

CHAPTER 3.0

PROJECT DESCRIPTION

A Long Range Development Plan (LRDP) is defined by statute as “a physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education” (Public Resources Code Section 21080.09). The University of California, Irvine (UCI) is guided by an LRDP that was adopted by The Regents of the University of California (UC) in September 1989. In approving the 1989 LRDP, The Regents also certified a related program-level Environmental Impact Report (EIR). The 1989 LRDP provides a land use plan for UCI and identifies projected physical development at the campus through the 2005-06 horizon year. Since its adoption, the 1989 LRDP has been amended eight times, most notably the LRDP Circulation and Open Space Amendment in 1996. The 1989 LRDP and LRDP EIR, as amended, are on file with UCI and are hereby incorporated by reference into this EIR for the proposed project.

As discussed in more detail below, the proposed project updates the 1989 LRDP to provide a general framework of policies and guidelines to shape land use and physical development at UCI through the plan horizon year of 2025-26. In addition, the proposed LRDP update (2007 LRDP) provides a foundation for post-2025 development at UCI. The 2007 LRDP accommodates student enrollment growth and program expansion and identifies the physical resources needed to support UCI’s strategic academic goals. As a general land use plan, the 2007 LRDP strengthens the master planning framework established in previous LRDPs while remaining flexible for changing needs and opportunities.

3.1 PROJECT LOCATION AND SETTING

As shown in Figure 3-1, the UCI campus is located in the southern portion of the City of Irvine, Orange County, California. UCI is adjacent to the City of Newport Beach, and the City of Costa Mesa is located approximately 0.5 mile to the west of the campus. The City of Santa Ana and the City of Lake Forest are situated approximately 2.5 miles to the north and 5 miles to the east, respectively. As shown in Figure 3-2, UCI is bounded generally by Campus Drive and Jamboree Road on the north, Culver Drive on the east, Bonita Canyon Drive on the south, and State Route 73 (SR-73) and MacArthur Boulevard on the west. Regional access is provided to UCI via Interstate 405 (I-405), State Route 55 (SR-55), and SR-73. Newport Coast Drive provides access to and from the beach communities to the south. The San Joaquin Hills Transportation Corridor (a toll road extension of SR-73) provides access to the campus from areas in southern Orange County. A portion of the campus is located adjacent to the San Joaquin Freshwater Marsh Reserve (SJFMR), a natural reserve owned by the University of California, which is a remnant of a much larger marsh system that once dominated this portion of Orange County.

In 1960, The Irvine Company deeded 1,000 acres as a gift to The Regents for the establishment of the Irvine campus. In 1964, The Regents purchased an additional 510 acres from The Irvine Company. The additional 510 acres were part of the “Inclusion Areas” identified in original land use plans for the new campus and its surrounding community. These early plans envisioned that the Inclusion Areas would be reserved primarily for the development of economical housing for University students, faculty, and staff, and for the services necessary to create complete university-oriented neighborhoods in close proximity to the campus. Development of the Inclusion Areas was initially guided by deed restrictions that required this land to be used for University-oriented purposes only; these restrictions were modified in 1988 to also allow, under certain conditions, uses that are solely revenue-producing and not University-oriented.

Over the years, the initial 1,510-acre campus area has been reduced to approximately 1,475 acres as a result of land transactions for public rights-of-way (e.g., SR-73 toll road, MacArthur Boulevard, and Culver Drive), and the sale of property to the U.S. Food and Drug Administration (FDA) in 1996 for the construction of an FDA regional laboratory, and land identified in the initial gift from The Irvine Company for a marine facility on Upper Newport Bay that was never dedicated to the University. It is anticipated that additional small parcels will be provided in the future for local infrastructure improvements, including planned widenings of Bonita Canyon Drive, Campus Drive, University Drive and Jamboree Road, as well as other improvements benefiting UCI and the community.

UCI consists of rolling topography generally sloping from southeast to northwest. The dominant land forms are rolling hills, gently rising ridges, and a few small arroyos. The ridgelines in the southeast area of the campus reach a maximum elevation of approximately 300 feet, sloping down to the lowest elevations of approximately 30 feet near the San Diego Creek. Higher coastal hills form a background to the south, while to the north are the vast flat lands of the coastal basin and the distant Santa Ana and San Bernardino Mountains.

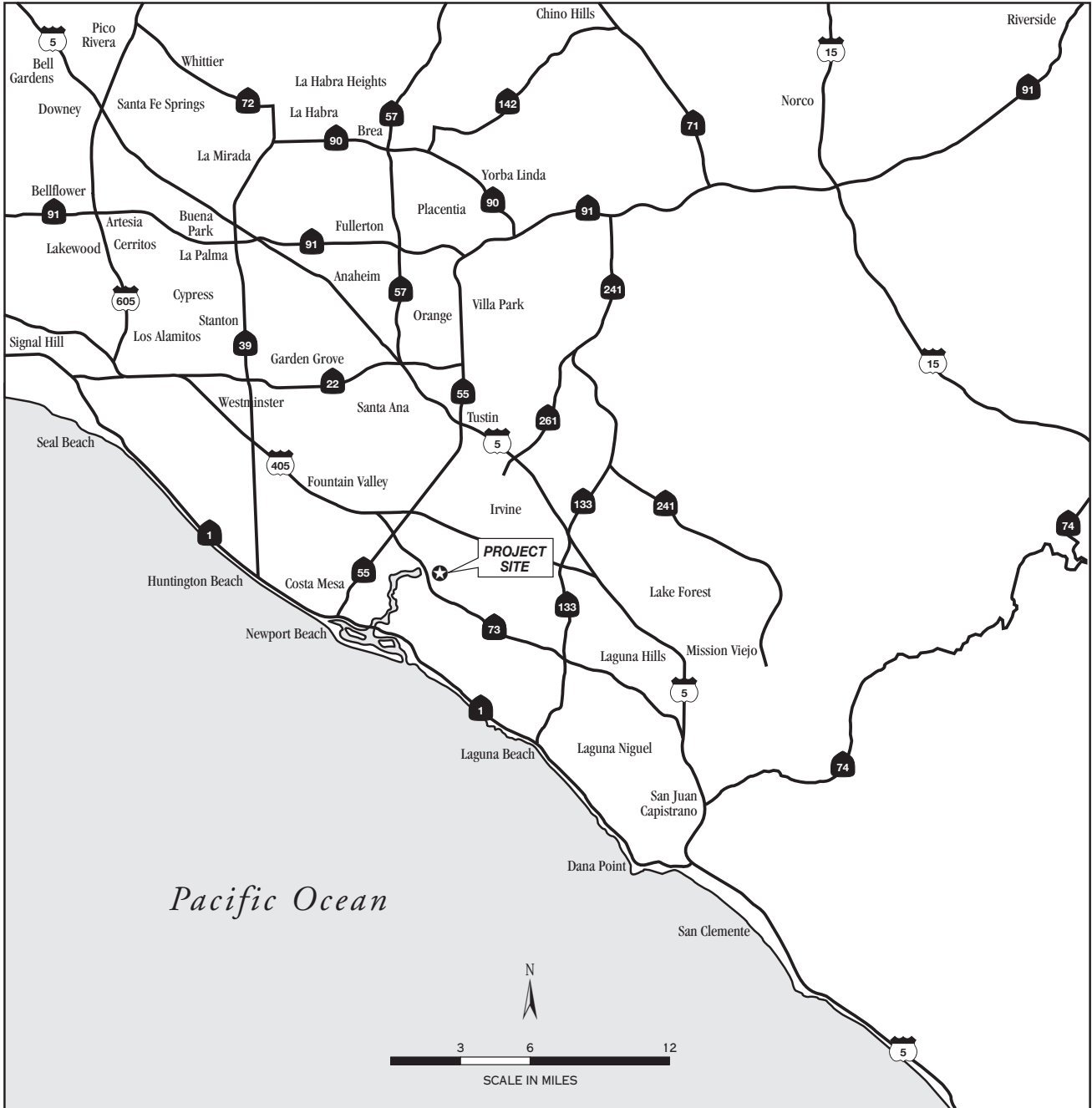
Approximately 770 acres (52 percent) of the 1,475-acre campus are developed, with most development focused in the central academic core. The primary areas of undeveloped property remain in the outer campus. These outer, undeveloped areas mainly consist of rolling topography covered with non-native vegetation. Pockets of native habitat exist throughout the outer campus areas, mainly in designated open space areas.

3.1.1 EXISTING CAMPUS SETTING

As depicted in Figure 3-3, the UCI campus is a community of five planning sectors or neighborhoods: Academic Core, East Campus, South Campus, West Campus, and North Campus. These areas are connected both programmatically and physically to promote cohesiveness and interaction. Physical linkages include pedestrian pathways, bikeway systems, roadways, transit and shuttle service, and a network of open space connections. These sectors and the existing uses within them are discussed in further detail below.

3.1.1.1 ACADEMIC CORE

The Academic Core in the central campus is approximately 343 acres and accommodates UCI's primary teaching and research facilities. This sector also contains lower-division undergraduate housing, the Crawford intercollegiate athletics complex, support facilities, and parking. It is generally bounded by Campus Drive to the north and east, University Drive and Mesa Road to the northwest, and East and West Peltason Drives to the west and south.



SOURCE: University of California, Irvine, 2006.

REGIONAL LOCATION MAP

FIGURE 3-1



SOURCE: University of California, Irvine, 2006. (Aerial imagery from Google Earth, 2006.)



SOURCE: University of California, Irvine, 2006.

CAMPUS PLANNING SECTORS

FIGURE 3-3

The Academic Core serves as the urban heart of the UCI campus. Six academic quads—Social Sciences; Engineering and Information and Computer Sciences; Biological Sciences; Physical Sciences; Humanities and The Arts; and Gateway (Administration)—are linked by a circular pedestrian Ring Mall surrounding Aldrich Park, a 16-acre open space used for outdoor classes, social gatherings, casual recreation, graduation ceremonies, quiet refuge, and study. Extending outward within each quad is a radial spine, or “Radial Mall,” along which individual academic and support elements are located. In 2005-06, the Academic Core accommodated approximately 4,095,000 square feet of academic and support space.

Consistent with UCI student housing objectives, on-campus housing for freshman is provided in the Academic Core in order to more actively engage first-year students in academic life. In 2005-06, approximately 4,330 students were housed in the Academic Core.

3.1.1.2 EAST CAMPUS

The approximately 430-acre East Campus sector accommodates a large student residential community comprised of a variety of housing and support facilities for undergraduates, graduate and professional students, and student families. A key feature of this sector is the Anteater Recreation Center (ARC), a complete state-of-the-art sports and fitness facility serving the recreational needs of both the East Campus community and UCI’s daytime population. In addition to indoor facilities and a lap and leisure pool, the ARC includes sport fields, tennis courts, a roller hockey rink, and basketball courts. The East Campus is generally bounded by Campus Drive to the north, East Peltason Drive to the west, Culver Drive to the east, and Anteater Drive to the south.

The ability to live on or near the campus for both students and faculty has long been recognized by educators as a significant factor in shaping a great university and offering the maximum opportunity for a complete university experience. In this regard, the East Campus accommodates a variety of learning-centered student communities that are safe, well-maintained, and affordable, including the Verano Place, Palo Verde, Arroyo Vista, and Vista Del Campo residential communities. In 2005-06, approximately 6,490 student bed spaces were occupied or under construction in the East Campus.

3.1.1.3 SOUTH CAMPUS

Containing approximately 328 acres, the South Campus is generally bounded by East Peltason Drive on the north, Anteater Drive to the east, Bonita Canyon Drive to the south, and Los Trancos Drive to the west. This sector accommodates existing and future faculty and staff housing. Development of University Hills (the name given to this residential community) commenced in 1983 following the establishment of the Irvine Campus Housing Authority (ICHA), a nonprofit corporation created by The Regents for the purpose of fostering and encouraging the development of affordable faculty and staff housing on the UCI campus. Since then, ICHA has overseen the development of over 1,100 for-sale dwellings and apartment homes and administers a faculty and staff housing program that has become a model nationwide.

This sector also includes a large open space corridor stretching between SR-73 and East Peltason Drive (also referred to as the “UCI Ecological Reserve”). In 1996, the University enlisted 135 acres of land, including the Ecological Reserve, within the 37,000-acre Reserve System established by the Natural Communities Conservation Program (NCCP) for the central/coastal Orange County subregion. Refer to Section 4.3 (Biological Resources) of this EIR for more information on the UCI NCCP Reserve Area, which is part of the subregional NCCP Reserve System. The purpose of the NCCP is to provide long-term, regional protection of natural vegetation and wildlife diversity, while allowing compatible land uses and appropriate development and growth for agencies and landowners enrolled in the program.

3.1.1.4 WEST CAMPUS

Bounded generally by Academy Way to the north, West Peltason Drive and the UCI NCCP Reserve Area to the east, SR-73 to the southwest, and California Avenue to the west, the West Campus sector contains approximately 230 acres and includes the Health Sciences complex and University Research Park. The 45-acre Health Sciences complex houses teaching, research, and clinical uses associated with the College of Health Sciences and related biomedical programs. The complex is organized into two primary zones: a northern zone dedicated to School of Medicine instructional and research facilities, as well as campus outpatient services; and a southern zone to accommodate the UCI Biomedical Research Center, a public-private collaboration between UCI and businesses involved in biomedical, biotechnological, and health care services. Pedestrian malls connect each zone to the Academic Core, and the two zones are themselves linked by a major spine running north-to-south. In 2005-06, the Health Sciences complex accommodated approximately 743,000 square feet of academic and support space.

University Research Park (URP) consists of privately developed facilities housing businesses that focus on emerging and important technologies such as biomedical technology, biomedical devices, computer hardware and software, communications, electronics technology, pharmaceutical development, and other technology-based activities. Key criteria in the selection of tenants within URP include their interest in and capacity to interact productively with academic programs at UCI, as well as their ability to build the community as a center for advanced technology. URP includes both UC land and privately owned land. In addition to approximately 86 acres of campus land, URP consists of another 97 acres owned by The Irvine Company immediately adjacent to the West Campus. A planning objective is for all development within these two areas to contribute to a coordinated image of URP as a high-quality business location. In 2005-06, approximately 1,245,000 square feet of space was developed or under construction on the UCI-related portion of URP.

