

## 4.8 LAND USE AND PLANNING

This section describes the existing land uses on the UCI campus and the surrounding communities and evaluates the potential for land use impacts associated with implementation of the 2007 LRDP. The analysis focuses on the relationship of the 2007 LRDP to relevant plans, policies, and regulations that guide land use decisions, as well as the potential for the proposed project to result in conflicts between proposed land uses on site and existing and/or proposed land uses in the vicinity of the UCI campus.

### 4.8.1 ENVIRONMENTAL SETTING

#### 4.8.1.1 EXISTING UCI LAND USES

The UCI campus is comprised of approximately 1,475 acres. Approximately 770 acres (52 percent) of the campus is developed, with the most development focused in the central academic core. The primary areas of undeveloped property remain in the outer campus areas. The majority of the outer campus areas are designated as residential, mixed use, and open space areas consisting of parks, greenbelts, or reserves.

As illustrated in Figure 3-3, the UCI campus is composed of five geographical zones: Central Academic Core, North Campus, East Campus, South Campus, and West Campus. Table 3-1 in Chapter 3 (Project Description) identifies existing development by type of land use, and Section 3.1.1 provides a description of each of the ten categories of land uses. As shown in Table 3-1, existing campus development includes approximately 4.8 million gross square feet (GSF) of academic and support space, 10,822 student beds, and 1,018 faculty and staff dwelling units. The existing development in each geographic zone is discussed below.

#### Central Academic Core

The Central Academic Core (Central Campus) is primarily bounded by Campus Drive to the northeast, University Drive and Mesa Road to the northwest, and East and West Peltason Avenues to the west, south, and east. Campus Drive serves as one of the main access routes to the Central Campus. East Peltason and West Peltason Drive serve as the primary loop road serving the central core and connect to radial roads that lead to the outer areas of the campus. The Central Campus is approximately 343 acres and contains UCI's primary teaching and research facilities.

The Central Campus is the most urban area of the campus, housing a significant program of academic and support facilities. This area was designed to be the core of the campus and to include interlinked academic areas, living areas, and support services for dining, recreation, and cultural uses. The Central Campus is organized into six quads that are linked to a circular pedestrian pathway, called Ring Mall. Individual radial malls or spines radiate outward from Ring Mall serving the six quads: Biological Sciences, Engineering and Information and Computer Sciences, Physical Sciences, Social Sciences, Humanities and the Arts, and Gateway (Administration). Aldrich Park is located in the center of Ring Mall. The 16-acre park is forested with a variety of trees and serves as the centerpiece for the Central Campus. It is used for multiple uses including outdoor classes, social gatherings, casual recreation, graduation ceremonies, quiet refuge, and study. The Central Campus contains 45.5 acres of housing for freshman and other lower division undergraduate students. Mesa Court Housing located on the northwest portion of the Central Campus adjacent to the School of Arts consists of 29 two-story residence halls which house 1,761 undergraduate students on 17.2 acres. Middle Earth residence halls are located in the southeast part of the Central Campus between the Social Sciences and Computer Sciences buildings. It consists of 24 two-story buildings and houses 1,592 undergraduate students on 6.6 acres. The Campus Village apartments

are located within the Biological Sciences Quad and adjacent to the Health Sciences Complex on the West Campus. It houses 796 undergraduate students in 19 two-story buildings on 14.2 acres.

The Crawford Athletics Complex, UCI's original athletic center, is also located in the Central Campus. Located on a 45-acre site, it serves Intercollegiate Athletics and Physical Education Programs. The Crawford Athletics Complex includes the Bren Events Center, Crawford Gym, Track and Field Stadium, Tennis Complex, Sports Fields, 25-meter swimming/diving pool, and the Anteater Ballpark. The Anteater Recreation Center (ARC) recently constructed in the East Campus and primarily serves campus recreation needs.

## **North Campus**

The North Campus is bounded by Campus Drive to the northeast, Jamboree Road to the northwest, Fairchild Road and Macarthur Boulevard to the west, and University Drive to the south.

Physically separated from the main campus by San Diego Creek and the SJFM, the North Campus is the smallest of the five campus sectors at approximately 144 acres and contains the least amount of existing development. Uses include the Corporation Yard, Arboretum, research facilities related to biological and health sciences, and the Child Development Center. The remaining portion of the campus consists of approximately 86 acres of open space and recreation areas and includes a 40-acre parcel that was formerly used as a municipal solid waste landfill (San Joaquin Road Landfill, Orange County Disposal site) by the County of Orange.

