

CHAPTER 3.0

PROJECT DESCRIPTION

This chapter provides information about the proposed University Hills Area 9/2 Housing Project and a review of potential environmental impacts associated with its implementation. It contains a description of the project location, statement of project objectives, and a general description of the project's technical and environmental characteristics. A description of the intended uses of the UCI 2007 LRDP EIR and this project level analysis with regard to the Area 9/2 Housing Project is provided in the introduction to Volume III of the LRDP EIR and in Volume I, Chapter 1.

3.1 PROJECT LOCATION AND SETTING

The proposed project would be located within the South Campus of UCI, south of existing University Hills faculty/staff homes (Figure 3-1). The approximately 12-acre site is located south of University Hills Area 9/3 and 9/4, which are currently under construction adjacent to and south of California Avenue (Figure 3-2). It is generally southwest of the Gabrielino Drive/California Avenue intersection, and is bounded on the south by Bonita Canyon Drive and on the east by undeveloped campus property, as shown in Figure 3-2.

The project site is currently undeveloped with topography that generally slopes downhill to the south. Areas to the north and west of the site, called Areas 9/3 and 9/4 respectively, are currently under construction as phases of the University Hills community. Areas 9/3 and 9/4 total 90 single-family homes which will be completed and occupied beginning in 2008. A community center is being planned for the area to the northeast of the project site, Area 9/1. The land adjacent to the project site to the southwest is identified as passive open space in the 2007 LRDP and is currently covered with non-native grassland. The area east of the site is identified in UCI's 2007 LRDP for future on-campus residential development for faculty, staff, or students. To the south, across Bonita Canyon Drive and within the City of Irvine, is an apartment community and the Mariners Church complex. A 70-foot wide water easement with Metropolitan Water District (MWD) and Irvine Ranch Water District (IRWD) facilities is located adjacent to the northwest border of the project site, as shown in Figure 3-3.

3.2 PROJECT BACKGROUND

The Irvine Campus Housing Authority (ICHA) is a not-for-profit, public benefit corporation created by the University of California Board of Regents in 1983 to develop affordable faculty and staff housing at UCI. Faculty and staff housing located in the South Campus in a community called University Hills. The 1989 LRDP identified a development program for 1,100 faculty and staff housing units on approximately 200 acres

in the UCI South Campus area. Because demand for on-campus housing remains high, the 2007 LRDP proposes to expand the housing program to provide between 1,250 and 1,700 total units of faculty/staff housing. As of the 2005-06 academic year, 918 existing for-sale or rental faculty/staff dwelling exist in University Hills. An additional 100 apartments and 90 single family detached homes are under construction, which will bring the total on-campus faculty staff housing inventory to 1,108. Up to 120 additional units are proposed for University Hills Area 9/2, bringing the total potential units in University Hills to 1,230.

Previous phases of ICHA “Area 9” include two parcels currently under construction (Areas 9/3 and 9/4 totaling 90 homes) and a community center, which would be developed in Area 9/1. Environmental impacts of development of Areas 9/1, 9/3, and 9/4 were analyzed in the previously prepared and approved *Final Tiered Initial Study & Mitigated Negative Declaration, ICHA Area 9 Faculty & Staff Housing Project* (2005).

3.3 PROJECT OBJECTIVES

The objectives of the proposed project are listed below:

1. Expand the supply of affordable, on-campus housing for UCI faculty and staff to support the recruitment and retention of faculty and staff in support of campus academic objectives;
2. Support UCI LRDP objectives of providing on-campus housing to reduce impacts on the local community including traffic impacts and impacts on the local supply of moderately priced housing;
3. Support City of Irvine General Plan Objectives of encouraging UCI to maximize the amount of on-campus housing to serve the UCI community;
4. Develop the project site consistent with the Faculty/Staff Housing land use designation identified in the proposed 2007 LRDP to build a cohesive academic community in residence on the campus; and
5. Provide housing to serve the projected future growth of the University of California, Irvine.

3.4 PROJECT DESCRIPTION

The ICHA proposes to develop up to 120 for-sale homes with associated roads, utility, and drainage infrastructure, and possible recreation elements. The residences may be detached, attached, or some combination of both. The ultimate number of homes built would be determined by the mix selected, however it would not exceed 120 homes. The residential lots and associated roadways would comprise approximately 10 acres of the site (Figure 3-4).

Site planning would be generally consistent with City of Irvine standards for residential development. Vehicle access to Area 9/2 would occur from a new street that would connect to California Avenue in the general vicinity of its intersection with Gabrielino Drive. The vehicle entrance may include a landscaped median and parkway located on either side of the roadway. Project roadways would include parkway landscaping and street trees consistent with the character of other areas of University Hills.