3.1.1.5 NORTH CAMPUS

The 144-acre North Campus is generally bounded by Campus Drive to the northeast, the SJFMR to the east, University Drive to the south, Fairchild Road and MacArthur Boulevard to the west, and Jamboree Road to the northwest. Separated from the main campus by the SJFMR, this sector includes campus support facilities, research facilities, the UCI Arboretum, and a closed municipal landfill, a portion of which is within the UCI NCCP Reserve Area. A regional laboratory for the U.S. Food and Drug Administration sits on property purchased from The Regents by the federal government in 1996.

3.1.1.6 OFF-CAMPUS PROPERTIES

While not included as an element of the 2007 LRDP, several University properties in the local community or other locations affiliated with UCI support the campus's programs and goals. The largest off-site use is the 33-acre UCI Medical Center located in the City of Orange, approximately 15 miles from UCI's main campus. Development at the Medical Center is guided by a separate LRDP that was adopted by The Regents in January 2003.

UCI Extension maintains several off-site learning centers, including facilities in the City of Orange and the City of Westminster. In addition, UCI maintains small off-site facilities for warehousing, office, instruction, and research in the local community. It is anticipated that UCI will continue to use these off-site facilities as well as pursue additional off-site locations to serve the needs of the campus and the local community. Off-site uses may include clinical, teaching, and research facilities; housing opportunities; and other services.

3.1.2 SURROUNDING LAND USES

As shown in Figure 3-4, surrounding land uses include established commercial areas, businesses, institutional uses, and residential communities; areas under development or redevelopment; and dedicated open space areas. Immediately north of UCI and connected to the campus by a pedestrian bridge lies the University Center, a 250-acre complex that provides a wide variety of restaurant, retail, office, and theater uses serving UCI and the local community. University Center also contains privately owned apartment and condominium communities that currently provide housing for approximately 2,750 UCI students who wish to live off campus.

The Turtle Rock residential community, located along the eastern boundary of the campus, consists of low- to medium-density housing intermingled with open space, park areas, and schools. The Bonita Village and Turtle Ridge residential communities are located south of UCI. Existing institutional facilities within Turtle Ridge include Mariners Church and the Tarbut V'Torah School. Bonita Ridge is a residential community that is separated from UCI's West Campus by SR-73 and the Bonita Creek wetlands. The Irvine Business Complex, consisting of office and commercial development and mixed-use and residential uses, is located north of UCI's North Campus. The Brinderson Tower Complex is on Fairchild Road northwest of the North Campus, and includes multi-tenant office buildings and parking structures. The Koll Center is further west on Jamboree Road in the City of Newport Beach, and consists of offices, hotels, ancillary retail uses, and restaurants.

The SJFMR lies northwest of the main campus. The 202-acre marsh physically separates the main campus from the North Campus, and is administered by UCI and managed by the Nature Reserve of Orange County (NROC). Additional marsh area is located northeast of Campus Drive and is owned and managed by the Irvine Ranch Water District (IRWD). A 2,000-foot reach of San Diego Creek traverses the campus near the creek's inlet to Upper Newport Bay.

3.2 PROJECT OBJECTIVES

The University of California requires that each campus and medical center maintain an LRDP to guide capital project development and approval. UCI's previous LRDP was approved by The Regents in September 1989. The process of periodically updating an LRDP provides The Regents an opportunity to make certain that physical plans remain solidly based on academic program goals. The overall purpose of the proposed 2007 LRDP, therefore, is to provide a broad, coherent, and adaptable policy framework to achieve UCI's academic and support program goals and to inform decisions concerning development and land use through the plan horizon year of 2025-26. Key planning goals reflected in the 2007 LRDP include the following:

1. To accommodate the physical resources needed to support UCI's strategic academic goals, including the capacity to serve long range growth needs in teaching, research, and public service programs in a manner that preserves the environmental quality of the campus and surrounding community.
2. To continue to maintain access to UCI by supporting mid-range (Year 2010-11) enrollment demand projections and by providing the flexibility to accommodate long-range (Year 2025-26) enrollment needs as determined by future regional and statewide demand.
3. To accommodate new teaching, research, and clinical uses in the Health Sciences.

4. To accommodate additional moderately priced, on-campus housing to support the recruitment and retention of faculty, students, and staff, and to limit impacts to the off-campus housing market and the regional circulation network.
5. To accommodate social, cultural, and recreational opportunities that contribute to the quality of campus life.
6. To refine campus land use, circulation, and open space plans to promote the development of a cohesive community and to enhance the quality of the campus environment.

3.3 2007 LRDP DESCRIPTION

Within the University of California, a Long Range Development Plan (LRDP) is a comprehensive policy and land use plan that guides the growth of a campus. An LRDP identifies the physical development needed to achieve the academic needs and goals of the campus while demonstrating responsible conservation of limited resources. , Designed to support key academic and student life goals at the Irvine campus, the 2007 LRDP identifies development objectives, delineates campus land uses, and accommodates new building space to support program expansion through the 2025-26 planning horizon year. It describes land use policies for designated areas rather than specific development projects, and accommodates potential campus growth through 2025-26. This planning horizon provides a basis for the analysis in the EIR and is sufficiently long term to extend the LRDP's usefulness as a planning document. In actuality, the population and development program identified in the 2007 LRDP may not be fully realized until well after 2025-26.

Decisions regarding enrollment levels are determined through statewide and University policy outside of the LRDP process. Future enrollment levels are subject to both University and State approval. A key campus strategic objective is to provide the physical capacity needed to accommodate the future enrollment levels as determined by future University and State policy in a manner that preserves a quality campus and local community environment. Individual capital projects are also subject to future approval by the University. The 2007 LRDP does not commit either the campus or the University of California to specific enrollment targets or to specific projects, construction schedules, or funding priorities.

The 2007 LRDP encompasses the main campus and its environs. It excludes remote campus sites such as the UCI Medical Center in Orange and the Shellmaker Island boathouse in Newport Beach.

This section begins with a summary of UCI growth that could be accommodated by the LRDP, including land development and facilities to support the campus's strategic academic objectives. This is followed by detailed descriptions of specific elements of the 2007 LRDP, including land use, circulation, housing, open space, and infrastructure. As appropriate, differences between the 1989 LRDP and the 2007 LRDP are identified. The section concludes with a summary of planning principles contained in the LRDP that reflect the desired character of future growth and development at UCI.



LAND USES SURROUNDING UCI

FIGURE 3-4

3.3.1 COMPARISON OF 2007 LRDP AND 1989 LRDP

The physical planning framework and land use plan for the 2007 LRDP is generally consistent with the 1989 LRDP. The 2007 LRDP identifies a revised land use plan and updated development program to provide the physical capacity to serve future academic needs, and reflects changes in the on- and off-campus environment. The primary changes between the two plans are summarized below and are further described in the following sections.

- The 1989 LRDP and the 2007 LRDP share a similar physical planning framework derived from planning principles established in the original 1963 LRDP developed by William L. Pereira. The 2007 LRDP includes minor land use changes to accommodate future program needs in the following categories: Academic and Support, Housing, and Campus Support Services. This includes redevelopment within the Academic Core and the North Campus, as well as the allocation of additional land area in the outer campus for on-campus housing to serve faculty, staff, and students.
- The 2007 LRDP identifies an updated development program to accommodate campus academic needs through the plan horizon year. The 2007 LRDP would accommodate an enrollment of 37,000 students and a total campus population of approximately 56,000 persons by 2025-26. The 1989 LRDP identified a physical plan to accommodate an enrollment of 26,050 students and a total campus population of approximately 40,000 persons by 2005-06.
- The 1989 LRDP accommodates the development of 7.3 million gross square feet of academic and support space. The 2007 LRDP proposes to accommodate the development of 9.9 million gross square feet of academic and support space.
- The 2007 LRDP will accommodate approximately 50 percent of UCI's student enrollment in on-campus housing, as compared to a target of 43 percent in the 1989 LRDP.
- The 2007 LRDP will accommodate a substantial increase in the number of on-campus housing units developed for faculty and staff. While the 1989 LRDP provided for 1,100 dwelling units, the 2007 LRDP will support up to 1,700 units on the main campus. An additional 435 units (up from a 1989 LRDP plan for 300 units) on the North Campus is identified to help meet demand from faculty, staff, students, or other potential residents.

3.3.2 GROWTH PROGRAM

UCI's academic strategic plan reaffirms the campus goals of achieving excellence in education, research, and public service; balance among programs in the liberal arts and sciences and in selected professional schools; and mutually beneficial relationships with the public and private sectors. These goals drive UCI's 2007 LRDP development program that focuses on maintaining and improving the quality and breadth of the programs that have contributed to the existing stature of the institution.

3.3.2.1 PROJECTED ENROLLMENT AND CAMPUS POPULATION

The 2007 LRDP sets a framework to accommodate increases in UCI enrollment as projected by the UC Office of the President and UCI's strategic plan for academic development. In addition, the 2007 LRDP provides flexibility should the campus need to respond to future growth demands that exceed the existing projections.

Relationship Between the LRDP and Enrollment Plans

As a general land use plan, the LRDP is neither an enrollment plan nor an implementation plan. Rather, the LRDP contains a framework of policies and guidelines to accommodate an identified level of enrollment and physical development. Enrollment decisions and the implementation of specific capital projects are guided by other University and state planning policies and documents, and are influenced by multiple factors including funding decisions, demographics, public policy, and other factors external to the LRDP process. Thus, the 2007 LRDP identifies the physical resources required to achieve UCI's academic goals, but makes no assumptions or commitments regarding the phasing of enrollment levels or physical development.

In 2005-06, UCI's three-quarter average headcount enrollment was 24,434 students, including graduate students in self-funded professional programs and in the health sciences. At a minimum, the 2007 LRDP must accommodate near-term enrollment projections identified by the UC Office of the President (UCOP) and UCI. Existing enrollment projections by UCOP extend only to 2010-11. By 2010-11, UCOP estimates that 30,530 full-time equivalent (FTE) students (including graduate students in self-funded professional programs and in the health sciences) will be enrolled at UCI.¹ UCI's recently completed strategic plan for academic development assumes that the campus will continue to grow at a rate comparable to that of the past six years, resulting in an enrollment of 32,000 FTE students by 2015-16. The strategic plan also assumes that in order to meet academic quality goals set by the campus, UCI will need to increase graduate student enrollment to 25 percent of total campus enrollment.² As a result, graduate enrollment at UCI will need to grow faster than undergraduate enrollment between 2010-11 and 2015-16 to increase the percentage of graduate students from 20 percent in 2005-06 to 25 percent in 2015-16. As an average for the whole period 2005-06 through 2015-16, therefore, an annual enrollment increase of approximately 650 students is projected, including 375 more undergraduates and 275 more graduate students each year.

Planning Beyond 2015-16

While the academic strategic plan sets an enrollment target for 2015-16, as a long-range planning document the 2007 LRDP identifies a horizon year of 2025-26. This planning horizon extends the plan's usefulness to the University, the State, and the local community in the event that public policy or other factors dictate increased student access to the University of California or additional capacity to conduct research beyond the horizon year established in existing enrollment plans. Given historical enrollment trends, it is realistic to assume that UCI will continue to grow beyond 2015-16. Furthermore, the UCI campus has the physical capacity to exceed 32,000 students and so UCI has planned deliberately to fully

¹ The number of full-time equivalent students, or FTE students, is a different budget and planning metric used by the University of California compared to the number of individual students (measured in terms of headcount). When reporting enrollments as FTE, students are counted in terms of their proportion of a full-time instructional load. For undergraduates, a full-time instructional load is considered to be 45 quarter units annually. For graduate students, a full-time instructional load is considered to be 36 quarter units annually. If each student took a full-time course load, student FTE would equal the student headcount enrollment. At some UC campuses, student FTE is somewhat lower than total student headcount because students take slightly less than a full-time course load on average. At UCI, however, the ratio of student FTE to headcount historically is nearly one-to-one. Thus, in the 2007 LRDP, it is assumed that student FTE and student headcount enrollment are equivalent.

² An increase in the proportion of graduate students will be necessitated by new academic programs and workforce requirements. UCI's strategic plan for academic development determined that a graduate enrollment percentage of at least 25 percent (of total enrollment) would be consistent with the national trend for enrollments at the top public research universities.

utilize the physical resources entrusted to it to provide the physical capacity to meet regional and statewide demand for admission to UC.

UCI has determined that it could physically accommodate a three-quarter average headcount enrollment of 37,000 students, should the State and the University decide to increase enrollment at specific campuses. With its land area, UCI could accommodate this level of enrollment by 2025-26 with only a modest change in the existing standards of density and land use. The 2007 LRDP would enable UCI to respond in a timely, well-conceived manner if enrollment reaches 37,000 students. While existing University and State demographic projections suggest that UCI may not reach this level of enrollment by 2025-26, the 2007 LRDP identifies the physical development needed if UCI eventually grows to this extent.

Student Enrollment and Campus Population Accommodated in the 2007 LRDP

UCI's on-campus population, or the number of individuals either enrolled or employed on-campus, consists of students, academic employees, staff employees, and persons employed within the Inclusion Areas. The on-campus student population excludes off-campus students, such as medical interns and residents assigned to UCI Medical Center and students in self-funded programs that generally do not require a daytime presence on campus (e.g., Fully Employed MBA students and students enrolled in University Extension).³ Student enrollment is discussed in the 2007 LRDP in terms of student headcount enrollment, or the number of individuals registered at UCI. Enrolled students may be *undergraduate* (individuals seeking a bachelors or equivalent degree) or *graduate and professional* (individuals seeking a masters or doctoral degree or a professional degree such as management or medicine). Enrollment is further categorized into General Campus and Health Sciences programs.

As shown in Table 3-1, the 2007 LRDP would accommodate an enrollment of 37,000 students, or 35,324 students in General Campus and Health Sciences programs after deducting those who would be situated in off-campus locations—including self-funded graduate students and medical residents and interns. This represents an increase of 12,169 students compared to existing 2005-06 levels, and an increase of 9,933 students compared to the student enrollment presented in UCI's 1989 LRDP. The 2007 LRDP also would accommodate 11,443 faculty and academic and staff employees by 2025-26, an increase of 3,980 employees compared to existing 2005-06 levels, and an increase of 3,459 employees compared to the 1989 LRDP. Inclusion Area development is expected to add 5,553 private-sector employees on the campus. In total, the 2007 LRDP would accommodate an on-campus population of 55,750 individuals by 2025-26. On-campus population figures are not adjusted to reflect the fact that not all students, faculty, and staff are on campus simultaneously on any given day due to variations in class and teaching schedules, vacations, and sabbaticals. As a result, the actual number of enrolled and employed individuals on campus on any given weekday would be less than that presented in Table 3-1.