## **East Campus**

The East Campus is primarily bounded by Campus Drive to the north, East Peltason Drive to the west, Culver Drive to the east, and Bonita Canyon Drive to the south. This area of campus is approximately 426 acres in size and predominantly supports student housing for graduate and undergraduate students and students with families, as well as parking and open space/recreational areas. A small portion of the East Campus contains academic and support facilities and services.

UCI provides a variety of learning-centered residential communities. Within the East Campus are Verano Place, Palo Verde, Arroyo Vista, and Vista Del Campo housing communities. Verano Place, constructed in multiple phases beginning in 1966, is a graduate and family apartment complex that houses approximately 1,200 students and 450 family members. Verano Place is undergoing renovation. The Palo Verde Apartments, constructed in 1990, house 647 graduate and family students. In 2004-05, Palo Verde 2 opened adding 448 additional apartment units to accommodate the increased demand for affordable on-campus housing for graduate and professional students and their families.

The Vista Del Campo housing community opened in the fall of 2004. It is a privately owned and managed apartment community for upper division undergraduate and graduate students operated under a ground lease on University land. Vista Del Campo houses 1,488 students in 1- to 4-bedroom, furnished apartments. It offers an array of amenities for students, such as a community center, basketball and volleyball courts, barbecue grills, swimming pool, and a computer lab. It is located on the most outer portion of the East Campus adjacent to Culver Drive. Vista del Campo Norte was completed in Fall 2006 as a second phase of the Vista del Campo East Campus Housing Development. It provides an additional 1,500 bed spaces for undergraduate and graduate students.

Also located in the East Campus is the Anteater Recreation Center (ARC) and Playing Fields. The ARC is a 50-acre site which was dedicated to campus recreation, including Intramural and Club Sports. It serves the recreational needs of both the East Campus residential community and Central Campus

daytime population. The ARC is a major center of activity for UCI students and staff. The ARC offers many recreational opportunities for students including intramural sports, club sports, fitness and wellness classes, as well as a variety of other programs.

## South Campus

The South Campus is bounded by East Peltason Avenue on the north, Anteater Drive to the east, Bonita Canyon Road to the south, and University Research Park to the west. The South Campus is approximately 323 acres. The University Hills faculty/staff housing neighborhood is located on the East Campus, as well as open space areas including the UCI Ecological Reserve which contains sensitive biological communities.

## West Campus

The West Campus is bounded by University Drive to the north, Mesa Drive and West Peltason Drive to the east, California Avenue to the west and SR-73 to the southwest and south. This area is approximately 226 acres and includes the Health Sciences Complex, the UCI-owned portion of University Research Park (URP), and UCI support service uses including the electrical switchyard and EH&S Services Facility.

The Health Sciences Complex is a 45-acre site that houses the School of Medicine and the Irvine Biomedical Research Center. Approximately 28 acres have been developed on this site to provide facilities for teaching, research, and patient care, as well as departmental offices. The Biomedical Research Center accommodates research and clinical uses, including opportunities for public-private partnerships between UCI and businesses involved in biomedical biotechnological and health care services. The center will provide the opportunity for UCI researchers and participating companies to work along side one another to find new approaches to the diagnosis and treatment of diseases.

### 4.8.1.2 EXISTING ADJACENT LAND USES

The campus lies in a setting that is increasingly characterized as urban. As illustrated in Figures 4.8-1, the surrounding land uses within the City of Irvine include low, medium, and medium-high density residential, recreational open space, research and industrial, institutional (churches and schools) and neighborhood commercial. Figure 4.8-2 illustrates the surrounding land uses within the City of Newport Beach including single-unit detached residential, mixed use, open space, parks and recreation, multiple-unit residential, general commercial, and private institutions. Some of the adjacent land uses are described below and are grouped according to their location relative to the campus areas.

## North

The Irvine Business Complex (IBC) bounds the North Campus on the northwest. The IBC lies on the western edge of the City of Irvine, next to Newport Beach and spans more than 2,500 acres. The IBC provides the opportunity for a mixed-use urban environment with a mix of complementary land uses. The Koll Center, located across the street from the North Campus on Jamboree Boulevard in Newport Beach, is comprised of multiple uses totaling approximately 1.5 million square feet, covering approximately 80 acres of land. The complex includes offices, hotels, ancillary retail, and several restaurants.