The project would include pedestrian connections to other areas of University Hills, campus trails and bikeways, and the UCI Central Academic Core.

The housing units and landscaping would be designed and constructed consistent with the quality and character of other recently constructed homes in University Hills and the neighboring off-campus

communities. The units would be 2-3 story attached and/or detached single family homes. Exterior finishes, colors, and roof materials would be consistent with the quality and character of other recently constructed homes in University Hills and the local off-campus communities. The project would be designed to include an approximate 80-foot setback from Bonita Canyon Road (back of curb). The project would comply with State Title 24 energy efficiency standards and the UC Policy on Sustainable Practices.

Based on the 2000 Census and California Department of Finance, the average number of persons per household in Irvine is 3.0, which is higher than the state wide average of 2.87. Therefore, the Area 9/2 Housing Project could accommodate up to approximately 360 people.

3.4.1 OFF-SITE IMPROVEMENTS

A new street to provide vehicular access to the site from California Avenue would be included as a component of the Area 9/2 Housing Project. This street would be approximately 600 feet long with an approximate right-of-way of 56 feet (36 feet of pavement and two 10-foot landscaped parkways) and would be graded concurrent with on-site project grading. The project would also construct on-site utility improvements which would connect to off-site dry utilities (electric, natural gas, and communications facilities). These connections would be extended from California Avenue under the proposed street. Sanitary sewer and storm drains would also be constructed on-site. Sanitary sewer service would be provided through a connection to an existing IRWD sewer main turn-out under Bonita Canyon Drive adjacent to the southern boundary of the project site. Storm runoff would be collected on-site and would connect to storm drain and water quality treatment facilities currently under construction within University Hills Area 9/3.

3.4.2 CONSTRUCTION

The project site is currently undeveloped University-owned property. Grading would be conducted as part of the site's preparation to create building pads for the housing development. The preliminary grading plan is illustrated in Figure 3-4 and would require approximately 54,000 cubic yards of cut and 130,000 cubic yards of fill. Approximately 75,000 cubic yards of soil would be transported via heavy earthwork equipment from an existing borrow site located approximately 2,000 feet east of the project site in a South Campus. The use of the borrow site, including the haul route and associated impacts, was addressed in the *Final Tiered Initial Study & Mitigated Negative Declaration, ICHA Area 9 Faculty and Staff Housing Project*, and is incorporated by reference as part of this environmental document.

Grading and site preparation, including the installation of curbs and gutters and utilities, would begin in early 2008. Half of the residential units would be constructed from late 2008 to early 2009. The second half of the residential units would be constructed from late 2009 to early 2010.