³ Existing and future medical residents and interns are accounted for in the UCI Medical Center Long Range Development Plan and accompanying UCI Medical Center LRDP EIR approved by The Regents in January 2003.

Table 3-1. UCI Population Accommodated in 2007 LRDP

	2005-06 Accommodated in 1989 LRDP	Actual 2005-06	2007 LRDP 2025-26	Growth Accommodated Over Actual
Student Enrollment (3-quarter average headcount)				
General Campus				
Undergraduate ⁽¹⁾	20,000	19,585	27,750	8,165
Graduate and Professional ⁽²⁾	5,000	3,693	7,660	3,967
<i>Subtotal General Campus</i>	<i>25,000</i>	<i>23,278</i>	<i>35,410</i>	<i>12,132</i>
Health Sciences				
Graduate and Professional ⁽²⁾	1,050	1,156	1,590	434
<i>Graduate and Professional as % of Total Enrollment</i>	<i>23%</i>	<i>20%</i>	<i>25%</i>	
Total Enrollment (On- and Off-Campus)	26,050	24,434	37,000	12,566
Students in Off-Campus Locations ⁽³⁾				
General Campus ⁽⁴⁾	–	657	867	210
Health Sciences	659	622	809	187
<i>Subtotal Off-Campus Students</i>	<i>659</i>	<i>1,279</i>	<i>1,676</i>	<i>397</i>
Total On-Campus Enrollment	25,391	23,155	35,324	12,169
Academic and Staff Employees				
General Campus				
Faculty ⁽⁵⁾	1,200	926	1,481	555
Other Academics ⁽⁶⁾	453	545	871	326
Non-Academic Staff ⁽⁷⁾	2,931	3,355	5,366	2,011
<i>Subtotal General Campus</i>	<i>4,584</i>	<i>4,826</i>	<i>7,718</i>	<i>2,892</i>
Health Sciences				
Faculty ⁽⁵⁾	350	277	392	115
Other Academics ⁽⁶⁾	350	1,060	1,495	435
Non-Academic Staff ⁽⁷⁾	2,700	1,300	1,838	538
<i>Subtotal Health Sciences</i>	<i>3,400</i>	<i>2,637</i>	<i>3,725</i>	<i>1,088</i>
Total Academic and Staff Employees	7,984	7,463	11,443	3,980
Inclusion Area Employees⁽⁸⁾	6,609	3,430	8,983	5,553
TOTAL ON-CAMPUS POPULATION	39,984	34,048	55,750	21,702

(1) "Undergraduate" category includes undergraduate and post-baccalaureate students.

(2) "Graduate and Professional" category includes state-funded graduate students, self-funded graduate students, and medical residents and interns. Self-funded graduate students include students enrolled in the Executive MBA, Fully Employed MBA, Health Care Executive MBA, and Criminology, Law & Society–M.A.S. programs.

(3) Students who are enrolled in programs that generally do not require a daytime presence on campus are not included in the on-campus population. This includes self-funded graduate students, medical residents and interns, and students enrolled in University Extension. These students generally are ineligible for on-campus housing and are seldom on campus.

(4) Students enrolled in self-funded graduate programs.

(5) "Faculty" refers to Academic Senate members, including emeriti.

(6) "Other Academics" refers to other full- and part-time teaching faculty, postgraduate and other researchers, and librarians.

(7) Non-Academic Staff" includes all remaining full- and part-time career staff and non-student staff in non-career positions.

(8) Non-University personnel employed in the Inclusion Areas.

3.3.2.2 ACADEMIC SPACE PROJECTIONS

UCI's academic strategic plan expects that the campus will create new undergraduate and academic graduate programs and selectively augment existing programs according to specified areas of excellence. Accordingly, the 2007 LRDP provides for significant expansion of instructional, research, and support space in the central academic core and the Health Sciences complex. Academic space capacity to serve program growth by 2025-26 within the Academic Quads, Gateway Quad, and the Health Sciences could exceed 9.9 million gross square feet (GSF), or about twice as much space as currently exists at UCI (see Table 3-2). These projections serve as the basic foundation of land planning for the LRDP. They will be monitored and re-evaluated in light of actual enrollment and specific facility needs.

3.3.2.3 HOUSING PROJECTIONS

In recognition of the importance of affordable, on-campus housing to attract students of the highest caliber, provide a complete university experience, and limit impacts on the local community, UCI's academic plan identifies a goal of housing up to approximately 50 percent of undergraduates and graduate students on the campus. To achieve this goal, the 2007 LRDP designates land to accommodate housing for 17,637 students, representing approximately 50 percent of the horizon year on-campus student population.

The campus has prioritized the creation of university housing as a recruiting incentive and retention tool for faculty and staff based on declining affordability within the local housing market. The 1989 LRDP designated land for 1,100 faculty and staff housing units. Demand for such housing remains high, and the 2007 LRDP designates land for an additional 142 to 592 dwelling units on the campus, as shown in Table 3-2. UCI estimates that even with this expanded program, demand for affordable employee housing will remain strong. Consistent with recommendations proffered by the academic strategic plan, UCI will continue to collaborate with local authorities to pursue opportunities for additional faculty and staff housing opportunities at off-campus locations.

3.3.2.4 CIRCULATION AND TRANSPORTATION

Accommodating the potential growth of UCI's population will require associated improvements to the campus transportation network to ensure that acceptable levels of service are maintained. Both bicycle and pedestrian circulation systems will need to be expanded to maintain a pedestrian-oriented campus, to connect outer campus areas to the Academic Core, and to minimize dependence on the automobile. The 2007 LRDP identifies a pedestrian and bicycle circulation network on campus. The 2007 LRDP also addresses expansion of the UCI shuttle system and connections with other shuttle and transit systems planned within the local community.

The 2007 LRDP also identifies vehicular circulation and primary parking facilities on campus. UCI supplies approximately 12,600 vehicle parking spaces and 85 motorcycle spaces for commuters and visitors in parking structures and surface lots distributed across the Academic Core and Health Sciences complex. The 2007 LRDP will accommodate approximately 16,500 vehicle parking spaces for commuters and visitors by 2025-26, or about 3,900 (30 percent) more spaces than existing. (Additional success in implementing UCI's Transportation Demand Management (TDM) program would influence the actual number of parking spaces provided.) Many existing surface parking spaces will be displaced by building construction and will require construction of replacement parking spaces to achieve the net increase of 3,900 spaces.

3.3.2.5 OTHER GROWTH CONSIDERATIONS

The 2007 LRDP also accommodates expanded campus support services, additional income-producing uses in the Inclusion Areas, and new mixed use development at UCI. Table 3-2 provides a summary of potential development under the 2007 LRDP.

Table 3-2. UCI Development Accommodated in 2007 LRDP

Land Use Category ⁽¹⁾	2005-06 Accommodated in 1989 LRDP	Actual 2005-06 ⁽²⁾	2007 LRDP 2025-26	Growth Accommodated Over Actual
Academic and Support Space (Gross Square Feet)				
Academic Quads ⁽³⁾	4,605,300	3,411,300	7,094,000	3,682,700
Health Sciences	1,435,200	743,300	1,461,000	717,700
Gateway/Administration ⁽⁴⁾	1,288,000	683,200	1,346,000	662,800
North Campus	0	32,400	0	(32,400)
<i>Total Academic and Support Space</i>	<i>7,328,500</i>	<i>4,870,200</i>	<i>9,901,000</i>	<i>5,030,800</i>
Campus Support Services (Gross Square Feet)	721,800	241,200	393,800	152,600
Student Housing (Beds)				
Academic Core ⁽⁵⁾	3,253	4,331	5,027	696
Outer Campus ⁽⁶⁾	7,887	6,491	12,610	6,119
<i>Total Student Housing</i>	<i>11,140</i>	<i>10,822</i>	<i>17,637</i>	<i>6,815</i>
Faculty and Staff Housing (Dwelling Units)	1,100	1,108	1,250 to 1,700	142 to 592
Income-Producing Inclusion Area (Gross Square Feet)	2,148,700 ⁽⁷⁾	1,244,600	1,924,600	680,000
Commercial Mixed Use				
Office/Research & Development (Gross Square Feet)	650,000	0	950,000	950,000
Multi-Family Residential (Dwelling Units)	300	0	435	435
Neighborhood Mixed Use				
Neighborhood Commercial (Gross Square Feet)	100,000	0	90,000	90,000
Parking (Spaces) ⁽⁸⁾	13,200	12,600	16,500	3,900

(1) Descriptions of land use categories may be found in Chapter 5.

(2) Including projects under construction.

(3) Consisting of the Social Sciences, Engineering/Information and Computer Sciences, Physical Sciences, Biological Sciences, Humanities, and Arts quads.

(4) Contains UCI's central administration, Langson Library, the Student Center and other student services, and the Irvine Barclay Theatre.

(5) Consisting generally of housing for lower-division undergraduate students.

(6) Consisting generally of housing for upper-division undergraduates, graduate students, and students with families.

(7) Figure excludes a 400-room hotel identified in the 1989 LRDP because no square footage estimate was provided.

(8) Number of parking spaces provided for UCI commuters and visitors.

3.3.3 PLAN ELEMENTS

Like all general development plans, the proposed 2007 LRDP addresses a broad range of issues that are relevant to its planning jurisdiction. This section describes five components of the 2007 LRDP: land use, circulation, housing, open space, and infrastructure.

3.3.3.1 LAND USE ELEMENT

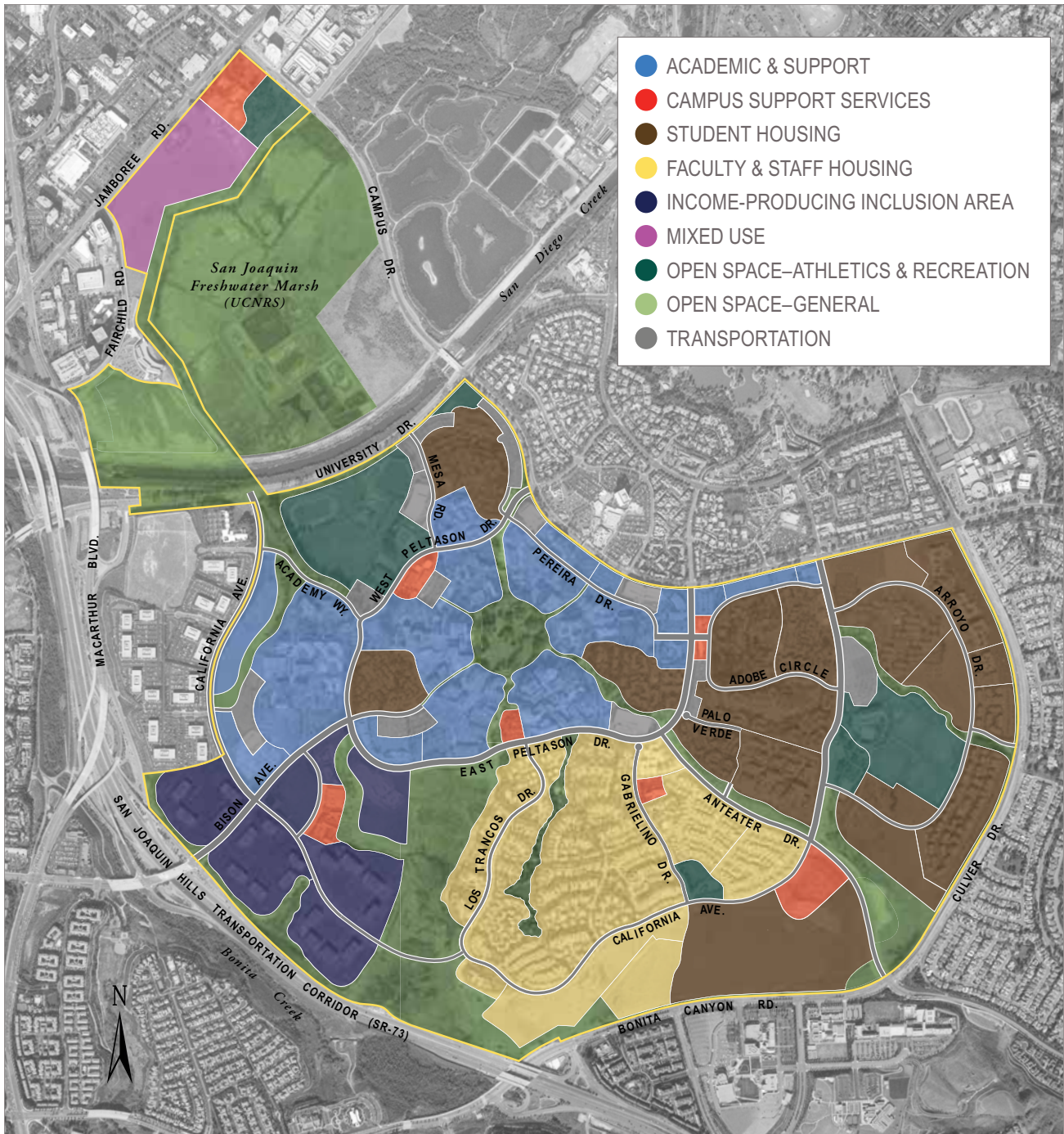
The LRDP Land Use element designates the proposed general distribution and general location and extent of the uses of campus land for the following eleven categories: academic and support; campus support services; student housing; faculty and staff housing; housing reserve; mixed use–commercial; mixed use–neighborhood; income-producing Inclusion Area; transportation; open space–athletics and recreation; and open space–general. Brief descriptions of these categories and the uses permitted within them are presented below.

