, MCCCE would comply with LRDP EIR mitigation measures Noi-2A for construction noise and Noi-4A for vibration levels. No impacts due to an airstrip or plan would occur. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to noise.

Population and Housing. The MCCCE is the replacement of an existing community center that currently serves the Mesa Court student housing community, and as such, it would not result in student population growth. Approximately 29 new FTE employees would be hired, which would not result in exceedance of the campus population capacity analyzed in the 2007 LRDP and its associated EIR, and approximately 19 student workers from the existing student population would be hired. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to population and housing.

Public Services and Recreation. The MCCCE is the replacement of an existing community center that currently serves the Mesa Court student housing community. It would not result in population growth and due to its small increase in size would not require expansion of public services or recreation, such as fire services, police services, schools, parks, libraries, or other recreational uses, as analyzed in the IS/MND. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to public services or recreation.

Transportation. The MCCCE is the replacement of an existing community center that currently serves the Mesa Court student housing community. The IS/MND indicated that the MCRHE would result in 113 average daily trips, which is below the City of Irvine's 250-trip screening threshold to require a vehicle miles traveled (VMT) analysis consistent with the analysis in the IS/MND. The MCCCE would demolish an existing 7,442 GSF structure and construct a 19,183 GSF replacement, an 11,741 GSF overall increase. This increase would not result in an additional 137 average daily trips to exceed the City of Irvine's threshold. In addition, the MCCCE is located

300 feet southwest of the MCRHE project site, and as discussed in the IS/MND, the site also meets the Proximity to High Quality Transit criteria for screening out projects to require a VMT analysis. The MCCCE is the replacement of an existing building and would not conflict with the existing circulation system, result in inadequate emergency access, or result in dangerous intersection or incompatible uses. No changes to the conclusions in the IS/MND would occur.

Tribal Cultural Resources. The MCCCE site is located approximately 300 feet southwest of the MCRHE site, and as discussed in the Cultural Resources section, no known cultural resources occur onsite. Additionally, project-specific mitigation measure TCR-1 (procedures in the event cultural or tribal cultural resources are discovered during ground disturbance) would reduce potential impacts to less than significant. Therefore, the MCCCE would not impact the conclusions in the IS/MND related to tribal cultural resources.

Utilities and Service Systems. The MCCCE is the replacement of an existing community center that currently serves the Mesa Court community that would demolish the existing 7,442 GSF structure and construct a 19,183 GSF replacement, an 11,741 GSF overall increase. Due to the project size, it would not significantly increase utility usage that would require new or expanded water, wastewater treatment, or stormwater drainage, electric power, or telecommunication facilities. As it is serving an existing population, no significant increase in water needs would occur nor would it lead to excessive solid waste generation. Therefore, the modified project would not impact the conclusions in the IS/MND related to utilities and service systems.

Wildfire. The MCCCE site is located approximately 300 feet southwest of the MCRHE site within the same Mesa Court student housing community and is not located within an area of high wildfire risk. The MCCCE would not result in changes to the conclusions regarding impairment of an emergency plan, expose users to wildfire, or exacerbate fire risk in the IS/MND. Therefore, the modified project would not impact the conclusions in the IS/MND related to wildfire.