The SJFM borders the south and southeast boundaries of the North Campus. The Marsh is approximately 580 acres in size, of which 202 acres are owned by the University and managed jointly by UCI and the University of California Natural Reserve System. The Marsh is part of an open space system that connects to other habitat and open space areas, such as the Upper Newport Bay.

## **East**

Land uses adjacent to the East Campus are primarily low to medium/high-density residential areas. The Turtle Rock residential community is located directly east of the campus along Culver Drive and is comprised of single-family residences, elementary schools, and public park areas. Strawberry Farms Golf Course and Shady Canyon Golf Club are located approximately two miles east and southeast of the campus.

## **South**

Land uses adjacent to the South Campus include a medium and medium-high density residential areas and institutional uses. The Bonita Village residential community and the Turtle Ridge residential community are located south of the campus. Existing institutional facilities within the Turtle Ridge community include Mariners Church and the Tarbut V' Torah School. In addition, the Bonita Canyon wetland corridor borders the southern edge of the campus and serves as a contiguous part of the open space network.

## **West**

Land uses adjacent to the West Campus include the northern area of University Research Park (URP) located west of the UCI Health Sciences Complex and north of the University-owned (southern area) of URP. The northern area of URP is owned and managed on non-University land by the Irvine Company and provides opportunities for businesses to form strategic partnerships with the University. The URP (northern and southern area) hosts thirty tenant corporations, including divisions of AOL, Cisco, and the corporate headquarters and research and development laboratory for Broadcom.