- **Academic and Support** use areas primarily include classrooms; instructional and research laboratories; undergraduate, graduate, and professional schools and programs; and ancillary support facilities such as administrative facilities, libraries, performance and cultural facilities, clinical facilities, research institutes, conference facilities, and services supporting academic operations. Other permitted uses in this category include food service, recreation, parking, utility infrastructure, and other support uses.
- **Campus Support Services** primarily include general services related to the operations, maintenance, and security and safety of the campus. Land uses may include administrative and institutional support functions, service yards, maintenance facilities, shops, materials handling and storage, warehousing, shipping and receiving, utility plants and systems, police and other emergency services, and other support functions. This land use designation also includes facilities that provide social and child care services to the campus and the community-at-large (e.g., University Club, University Montessori School).
- **Student Housing** land uses primarily denote residential facilities intended to accommodate single undergraduate and graduate students, student groups (including fraternities, sororities, and academically themed collectives), students with families, and other University affiliates. Other permitted uses include residential parking, child care and pre-school facilities, recreation facilities, meeting and classroom space, food service and retail, and other residential support uses.
- **Faculty and Staff Housing** land use areas include residential facilities for University faculty and staff. Other permitted uses include residential parking; child care, pre-school, and elementary school facilities; recreation facilities; community meeting space; and other residential support uses.
- **Housing Reserve** land use areas are intended to accommodate future University housing needs. This land use category gives UCI the flexibility to assign future residential facilities in designated areas to any University affiliate—including students, faculty, staff, medical residents and interns, and post-doctoral researchers—according to campus priorities. Other permitted uses include residential parking; child care, pre-school, and elementary school facilities; recreation facilities; community meeting space; classrooms; and other residential support uses.
- **Mixed Use** land areas involve a combination of residential, commercial, office, institutional, or other uses. This land use designation may denote one of two general types. *Commercial Mixed Use* areas contain a combination of uses to fashion a vibrant live-work environment supportive of UCI goals. Permitted uses include facilities for office, research and development, and academic

activities; commercial and retail space; conference facilities; University and non-University related residential facilities; support uses such as child care and recreation facilities; parking; and other related uses. *Neighborhood Mixed Use* areas, usually smaller in scale, accommodate a combination of uses to support the local campus community. Permitted uses include residential facilities for students, faculty, and staff; commercial and retail space; conference facilities, office facilities; academic facilities; support uses such as child care, pre-school, food service, and recreation facilities; parking; and other related uses.

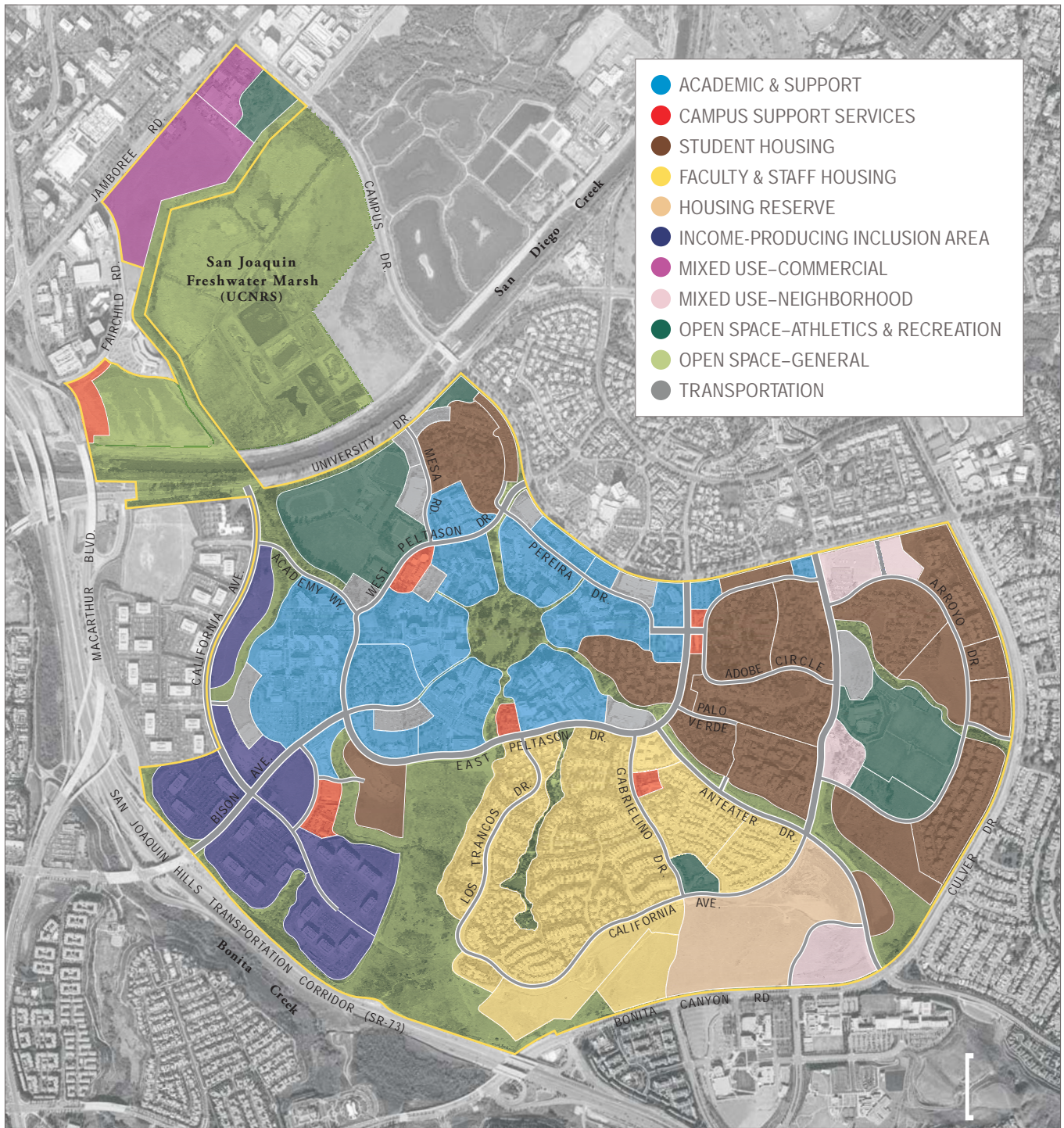
- **Income-Producing Inclusion Area** land use zones are intended to accommodate third-party real estate transactions involving the Inclusion Areas in order to generate revenue and/or other consideration to support UCI's mission. Uses are compatible with University-based programs and may entail collaboration with UCI faculty and students. Permitted uses include office space, research and development uses, commercial and retail space, conference facilities, research facilities, clinical uses, multi-purpose facilities such as arenas, and other commercial or non-profit facilities.
- The **Transportation** land use category denotes areas intended to accommodate parking, transportation, and transit facilities. Primary uses include surface parking lots, multi-level parking structures, transit and transportation related facilities, parking support facilities, and streets and associated rights-of-way (consisting of pavement, curbs and gutters, median and parkway landscaping, street lighting, and traffic control devices). Other permitted uses include administrative, instructional, research, or support space attached or adjacent to parking structures in fulfillment of campus goals to utilize land efficiently, enhance the visual appearance of parking structures, and provide a pedestrian-friendly environment.
- **Open Space–Athletics and Recreation** land uses primarily include facilities to accommodate intercollegiate athletics and campus recreation, such as indoor and outdoor athletic and recreation facilities, playfields, courts, and jogging trails. Other permitted uses include food service, child care, office and meeting space, parking, and other support uses. Recreation facilities are also permitted within other campus land use categories, particularly the academic and support, mixed use, and housing classifications.
- **Open Space–General** land use areas primarily include the campus's network of parks, greenbelts, riparian corridors, habitat areas, buffers, trail systems, and other open space amenities. Permitted uses include landscaping, pedestrian and bike trails, water quality and drainage structures, habitat restoration and management activities, resource sustainability initiatives, and small facilities such as food service, interpretive centers, seating and viewing areas, and other amenities compatible with open space. Additional uses associated with this category include facilities that support campus open space resources such as maintenance roads, support structures, and field research facilities.

The general distribution and location of land uses prescribed by the 1989 LRDP, as amended, is shown in Figure 3-5. While generally consistent with the earlier plan, the 2007 LRDP proposes several land use modifications, as depicted in Figure 3-6. Table 3-3 summarizes the differences in the size of each land use category between the two LRDPs.



1989 LRDP LAND USE PLAN, AS AMENDED

FIGURE 3-5



2007 LRDP LAND USE PLAN

FIGURE 3-6

Table 3-3. Comparison of Land Use Acreage by Category, 1989 LRDP and 2007 LRDP

Land Use Category	1989 LRDP ⁽¹⁾	2007 LRDP	Change
Academic and Support	196	205	9
Campus Support Services	34	21	(13)
Student Housing	312	261	(51) ⁽²⁾
Faculty and Staff Housing	212	214	2
Housing Reserve	—	54	54
Mixed Use–Commercial	37	46	9
Mixed Use–Neighborhood	10	31	21
Income-Producing Inclusion Area	116	103	(13)
Transportation	141	125	(16)
Open Space–Athletics and Recreation	122	104	(18)
Open Space–General	309	311	2
	1489	1475	(14)⁽³⁾

⁽¹⁾ Some of the land use categories used in the 2007 LRDP do not correspond exactly with the categories used in the 1989 LRDP (e.g., the 1989 LRDP did not distinguish between “Mixed Use–Commercial” and “Mixed Use–Neighborhood”), and so a “best fit” approach was employed for this comparison.

⁽²⁾ Approximately 25 acres in the Mixed Use–Neighborhood category would accommodate housing for students.

⁽³⁾ The change in total UCI acreage reflects the sale of campus land in 1996 for a U.S. Food and Drug Administration laboratory and the acquisition of right-of-way for Culver Drive by the City of Irvine in 2004.

Descriptions of projected development within each of UCI’s five planning sectors are provided below:

Academic Core. As shown in Table 3-2, the LRDP accommodates significant expansion of academic and support space within the Core in order to meet long-term teaching and research needs. This includes space to accommodate growth in existing academic programs, facilities to support new programs, and space for future opportunities. The 2007 LRDP also proposes the development of additional freshman housing in the Academic Core, consistent with UCI’s objective to offer housing to all incoming freshmen who elect to live on campus in order to more actively engage first-year students in academic life.

The Crawford Hall intercollegiate athletics complex will continue to expand within the boundaries of its existing 47-acre site in order to accommodate the growing needs of UCI’s athletics programs. Redevelopment of existing low-rise structures at this complex will likely be required in the future.

Campus support functions will grow in the Academic Core, including the expansion of Facilities Management activities at the Central Plant and the consolidation of services located at the North Campus corporation yard, the Central Plant, and the Bison Avenue maintenance yard. Facilities Management administrative office space, trade shops, shop stores, and equipment and vehicle storage will eventually be consolidated on the main campus, possibly as part of a future joint-use parking structure. Services such as shipping, receiving, storehouse, mail, document distribution, records, and fleet services also will be relocated to the main campus. Relocating and consolidating these and other support functions to the main campus will promote greater land use efficiency, reduce vehicle trips on local streets, and bring needed services closer to campus customers.

East Campus. The planning concept for this sector identifies a central core or “heart” consisting of the Anteater Recreation Center (ARC) and future support facilities, including food service, meeting space, retail, and other uses to serve the campus community. The plan concentrates additional student neighborhoods around the ARC and the central green space formed by the ARC playfields. Bicycle and pedestrian trails and an on-campus shuttle system link the East Campus to the Academic Core, eliminating the need for most residents to commute by automobile. To achieve UCI housing goals, new student housing will be developed at average densities of 90 beds per acre or higher which will require that some housing be constructed at heights of 4 to 6 stories or higher. The 2007 LRDP also identifies an area in the East Campus for future University housing to accommodate students, faculty, staff, medical residents and interns, post-doctoral researchers, or other University affiliates. One of the key planning objectives for the East Campus is to provide landscaped edge buffers using trees and shrubs to limit potential impacts to neighboring off-campus communities.

South Campus. The South Campus is designated for existing and future faculty and staff housing and includes a portion of the UCI NCCP Reserve Area. The development concept for the South Campus focuses on establishing an informal residential character where street patterns, community development, and landscaping would reflect the rolling topography and adjacent open space resources. The portion of the South Campus adjacent to Bonita Canyon Drive would be landscaped with street trees and shrubbery to reduce potential visual impacts to both on- and off-campus residents. Activity in the UCI NCCP Reserve Area will continue to include habitat management, restoration, monitoring, and field research endeavors, as well as passive recreation and teaching.

West Campus. As shown in Table 3-2, the 2007 LRDP provides for a substantial expansion in health sciences-related research, clinical, and teaching space. In addition, private sector uses with program relationships with the Health Sciences can be accommodated in proximity to the Health Sciences complex. The planning concept for the West Campus also focuses new space to support future growth in academic programs along Bison Avenue, in an area closest to the Academic Core. If needed to support campus goals, this sector could also accommodate a multi-purpose facility for campus activities near the intersection of Bison Avenue and California Avenue.

The 2007 LRDP identifies a new student residential community on the West Campus, adjacent to the UCI NCCP Reserve Area and separated from other West Campus uses by open space. This community would replace the existing Campus Village apartments in the Academic Core which are planned to be redeveloped for academic use.

North Campus. The planning concept for the North Campus focuses on mixed-use development consisting of both commercial and residential components. A primary objective is to implement development that represents the best possible relationship between UCI’s academic goals, the character of the site, and proper integration with the surrounding community. Consistent with a 1989 Memorandum of Understanding between UCI and the NROC, a buffer zone has been established between North Campus development and the SJFMR to preserve the ecological integrity of the SJFMR, meet the biological needs of species existing in or dependent upon the SJFMR, and protect the SJFMR from the intrusion of exotic species. Buildings and parking facilities are prohibited within this setback. Fuel modification activities to reduce wildland fire risk, maintenance and other associated activities, and walking trails are permitted within the buffer zone. Proposed bicycle and pedestrian trails will provide connections to the main campus.

The 2007 LRDP also accommodates campus support uses—including grounds and building maintenance, and equipment, material, and vehicle storage functions located on other campus sites—on a site located along Fairchild Avenue and MacArthur Boulevard. Because a portion of this site is located on the surface

of a closed municipal landfill, use of this site for campus support services will involve fulfillment of regulatory and engineering requirements pertaining to the reuse of landfills. In addition, because a portion of the site overlaps the UCI NCCP Reserve Area, a minor NCCP Boundary Adjustment, in consultation with state and federal regulatory agencies, would be required to implement this planned use. If an NCCP Boundary Adjustment does not occur, then sites for campus service functions would be limited to areas outside of the UCI NCCP Reserve Area.

3.3.3.2 CIRCULATION ELEMENT

The Circulation element of the 2007 LRDP designates the general location and extent of existing and proposed transportation routes, and correlates with the Land Use element of the plan. It includes vehicular, bicycle, and pedestrian circulation systems serving the campus, plus connections to the local and regional circulation network. This element provides an approach to meet campus transportation objectives through 2025-26, including managing systems proactively to improve mobility, efficiency, and environmental quality; providing convenient access for vehicles while limiting impacts to pedestrians; implementing measures to support transit and alternative transportation; and enhancing the pedestrian and bicycling experience on campus.

Vehicular Network

The LRDP vehicular network consists of campus roadways, intersections, and entry points to collect and distribute vehicular traffic at UCI. The existing network reflects planning objectives adopted in the 1996 LRDP Circulation and Open Space Amendment which focused on enhancing the efficiency of the circulation network, limiting pass-through traffic impacts, and deferring or eliminating certain roadway extensions and improvements identified in the 1989 LRDP. The proposed 2007 LRDP retains and strengthens these concepts, and identifies new roadway links, widening of existing roadways, and various intersection improvements to provide an adequate level of traffic service on the campus (see Figure 3-7).