3.5 PERMITS AND APPROVALS

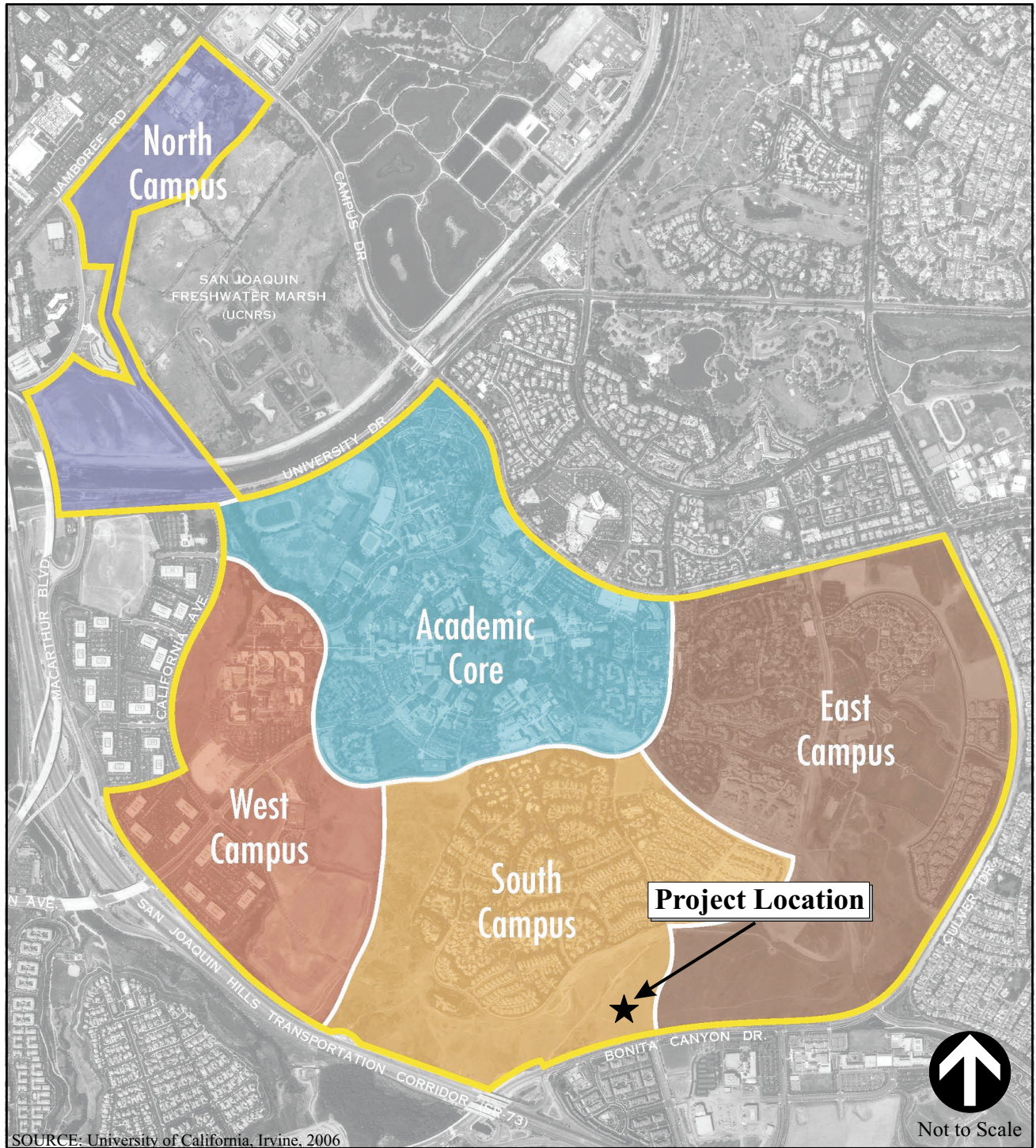
In addition to the 2007 LRDP EIR but as a separate, future action item, The Regents would consider the approval of the ground lease from the Regents to the Irvine Campus Housing Authority for the purpose of the implementation of the University Hills Area 9/2 Housing Project. Subsequent local campus reviews and approvals consistent with the terms of the ground lease would follow. Certification of this EIR would complete the environmental review of this project, no further environmental review of the Area 9/2 Housing Project by the University would be necessary, unless changes are made to the project description or the environment. Conformance with an NPDES Permit for Discharge of Storm Water Associated with Construction Activity would be required. The federal Clean Water Act requires that construction activities with potential to discharge polluted storm water obtain a NPDES coverage. Project implementation of these

requirements would likely be accomplished by obtaining coverage under a General Permit for Discharges of Storm Water Associated with Construction Activity. Coverage under the permit is accomplished by submitting a Notice of Intent to the State Water Resources Control Board and preparing and implementing a Storm Water Pollution Prevention Plan for the proposed construction activities.

3.6 REFERENCES

State of California, Department of Finance, Demographic Research Unit. 2001. Census 2000, Summary File 1, General Profile for Orange County. August 2, 2001. Available at <http://www.dof.ca.gov/HTML/DEMOGRAP/SDC/Profiles/SF1/documents/Orange.pdf>. Last accessed on April 19, 2007.

University of California, Irvine, Office of Campus and Environmental Planning. 2005. *Final Tiered Initial Study & Mitigated Negative Declaration, ICHA Area 9 Faculty and Staff Housing Project*. November 26, 2005.