Proposed improvements include: (1) augmenting (i.e., constructing additional turn lanes) and signaling certain existing campus intersections; (2) widening Peltason Drive to four travel lanes where required to achieve an acceptable level of service; (3) widening California Avenue between Academy Way and Bison Avenue to four travel lanes, as planned in the 1989 LRDP; (4) completing the Arroyo Drive loop road to California Avenue; and (5) creating two new vehicular entry points, one each along Campus Drive and Bonita Canyon Drive, to facilitate the movement of residential and other traffic in these areas. The extension of California Avenue through the UCI NCCP Reserve Area, which was proposed in the 1989 LRDP, will not be implemented as part of the 2007 LRDP. The proposed improvements are dependent upon available funding and would undergo additional environmental analysis prior to approval and construction.

UCI implements a comprehensive series of TDM measures aimed at reducing peak hour commuter trips and discouraging the use of single-occupancy vehicles in order to lessen impacts to on- and off-campus roadways and traffic levels of service. These measures also serve to improve air quality, reduce noise impacts resulting from vehicular traffic volumes, and lessen demand for campus parking facilities. The effectiveness of TDM measures implemented to date has permitted the campus to defer expansion of its transportation system, including the construction of additional parking facilities. As it grows, UCI will continue to monitor campus traffic patterns and implement TDM measures to limit traffic volume on campus and local community roadways. The widening of existing campus roadways identified in the 2007 LRDP (e.g., Peltason Drive) would only occur following a determination of necessity based on level of service standards, and only after the implementation of TDM measures and LRDP intersection improvements as well as an evaluation of alternatives.

Consistent with UCI's continuing commitment to address its traffic impacts on the local community, the campus will implement a program to participate in improving levels of service on the surrounding street system and mitigating the impact of UCI traffic. The UCI Transportation Program (UCITP) provides for financial participation in improvements at off-campus locations that will be significantly impacted by implementation of the 2007 LRDP. This program is discussed in more detail in Section 4.13 of this EIR—Transportation, Traffic, and Parking.

Vehicle Parking

The proposed 2007 LRDP would accommodate approximately 16,500 parking spaces for commuters and visitors in parking structures and surface lots distributed across the Academic Core and the Health Sciences complex. The vast majority of existing surface parking would be displaced as building sites are needed to accommodate new buildings in the Core and the Health Sciences; these parking spaces would be replaced in new structures developed in strategic locations along the perimeter of the two sectors (see Figure 3-8). Small, dispersed parking areas would continue to serve special permit, service, and handicapped parking. Building space may be integrated onto parking structures to promote land use efficiency, encourage human scale, and reduce the visual impacts of parking structures. Parking demand would be monitored through the planning horizon year in coordination with the implementation and monitoring of parking policies and TDM measures.

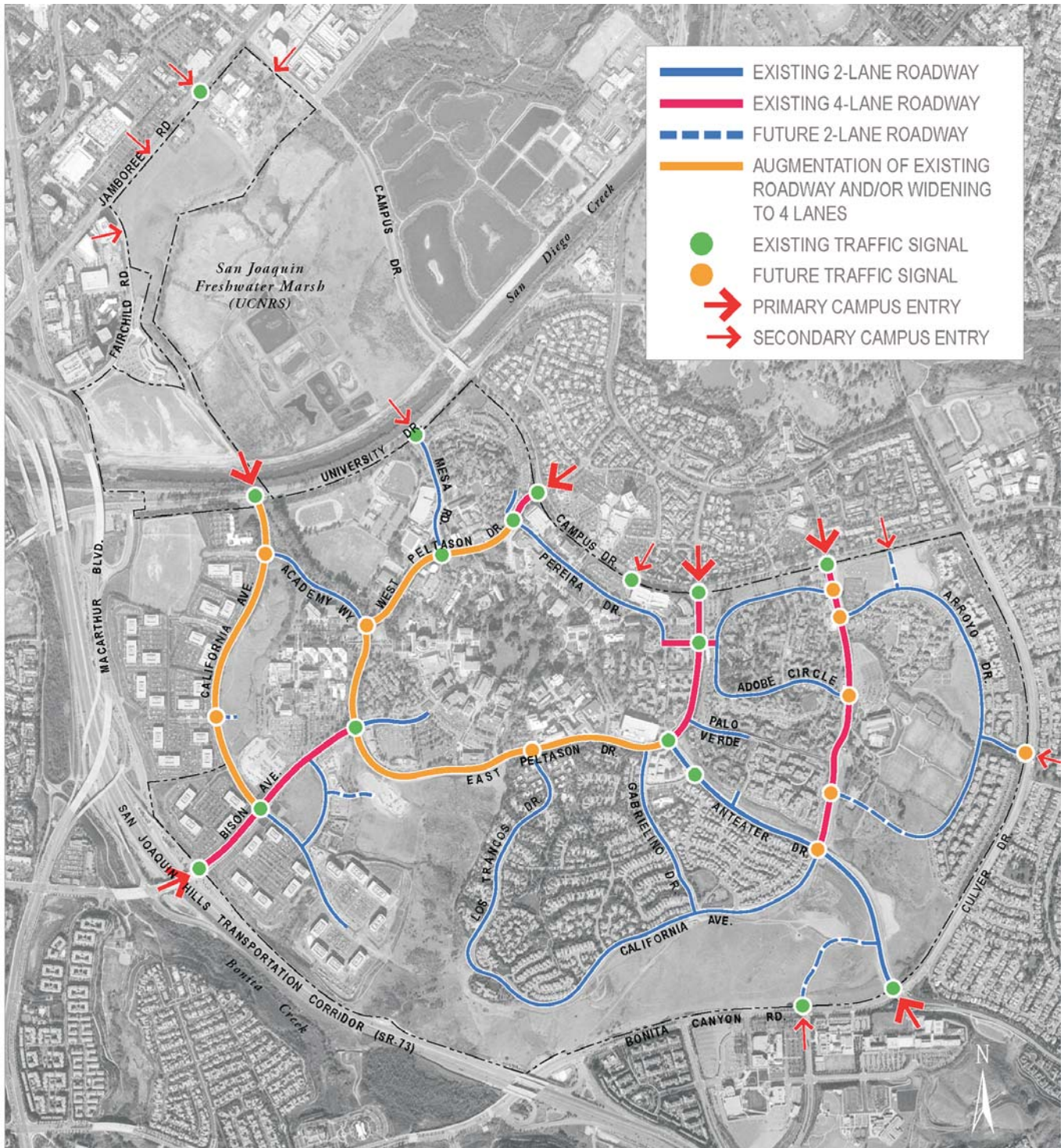
Sufficient parking would be provided on site for outer campus land uses such as housing, income-producing Inclusion Area, and other development to accommodate site-specific parking demand.

Bikeway Network

The LRDP bikeway network consists of a system of on-street bike lanes and off-road trails. With the objective of promoting bicycle commuting and safe and convenient intra-campus bicycle travel, this network includes connections to local and regional bikeways and outer campus neighborhoods; shower and locker facilities; and strategically placed bicycle parking areas in the Academic Core, Health Sciences complex, and other destinations on campus (see Figure 3-9). In addition, bicycle and pedestrian crossings over roadways are proposed to reduce conflicts with vehicles and to improve the efficiency and safety of bicycle circulation.

Pedestrian Network

The LRDP pedestrian network consists of pedestrian malls, formal walkways, pathways, trails, and connections to pedestrian facilities in the local community, all of which are intended to enhance pedestrian access to all campus sectors, create a desirable physical environment, support healthy lifestyles, and reduce automobile usage (see Figure 3-10). The 2007 LRDP identifies pedestrian routes that create safe, convenient, and efficient access to campus facilities, and that place an emphasis on sensitive environmental design. The Ring Mall, radial malls, and sidewalks along major roadways all are primary components of the pedestrian network serving the Academic Core and outer campus areas (see Figure 3-11). Secondary pedestrian paths, particularly those in Aldrich Park and campus greenbelts, provide alternative routes for traversing the campus. With all future improvements, special attention will be given to serving the needs of the disabled.



EXISTING AND PROPOSED VEHICULAR CIRCULATION

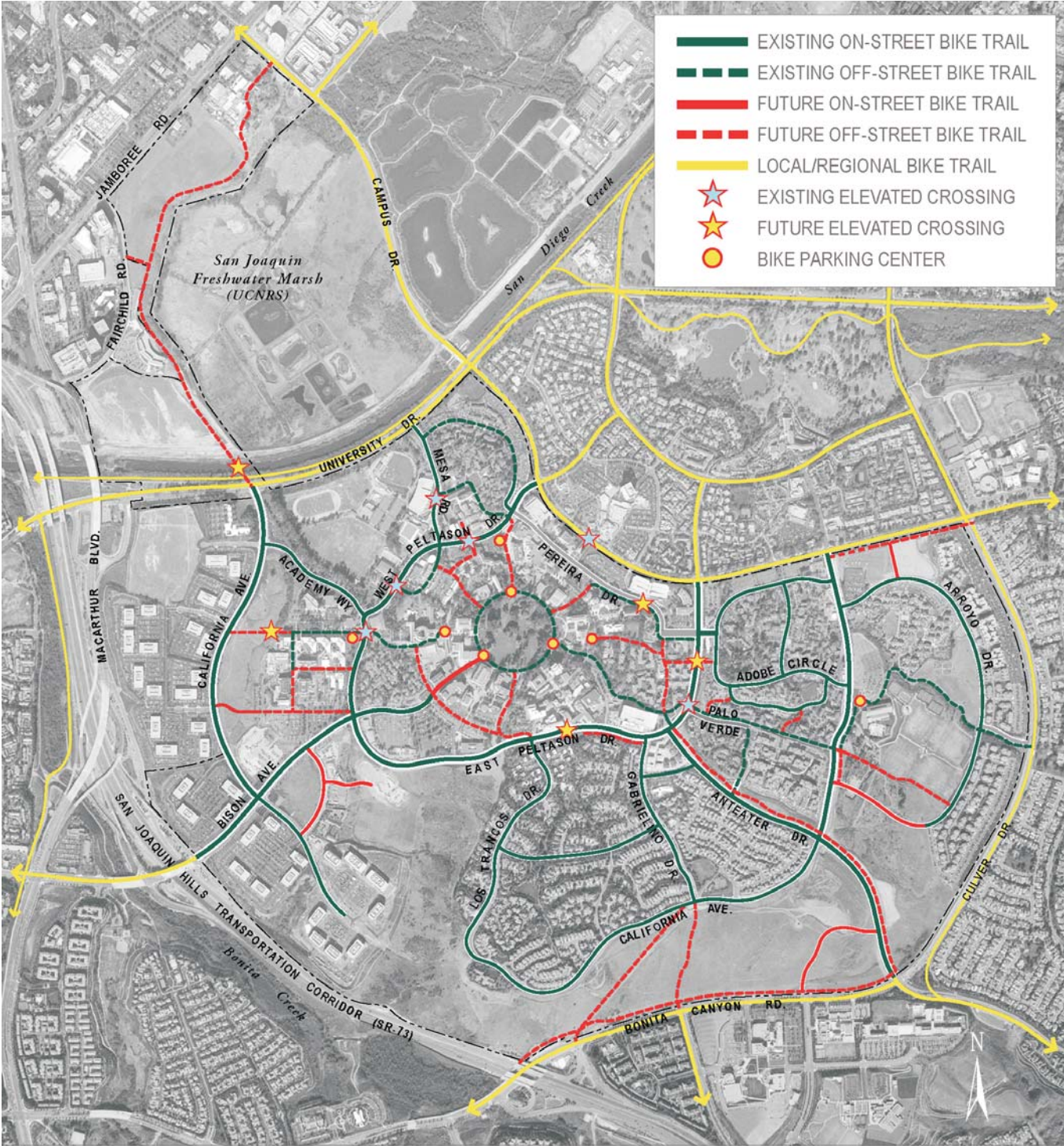
FIGURE 3-7



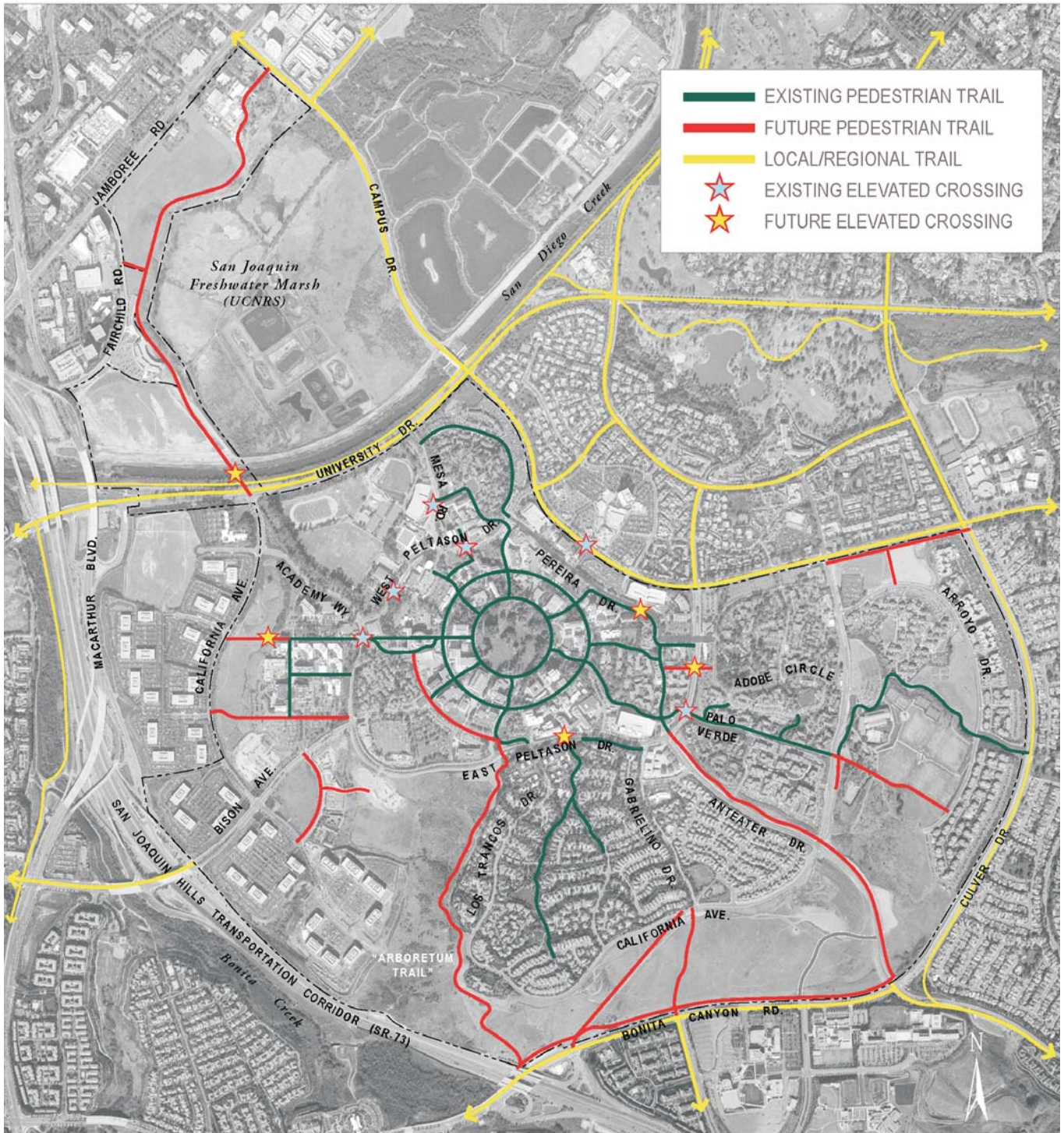
- EXISTING PARKING STRUCTURE
- FUTURE PARKING STRUCTURE
- PRIMARY VEHICULAR ACCESS

**EXISTING AND PROPOSED PRIMARY PARKING FACILITIES
IN THE ACADEMIC CORE AND HEALTH SCIENCES COMPLEX**

FIGURE 3-8

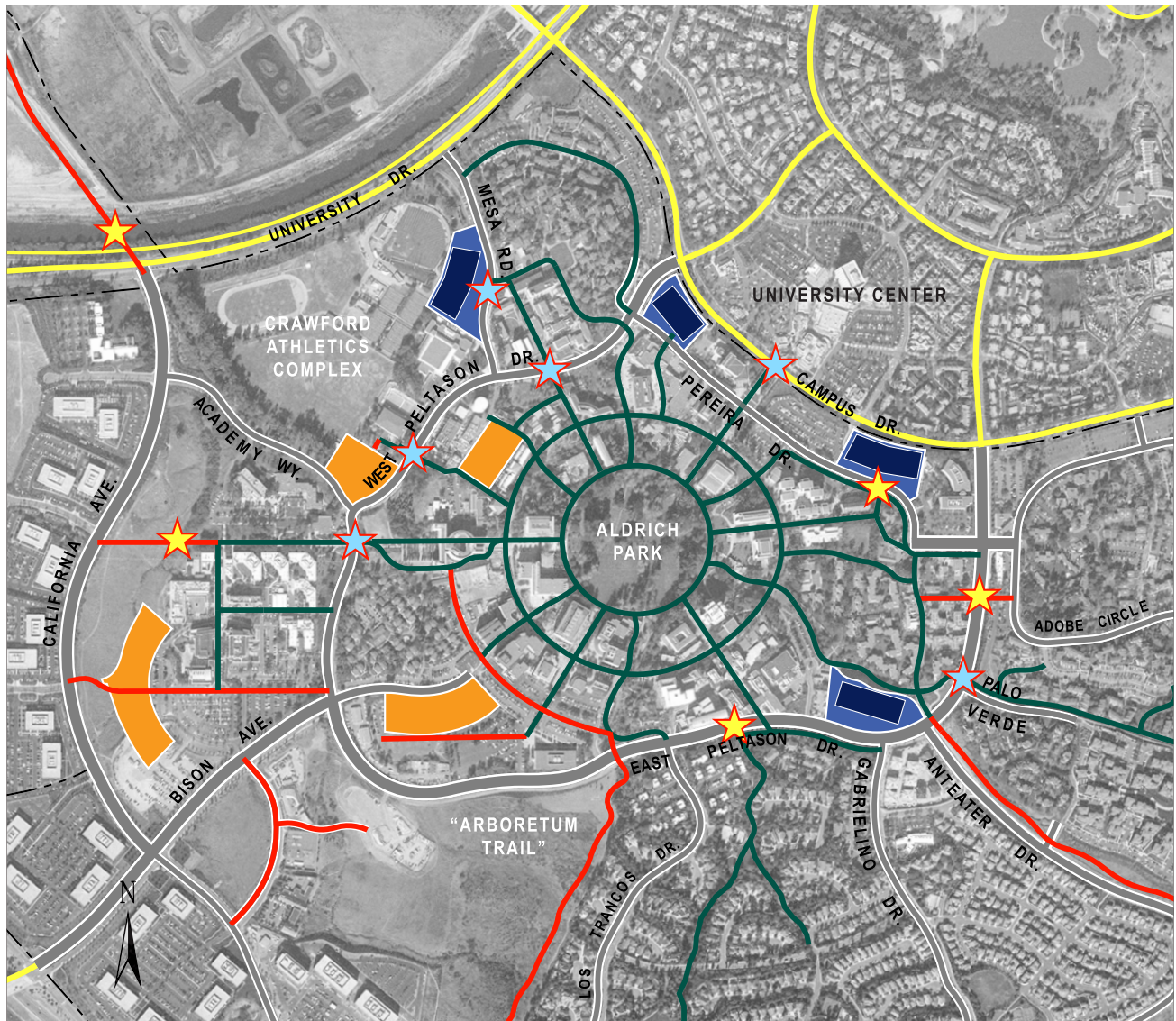



EXISTING AND PROPOSED BICYCLE CIRCULATION NETWORK **FIGURE 3-9**



**EXISTING AND PROPOSED
PEDESTRIAN CIRCULATION NETWORK**

FIGURE 3-10



- | | | | |
|---|----------------------------|---|----------------------------|
|  | EXISTING PEDESTRIAN TRAIL |  | EXISTING PARKING STRUCTURE |
|  | FUTURE PEDESTRIAN TRAIL |  | FUTURE PARKING STRUCTURE |
|  | LOCAL/REGIONAL TRAIL | | |
|  | EXISTING ELEVATED CROSSING | | |
|  | FUTURE ELEVATED CROSSING | | |

EXISTING AND PROPOSED PEDESTRIAN CIRCULATION NETWORK IN ACADEMIC CORE

FIGURE 3-11

Public and Private Transit

The Orange County Transportation Authority (OCTA) operates six bus lines that directly serve the UCI campus: five routes (59, 79, 175, 178, and 470) serve the Campus Drive corridor with scheduled stops at UCI and the University Center, and one route (213) serves University Research Park. Route 470 connects UCI with the Tustin Metrolink Train Station, located approximately six miles northeast of the campus.

UCI also operates a private shuttle system for the benefit of its students, faculty, and staff. At the present time, the shuttles run five primary routes as described below:

- Main Campus Shuttle: Provides loop service through UCI's academic core and on-campus student housing areas.
- VDC-Admin Shuttle: Transports residents from Vista del Campo and Verano Place student housing to the Administration Building in the academic core.
- VDCN-Admin Shuttle: Serves to connect Vista del Campo and Vista del Campo Norte housing complexes to the academic core.
- AV-Admin-ARC Shuttle: Provides linkages to Arroyo Vista and Verano Place student housing, the Anteatr Recreation Center, and the Administration Building.
- Parkwest Shuttle: Serves the Parkwest apartment complex located approximately 2.5 miles from the UCI campus.

UCI's shuttle system also provides connections to several OCTA bus stops that serve the campus. In addition, UCI operates a shuttle providing service between the main campus and UCI Medical Center in Orange.

The campus maintains a fleet of 15 shuttle buses with seating capacity ranging from 30 to 44 riders per vehicle. The on-campus shuttles run every ten minutes and the Parkwest shuttle runs every half-hour. With over one million riders in 2005-06, UCI operates one of the largest private shuttle systems in the region. Approximately 116,000 riders used the Parkwest shuttle in 2005-06. Under the proposed 2007 LRDP, shuttle routes and schedules will be adjusted to accommodate ridership demand and to best meet the transportation needs of the campus. In addition, UCI will continue to work in consultation with City of Irvine and OCTA to coordinate the UCI shuttle system with other shuttle and transit system planned within the local community over the lifespan of the LRDP.

3.3.3.3 HOUSING ELEMENT

The 2007 LRDP identifies a significant on-campus housing program to support UCI's academic goals. As described below, the plan accommodates projected increases in student, faculty, and staff housing, and also designates additional land area for residential use in order to provide the campus with the flexibility to respond to future housing needs.

Student Housing

Including projects under construction, during the 2005-06 academic year UCI accommodated approximately 10,822 student residents, or about 47 percent of its on-campus enrollment (excluding self-funded graduate students and medical residents and interns who are not eligible for on-campus student housing). This compares favorably with the goals outlined in the 1989 LRDP which proposed to provide on-campus housing for 43 percent of enrollment by the horizon year 2005-06. In addition, over 2,750 UCI

students live in privately-owned housing within the University Center neighborhood adjacent to the campus.

UCI's existing academic plan identifies a goal of housing up to approximately 50 percent of undergraduate and graduate students on the campus. The 2007 LRDP accommodates this goal by designating sufficient land area to provide housing for 17,637 students, representing approximately 50 percent of the on-campus enrollment accommodated in the LRDP (see Figure 3-12). As shown in Table 3-4, in order to achieve the 50 percent housing goal, the 2007 LRDP identifies that new student housing will have to be planned and built at higher densities than existing student complexes in the Academic Core and East Campus. New student housing will be incrementally developed based on demand and financial feasibility.

Table 3-4. Existing and Proposed Student Housing⁽¹⁾

Planning Sector	Acres			Beds			Average Density (Beds/Acre)	
	Existing 2005-06	2007 LRDP 2025-26	Change	Existing 2005-06	2007 LRDP 2025-26	Change	Existing 2005-06	2007 LRDP 2025-26 ⁽²⁾
Academic Core	55	43	(12)	4,331	3,837	(494)	79	100 to 125+
East Campus	167	231	64	6,491	12,610	6,119	39	90 to 120+
West Campus	—	12	12	—	1,190	1,190	—	100 to 125+
Totals	222	286	64	10,822	17,637	6,815	49	90 to 125+

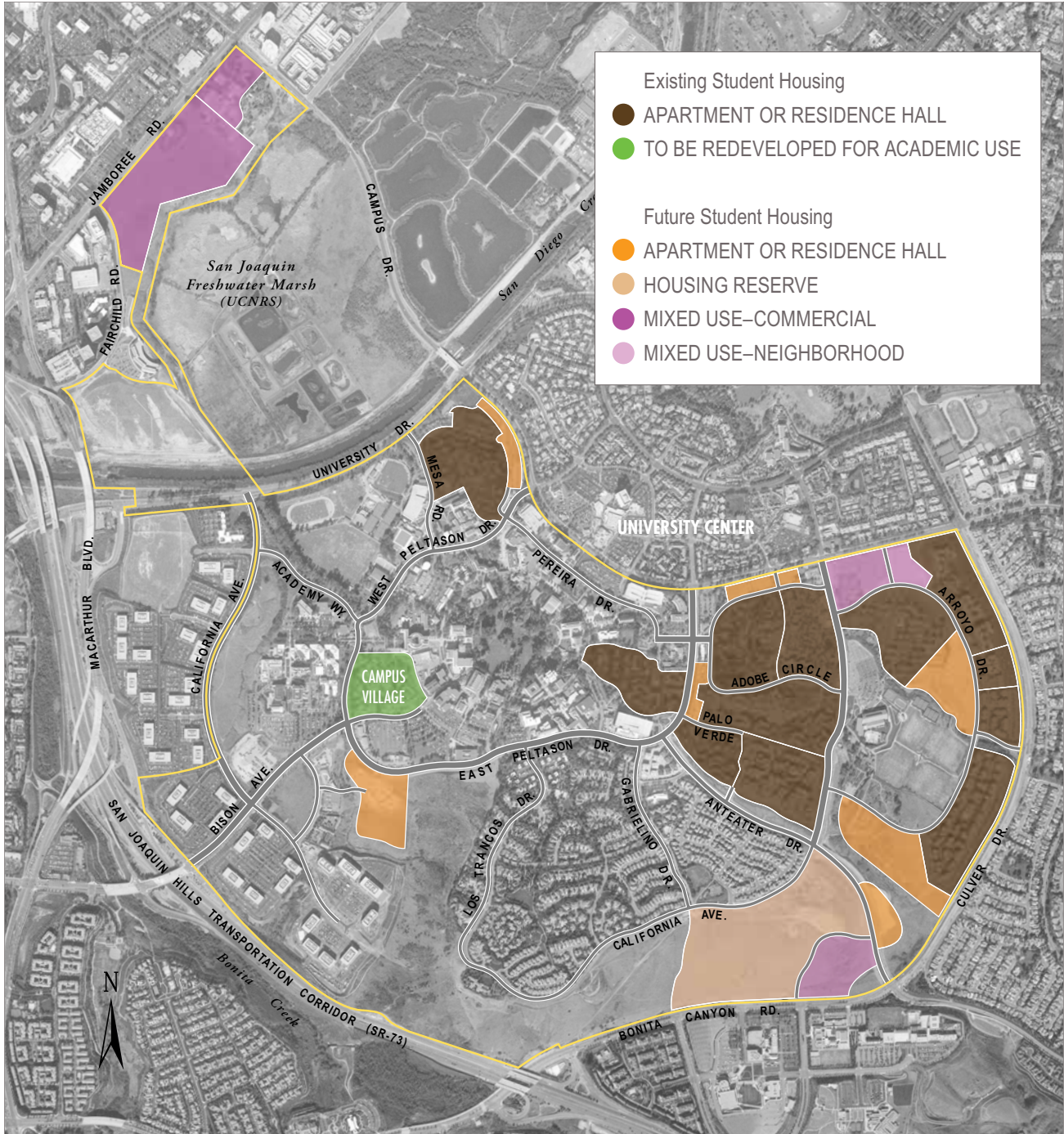
⁽¹⁾ Totals include existing and proposed student housing in the following land use categories: Student Housing and Mixed Use–Neighborhood. Totals for 2005-06 include the Vista del Campo Norte student apartment project completed in Fall 2006.

⁽²⁾ Figures represent targeted densities for new student housing construction.