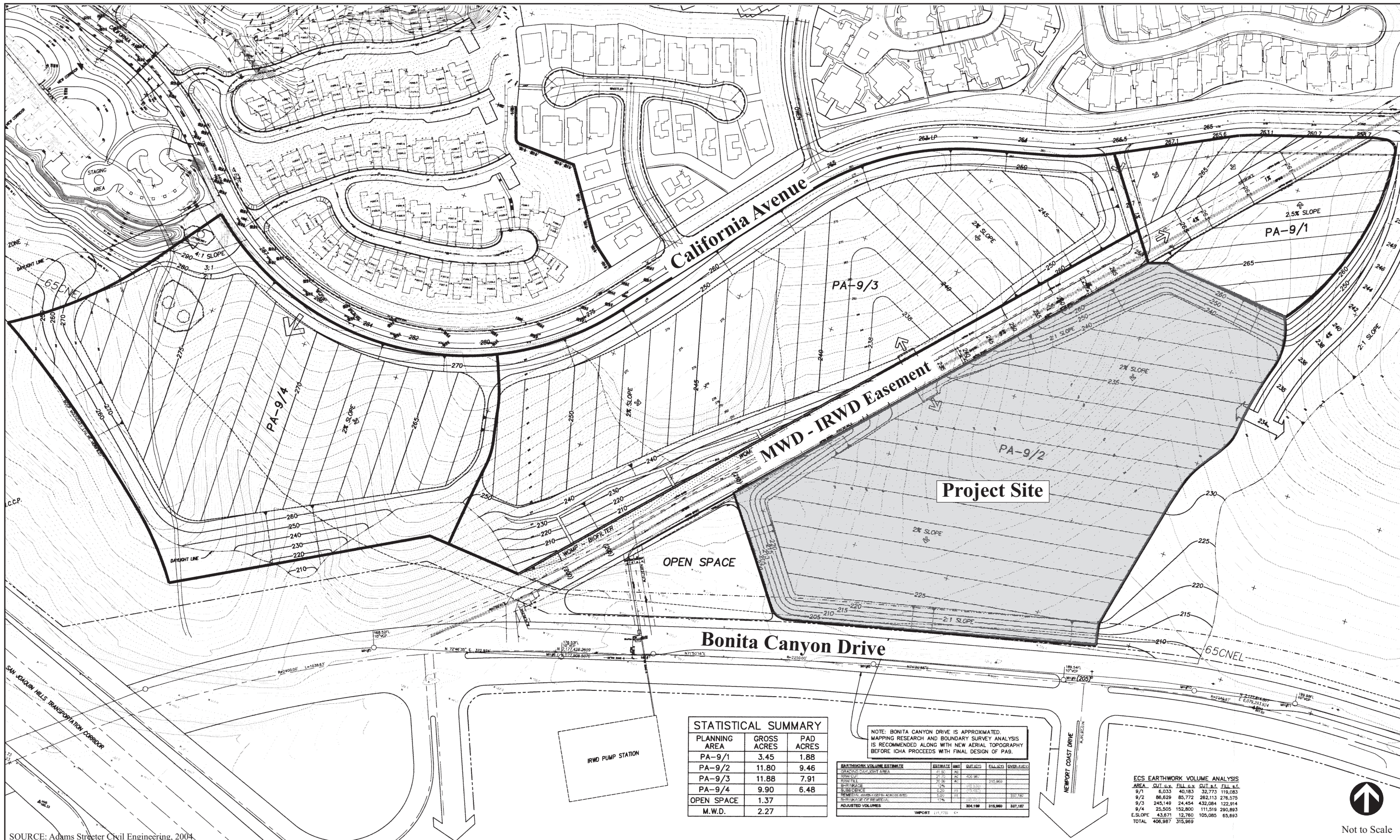
PROJECT VICINITY MAP

FIGURE 3-1



PROJECT LOCATION MAP

FIGURE 3-2



SOURCE: Adams Streeter Civil Engineering, 2004.

STATISTICAL SUMMARY

PLANNING AREA	GROSS ACRES	PAD ACRES
PA-9/1	3.45	1.88
PA-9/2	11.80	9.46
PA-9/3	11.88	7.91
PA-9/4	9.90	6.48
OPEN SPACE	1.37	
M.W.D.	2.27	

NOTE: BONITA CANYON DRIVE IS APPROXIMATED. MAPPING RESEARCH AND BOUNDARY SURVEY ANALYSIS IS RECOMMENDED ALONG WITH NEW AERIAL TOPOGRAPHY BEFORE ICHA PROCEEDS WITH FINAL DESIGN OF PAS.

BATHROOM VOLUME ESTIMATE	ESTIMATE	UNIT	QTY (SQ)	EST. (CU)	OVER. (CU)
GRASS/POSSIBLE ZONE	41.96	CU	400	315,960	
ROADWAY	30.50	CU	400	122,000	
ROADWAY	1.28	CU	100	128,000	
ROADWAY	0.20	CU	100	20,000	
ROADWAY	1.00	CU	100	100,000	
ADJUSTED VOLUMES			304,180	315,960	337,187

ECS EARTHWORK VOLUME ANALYSIS

AREA	CUT C.Y.	FILL C.Y.	CUT S.F.	FILL S.F.
9/1	6,033	40,183	32,773	119,083
9/2	86,629	85,772	282,113	276,575
9/3	245,149	24,454	432,084	122,914
9/4	25,505	152,800	111,519	290,893
E.SLOPE	43,671	12,760	105,085	65,693
TOTAL	406,987	315,969		



Not to Scale

AREA 9/2 GRADING PLAN

FIGURE 3-3



SOURCE: Irvine Campus Housing Authority, 2007

UNIVERSITY HILLS AREA 9/2 CONCEPT PLAN

FIGURE 3-4