Incoming freshmen will continue to be housed in residence halls within the Academic Core, making it more convenient for them to participate in programs that provide incoming students with the transition skills needed to ensure success at UCI. The 2007 LRDP identifies approximately 290 new beds within the core to accommodate incoming freshmen who choose to live on campus. Based on existing participation rates, the 3,837 beds of Core housing identified in the 2007 LRDP could accommodate an incoming class of approximately 5,000 students. Construction of new freshman housing in the Academic Core would likely involve infill development or expansion of existing student housing neighborhoods.

The 2007 LRDP identifies the redevelopment of the Campus Village apartment site located in the Academic Core to an academic land use. This complex, which was built in 1979 and houses about 780 upper and lower division undergraduate students, would make way to accommodate future facilities needed for instruction and research. New student housing planned in the East Campus and West Campus would replace the dwellings lost at the Campus Village site.

Consistent with existing practice, housing for upper division undergraduate and graduate students will be provided in the East Campus sector. Based on program needs and preferences, upper division undergraduate and graduate students will be housed in apartments, rather than in residence halls or other suite configurations. A portion of future housing in the East Campus may be assigned to affiliated groups, including fraternities, sororities, language houses, cooperatives, and other organizations.



EXISTING AND PROPOSED STUDENT HOUSING AREAS

FIGURE 3-12

As of Fall 2006, nearly 6,500 students reside on the East Campus in housing built at an average density of 39 beds per acre. The 2007 LRDP identifies this sector as accommodating approximately 12,610 student residents. To achieve this, the density of future individual housing projects on the East Campus will need to exceed this average (90 beds per acre or higher) and may take the form of buildings between four to six stories or higher served by structured parking. In addition, some existing housing areas may be redeveloped at higher densities.

The 2007 LRDP identifies two mixed-use areas that will combine student housing with support facilities such as food service, commercial or campus retail, meeting space, cultural facilities, and other related venues. These mixed-use districts provide opportunities to develop centers of activity to promote campus life consistent with UCI planning principles.

Faculty and Staff Housing

Over the past two decades, the Irvine Campus Housing Authority has assisted in the development of nine phases of faculty and staff housing in University Hills, the on-campus community-in-residence established under a ground lease from The Regents.

Including projects under construction, University Hills consists of 1,108 dwelling units (240 apartment units and 868 for-sale housing units) on approximately 202 acres in the southern sector of the campus, at an average density of 5.5 dwelling units per acre. (The 1989 LRDP identified a program of 1,100 faculty and staff housing units by 2005-06 on approximately 212 acres, and built at an average density of 5.5 units per acre.)

The 2007 LRDP accommodates an additional 142 dwelling units within the same general land areas identified in the 1989 LRDP by increasing the density of new housing built to approximately 12 units per acre (see Table 3-5). The 2007 LRDP also accommodates the development of faculty and staff housing at additional sites on the East Campus and North Campus (see Figure 3-13).

Table 3-5. Existing and Proposed Faculty and Staff Housing⁽¹⁾

University Hills	Acres			Dwelling Units			Average Density (DUs/Acre)	
	Existing 2005-06	2007 LRDP 2025-26	Change	Existing 2005-06	2007 LRDP 2025-26	Change	Existing 2005-06	2007 LRDP 2025-26 ⁽²⁾
Phases 1-7	139	139	0	700	700	0	5.0	—
Phase 8	33	33	0	218	218	0	6.6	—
Phase 9	25	25	0	90	90	0	3.6	—
Santiago Apartments	5	5	0	100	100	0	20.0	—
Phase 9+	—	12	12	—	142	142	—	≥ 12.5
Subtotals	202	214	12	1,108	1,250	142	5.5	≥ 12.5
Housing Reserve ⁽³⁾	—	54	54	—	450	450	—	≥ 12.5
Grand Total	202	268	66	1,108	1,700	592	5.5	≥ 12.5

⁽¹⁾ Totals for 2005-06 include projects under construction.

⁽²⁾ Figures represent targeted densities for new faculty and staff housing construction.

⁽³⁾ UCI's strategic plan for academic development concluded that faculty housing is crucial for recruitment and hence should be the highest priority of housing types, followed by graduate and then undergraduate housing. Accordingly, it is reasonably foreseeable that the Housing Reserve site will be developed for faculty housing, resulting in a range of 1,250 to 1,700 faculty and staff dwelling units accommodated in the 2007 LRDP.

As described below, the 2007 LRDP identifies a Housing Reserve on the East Campus to accommodate future University housing needs, including the potential for additional faculty and staff housing. As shown in Table 3-5, approximately 450 dwelling units could be constructed in the Housing Reserve, resulting in a range of 1,250 to 1,700 faculty and staff dwelling units accommodated in the 2007 LRDP.

Consistent with goals outlined in the academic strategic plan, UCI also continues to pursue the expansion of faculty and staff housing opportunities at off-campus locations in collaboration with the local community.

East Campus Housing Reserve

The 2007 LRDP designates as Housing Reserve approximately 54 acres within the East Campus sector. (This area was previously identified in the 1989 LRDP for student housing.) This land use category allows the campus flexibility to accommodate additional housing needs through the planning horizon year—whether for students, faculty, staff, medical residents and interns, post-doctoral scholars, or other University affiliates. It also enables the campus to more effectively respond to market factors that govern the availability of local off-campus housing.

North Campus Housing

The 2007 LRDP identifies a program of 435 multi-family dwelling units within areas designated as Mixed Use–Commercial on the North Campus. As an Inclusion Area use, this housing may be either sold or rented to the private market in order to generate revenue to support UCI academic programs. North Campus residents may also include University faculty, staff, and students.

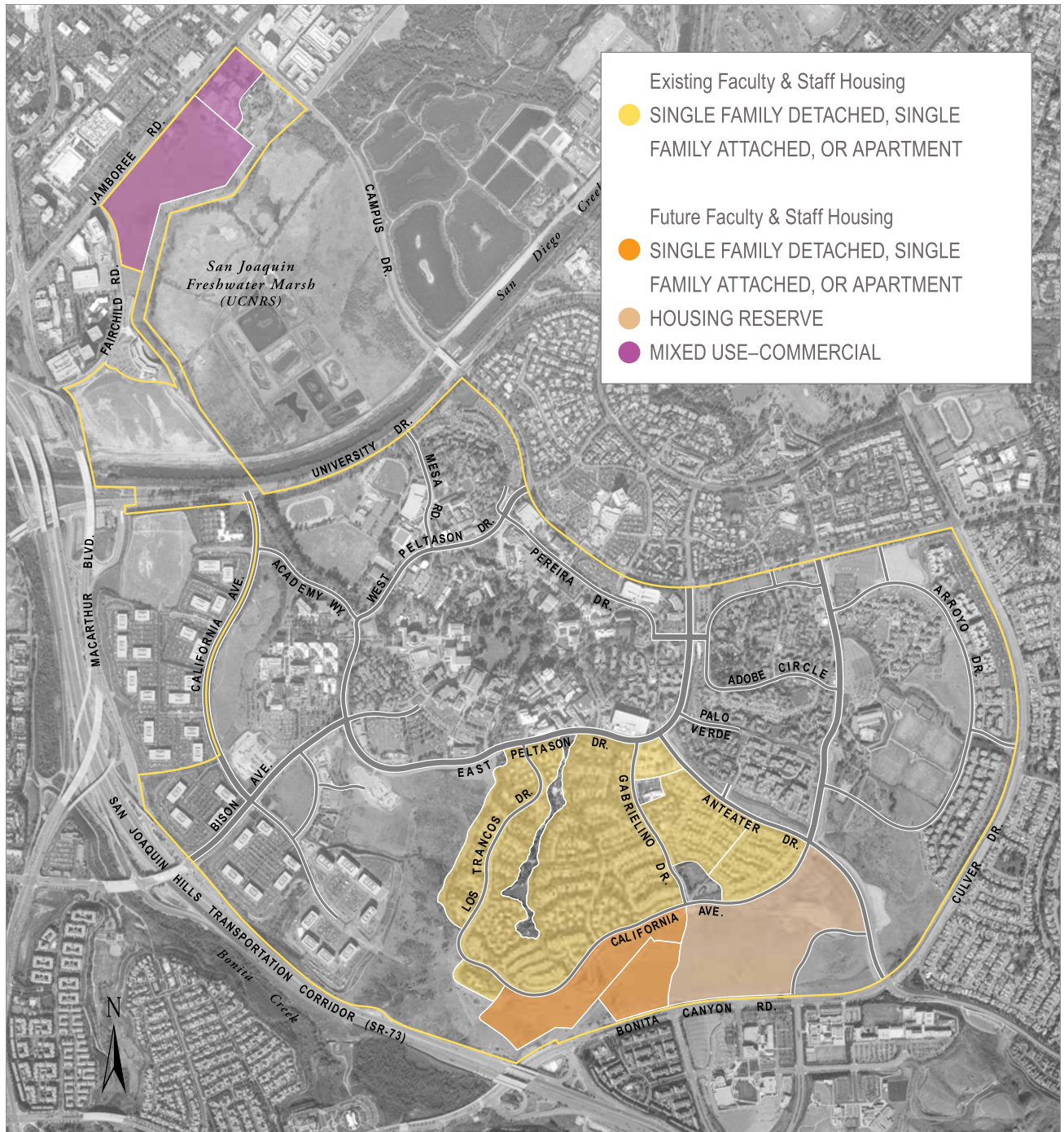
Off-Campus Housing Opportunities

While the 2007 LRDP will enable a substantial expansion of on-campus housing, more demand will exist for moderately priced housing to support the recruitment and retention of faculty, students, and staff. In this regard, UCI will continue to pursue off-campus housing opportunities with the local community. Such opportunities may include cooperative rental agreements; the acquisition of existing rental or for-sale properties; ground lease arrangements; mortgage support; partnerships with local homebuilders; participation in City of Irvine or other local housing programs; or residential development by the University at off-campus locations. No specific off-campus housing projects are identified at this time.

3.3.3.4 OPEN SPACE ELEMENT

The 2007 LRDP identifies an open space network consisting of interconnected parks, athletic fields, recreational facilities, trail systems, open space corridors, and habitat areas (see Figure 3-14). Under the plan, an estimated 417 acres, or 28 percent, of the UCI campus, will remain as active and passive open space and conserved habitat.

Aldrich Park forms the central open space feature of the campus. This 16-acre park contrasts with the densely built Academic Core and provides a venue for passive recreation. Permitted uses within Aldrich Park are limited to open space; pedestrian and bike trails; water features, public art, and other landscape elements; and small dining and seating amenities.



EXISTING AND PROPOSED FACULTY AND STAFF HOUSING AREAS

FIGURE 3-13

In the outer campus neighborhoods, the open space network includes both formal and informal open space such as pedestrian malls, greenbelts and pedestrian paseos, neighborhood and community-level parks, habitat corridors, and informal open space corridors linking campus land use areas.

The 2007 LRDP accommodates a linear arboretum linking the Academic Core and the South Campus. The arboretum would include native and non-native botanical collections along a linear trail system connecting Aldrich Park, the UCI NCCP Reserve Area, and other campus trails.

As previously stated, 135 acres of conserved habitat within the outer campus (i.e., the UCI NNCP Reserve Area) are enlisted within the 37,000-acre NCCP Reserve System for the central/coastal Orange County subregion. This land is administered in cooperation with other regional landowners as part of the non-profit NROC. In addition, the NROC manages the 202-acre SJFMR adjacent to the North Campus, bringing the total amount of open space and conserved habitat administered by UCI to about 617 acres.

3.3.3.5 INFRASTRUCTURE ELEMENT

The proposed 2007 LRDP will build on UCI's existing utility systems which will need to be expanded to meet the program needs identified in the plan. UCI will continue to work in collaboration with public utility providers to plan and monitor campus utility demand and to implement expansion of distribution systems as needed to serve LRDP growth. In addition, UCI will continue to encourage environmentally appropriate practices in its long-range planning and design of the campus, consistent with UC policies on sustainable practices and energy conservation.

Wet Utility Systems

Wet utility systems serving UCI consist of domestic water, reclaimed water, sanitary sewer, and storm drainage infrastructure. Water and sewer service to the main campus is provided by the Irvine Ranch Water District (IRWD), with the Municipal Water District of Orange County (MWDOC) providing similar service to the North Campus. Campus storm drain facilities are coordinated with the Orange County Flood Control District and local implementation of the Federal and State Clean Water Acts is through the Santa Ana Regional Water Quality Control Board.

Program development identified in the proposed 2007 LRDP will require the expansion of existing distribution facilities for domestic water, central plant water, fire suppression water, and reclaimed water used for irrigation and other non-potable water needs. The IRWD Michelson Avenue Treatment Plant provides reclaimed water to serve the campus.

Existing sanitary sewer distribution systems will need to be upgraded to accommodate growth identified in the 2007 LRDP. Main campus systems located north of California Avenue feed into IRWD facilities in Campus, Culver, and University Drives for transmission to the IRWD Michelson Avenue Treatment Plant. Main campus areas south of California Avenue feed into IRWD facilities in Bonita Canyon Drive for transmission to the Michelson Treatment Plant. North Campus systems feed into MWDOC distribution facilities in Jamboree Road for transmission to the MWDOC Fountain Valley Treatment Plant.

The proposed 2007 LRDP provides for the expansion of existing storm drain facilities. This includes modifications to the existing system of overland drainage channels, storm drain culverts and pipes, check dams, detention basins, and water quality features such as bio-swales and interceptor ditches. Main campus land areas north of California Avenue are conveyed to the San Diego Creek Channel. Areas south

of California Avenue are conveyed to the Bonita Creek Channel. North Campus land areas are conveyed to the San Diego Creek Channel via facilities in Jamboree and Fairchild Road.

Dry Utility Systems

Dry utilities serving the campus consist of electrical power generation and distribution systems, Central Plant utility systems, natural gas, and data communications (telephone, data, cable TV, cellular, fire signal, and wireless). Program development identified in the proposed 2007 LRDP will require the expansion of existing dry utility distribution facilities.

The electrical generation system consists of a 13-megawatt cogeneration (combined power and heat) facility located at the Central Plant. Gas-fired turbine generators serving steam-driven chillers produce electrical power and chilled water. Two electrical substations receive and distribute high-voltage power from Southern California Edison for any power needs not met by the cogeneration facility.

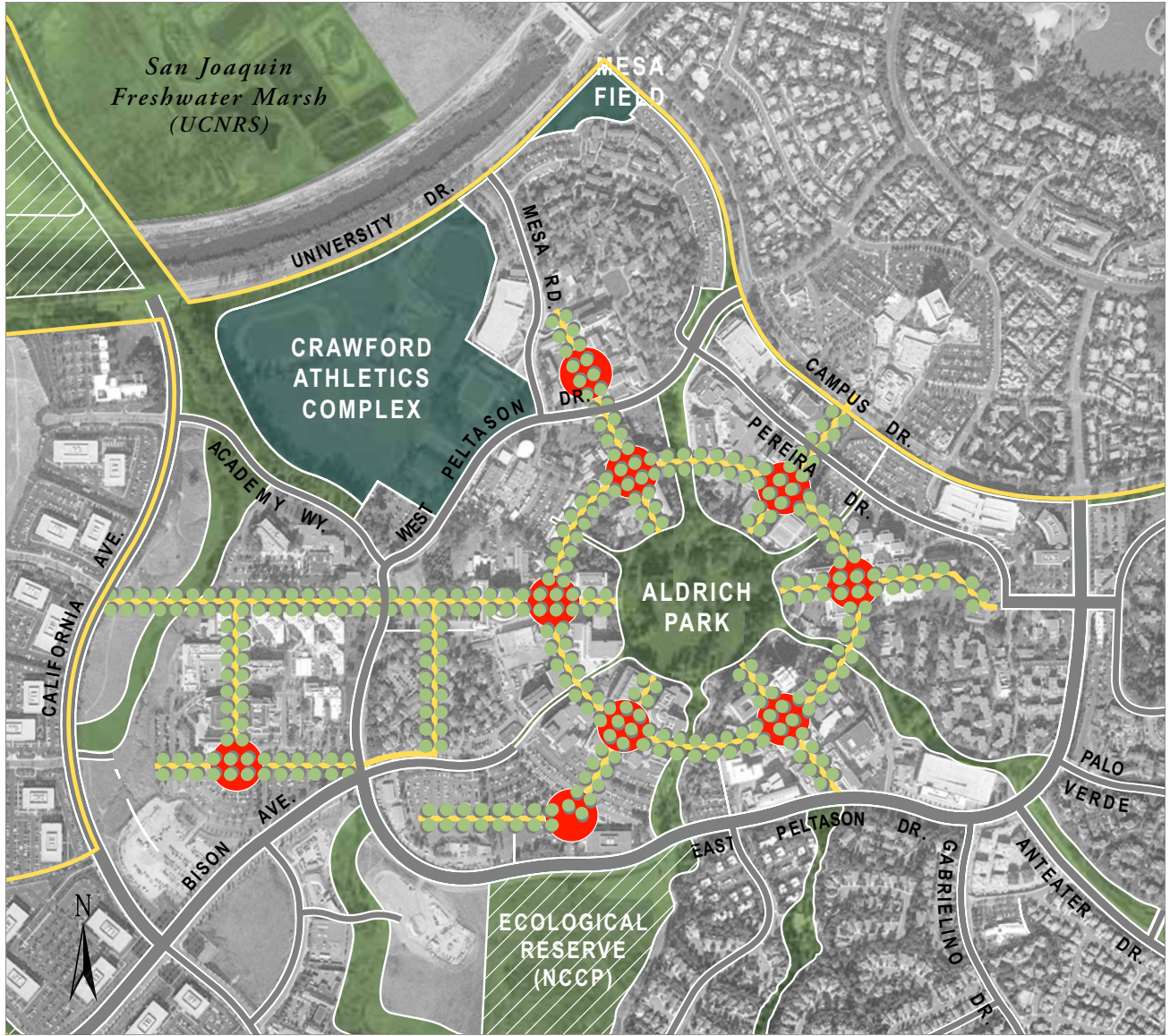
Central Plant utility systems consist of chilled water, high temperature hot water, and other centrally distributed utilities serving the Academic Core and Health Sciences complex. A future satellite utility plant will be located in the Health Sciences complex to provide additional chilled water capacity and other central plant needs. At 4.5 million gallons and 53,000 ton-hours of storage capacity, UCI has the largest thermal energy storage tank in the western U.S., allowing the campus to produce and store chilled water during off-peak hours which aids in the offset of up to five megawatts of expensive on-peak electricity.

The Southern California Gas Company distributes natural gas on campus, including high-pressure gas service to the existing Central Plant, and low-pressure service to all sectors of the campus. The future satellite plant in the Health Sciences complex will likely require high-pressure gas service. In addition, all existing data and communications systems will require expansions to serve LRDP growth.

3.3.4 PLANNING PRINCIPLES

The proposed 2007 LRDP does not dramatically depart from UCI's previously adopted plans. Like its predecessors, the 2007 LRDP retains and strengthens the fundamental concepts and principles that characterized earlier LRDPs in order to accommodate academic program goals. The following planning principles support UCI's academic strategic plan and reflect the desired character of future growth and development on the Irvine campus.

1. **Accommodate the physical resources needed to support strategic academic goals.** The intent of this principle is to create a physical framework to support the teaching, research, and public service mission of the UCI campus, and to accommodate the physical resources required to achieve its long-range academic goals.
2. **Provide access while maintaining environmental quality.** This value characterizes UCI's desire to accommodate student enrollment growth to achieve campus academic objectives and serve regional and statewide enrollment demand within a framework that maintains and strengthens its unique physical environment. Campus planning efforts endeavor to limit environmental impacts on the local community.



RING MALL & RADIAL MALLS



MAJOR PUBLIC PLAZA



OPEN SPACE-ATHLETICS & RECREATION



OPEN SPACE-GENERAL



NCCP RESERVE OVERLAY

OPEN SPACE NETWORK IN ACADEMIC CORE

FIGURE 3-15

3. **Build a cohesive academic community.** UCI's academic objectives provide opportunities to learn, live, and work within a diverse set of neighborhoods across a large land area. The campus promotes the development of a cohesive community through a unified physical plan that links these various sectors together.
4. **Build and maintain quality residential neighborhoods.** Building a comprehensive university community includes creating high-quality residential neighborhoods for faculty, staff, and students. It is important to provide opportunities for members of the campus community to live locally and participate fully in the life of the campus. UCI also maintains the quality of its existing communities as adjacent land areas are developed.
5. **Establish centers of activity to promote campus life.** UCI has identified opportunities for strengthening campus life through the development of centers of activity, including mixed use, commercial retail, and cultural and recreational facilities that promote social interaction on campus and bring the off-campus community onto the campus.
6. **Maintain human scale.** A university is a place for people. UCI has established a framework to ensure that human scale and human comfort are maintained within all sectors of the campus. This includes providing a variety of outstanding public spaces to promote interaction ("people spaces"), quality landscaping, passive open space for refreshment and reflection, active open space for health and recreation, and strong connections between campus neighborhoods and sectors.
7. **Maintain planning discipline to optimize valuable land resources.** Land is UCI's greatest physical asset to achieve its long-range strategic academic goals. Development and density guidelines provide the planning discipline required to optimize valuable campus land resources and to ensure that long-term goals are not jeopardized by short-term needs.
8. **Manage transportation needs proactively.** UCI's location in suburban Southern California requires that it carefully consider transportation and vehicular traffic concerns. Land use plans and development guidelines seek to balance the access and mobility requirements of the campus community with the desire to support a quality pedestrian environment, maintain human scale, and achieve campus sustainability objectives.
9. **Unify the campus with linkages.** Establishing connections between the various campus sectors is an important component in developing a cohesive campus community. Pedestrian paths, bicycle trails, bridges and undercrossings, shuttles routes, and other linkages are maintained and reinforced to bring people together and to strengthen a sense of community on campus.
10. **Preserve and enhance open space corridors to balance campus development.** As UCI continues to grow and mature, the value of campus open space will increase. Campus plans provide a network of open spaces to connect the various sectors of the campus and to support multiple objectives, including passive open space, habitat management, recreation, and water quality.
11. **Develop high-quality edges with neighboring communities.** UCI benefits significantly from its location in the City of Irvine and its adjacency to other high-quality communities. UCI continues to pursue planning and design measures to establish and maintain high-quality edge conditions where the campus meets the local community. This includes developing buildings and landscaping that are compatible with the quality and character of neighboring communities, as well as enhancing connections at appropriate locations to welcome the greater public to the campus.
12. **Promote sustainable development practices.** The University is committed to stewardship of the environment and to reducing its dependence on non-renewable energy sources. UCI has

established a framework for environmentally sound development and operations within all sectors of the campus. This includes initiatives consistent with University of California policies on green building design, clean energy standards, and sustainable transportation practices.

3.4 CONSTRUCTION ACTIVITIES

To allow for a programmatic evaluation of potential environmental impacts associated with implementation of the proposed 2007 LRDP, a peak construction day was assumed. A peak construction day is defined as the maximum amount of square footage anticipated to be in construction during a single day throughout the LRDP planning period. This scenario was developed by characterizing the following construction parameters for a typical UCI project: 1) required equipment and level of use; 2) types of construction activities to be performed; and 3) number of construction workers. It was assumed that during peak construction up to three large projects and two to three smaller projects could occur simultaneously. Tables 4.2-1 through 4.2-3, in Section 4.2, Air Quality, summarize the assumptions used to develop the peak day construction scenario.

Based on existing campus planning, design and construction practices, it is anticipated that all earthwork will be balanced on site. In the event that excess soil material results on any given project site, UCI will require that construction contractors dispose of any excess soils in accordance with applicable laws and regulations. As a result, it is assumed contractors will dispose of soils using one of the following methods:

- Export soils are used at a permitted construction site (on or off campus) that requires imported fill;
- The contractor identifies another contractor that is in need of imported soils and delivers the export to the other contractor's permitted construction site; or
- The contractor works with a soils broker/recycler to locate a permitted construction or stockpile site for disposal of the export soil.

Some projects will require demolition of existing structures. Because UCI requires that all building projects achieve Leadership in Energy and Environmental Design (LEED)-certified Green Building Standards, or equivalent, it is assumed that on-campus construction projects will comply with LEED New Construction Credit 2.1, Construction Waste Management. This credit requires the development and implementation of a waste management plan that quantifies material diversion goals to include recycling and/or salvaging at least 50 percent of construction, demolition and land clearing waste.

3.5 SCOPE OF THE EIR ANALYSIS

As discussed in Chapter 1 of this Final EIR, one of the purposes of the EIR is to provide a basis for tiering subsequent environmental documents that address subsequent activities pursuant to CEQA Guidelines Sections 15152 and 15168(c). CEQA Guidelines Section 15168(c)(5) states, "A program EIR would be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required."

This EIR analyzes the environmental effects resulting from implementation of the proposed 2007 LRDP and, therefore, it addresses subsequent activities that could be associated with its implementation. Because the LRDP is a general land use plan providing a broad, coherent, and adaptable policy

framework to guide the physical development of UCI, probable scenarios were developed regarding related construction activities, development locations, types of development, building design and configuration, and campus appearance. These assumptions were based on past experience and professional judgment.

Adoption of the 2007 LRDP or certification of the LRDP Final EIR does not constitute a commitment to any specific enrollment level, project or activity, construction schedule, or funding priority. Furthermore, inclusion of a conceptual plan, study, or development scenario in this EIR does not constitute a commitment to that plan, study, or development scenario. Inconsistencies between future activities or projects and a conceptual plan, study, or development scenario considered in this EIR would not preclude the environmental document prepared for the subsequent activity or project from tiering off the LRDP Final EIR. Such inconsistencies merely indicate that the future activity or project may not be entirely within the scope of this EIR and additional analysis may be required.

3.5.1 UCI DEVELOPMENT REVIEW

The design and construction of future projects under the proposed 2007 LRDP will be subject to the UCI development review process, whether such improvements are implemented by UCI or a private developer. In addition to compliance with CEQA, the development review process requires reviews by University committees and administrative staff, evaluation of the proposed design and construction documents, and construction inspection and site monitoring during construction. Large capital projects also are subject to review and approval by The Regents.

In addition to the LRDP, UCI's *Campus Standards and Design Criteria* provides more detailed guidance for development on the campus. The contents of the *Campus Standards and Design Criteria* are listed below. Of particular relevance to this EIR are laboratory design criteria pertinent to the hazardous materials discussion in Section 4.6, and the outdoor lighting policy and design guidelines which are applicable to the aesthetics discussion in Section 4.1.

Campus Standards and Design Criteria

- Division 2 – Site Construction
- Division 3 – Concrete
- Division 4 – Masonry
- Division 5 – Metals
- Division 6 – Wood and Plastics
- Division 7 – Thermal and Moisture Protection
- Division 8 – Doors and Windows
- Division 9 – Finishes
- Division 10 – Specialties
- Division 11 – Equipment
- Division 12 – Furnishings
- Division 13 – Special Construction
- Division 14 – Conveying Systems

- Division 15 – Mechanical
- Division 16 - Electrical
- Appendix A – Water Purity Production Equipment and Performance Specifications
- Appendix B – UCI Native and Drought Tolerant Plant Materials
- Appendix C – Laboratory Design Criteria
- Appendix D – Classroom Design Criteria
- Appendix E – Campus Standards Detail List

3.5.2 POLICIES AFFECTING THE LRDP

3.5.2.1 UC POLICIES

The University of California is governed by a Board of Regents (The Regents), which under Article IX, Section 9 of the California Constitution has “full powers of organization and governance” subject only to very specific areas of legislative control. The Regents promulgate policy for the University overall, but certain policy-making duties are delegated to the UC President. New policies may result from Regental actions, changes in law, or new administrative issues within UC. In addition, policies may be revised or rescinded. Relevant UC policies are identified and discussed within the appropriate issue sections in Chapter 4 of this EIR.

One policy of particular importance to the 2007 LRDP is the UC Policy on Sustainable Practices. This policy was initially approved in 2004 to support green building design and clean energy for University structures, and has since been expanded to include other aspects of sustainability. At this time, the Policy on Sustainable Practices sets goals and guidelines for sustainable practices related to green building design, clean energy, climate protection, transportation, operations, recycling and waste management, and environmentally preferable procurement. These are discussed in more detail in the environmental topic sections of this EIR.

3.5.2.2 OTHER POLICIES, LAWS, AND REGULATIONS

The University of California is generally exempt from local land use jurisdiction. Federal and State laws or policies may apply, however, and these are described in Chapter 4 within the various applicable resource sections. In some cases, local land use regulations may also warrant consideration, and these are also presented in Chapter 4, where appropriate. UCI and its site developers, contractors, and building tenants are responsible for individual project conformance with applicable policies, laws, and regulations. UCI has entered into several Memoranda of Understanding (MOUs) with local jurisdictions and will continue to abide by the terms of these MOUs. UCI will also continue to work cooperatively with local jurisdictions in implementing the LRDP.