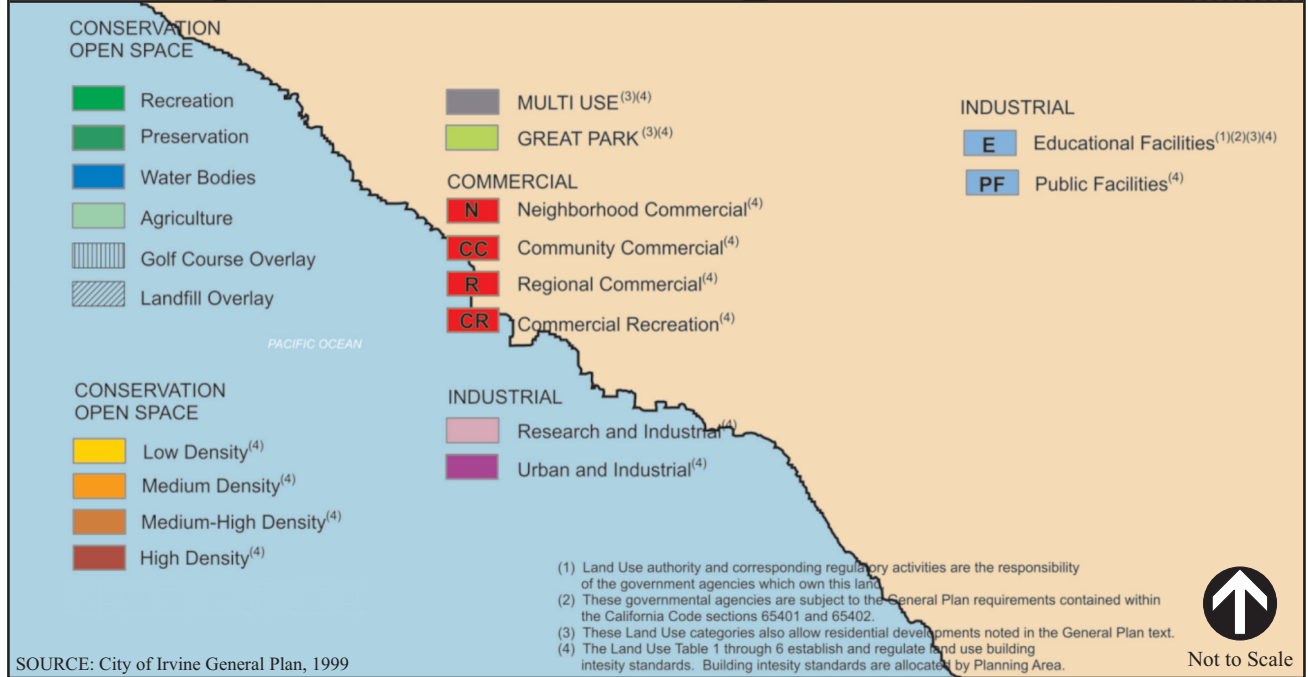
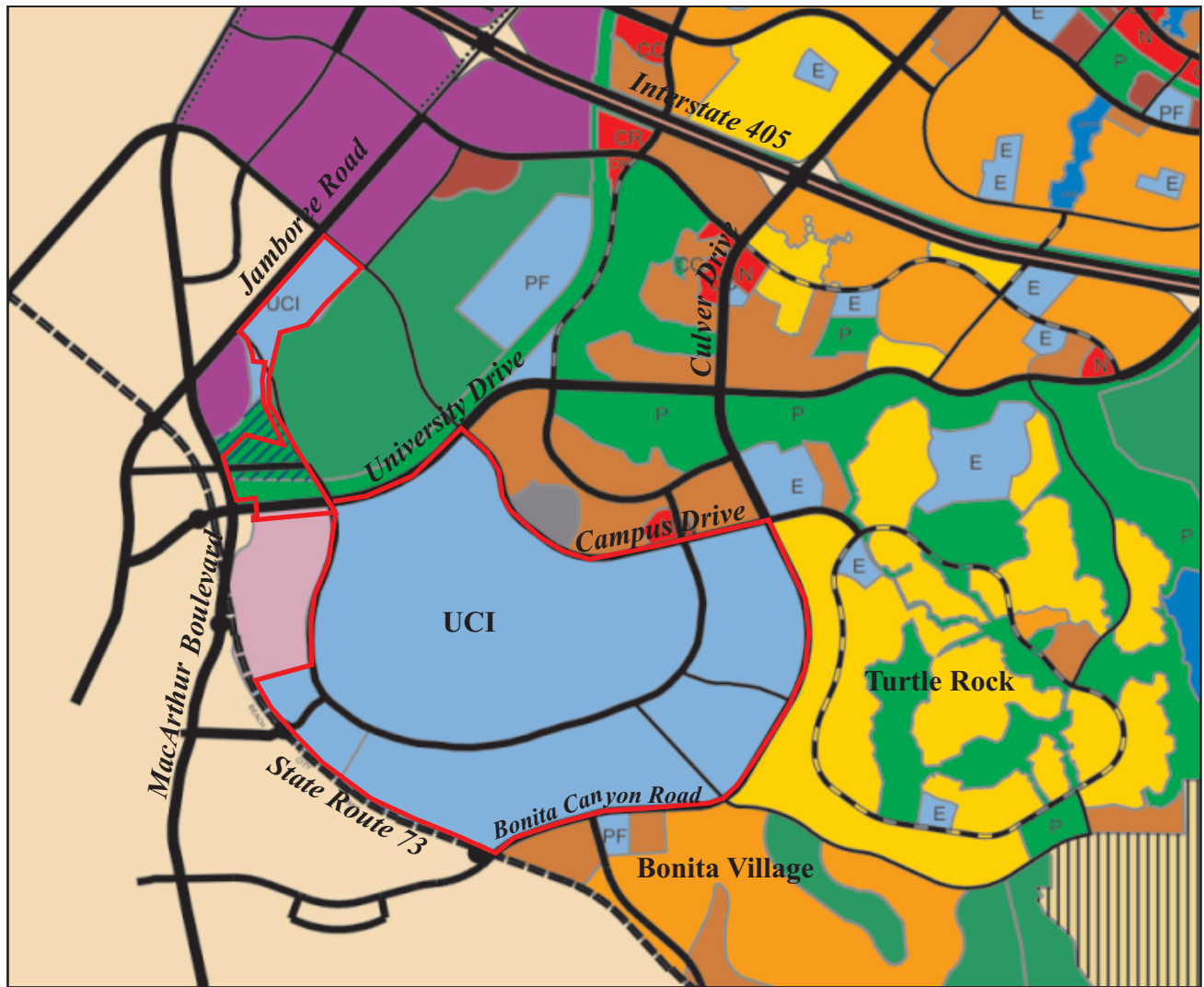
SR-73 and the Bonita Wetlands corridor separates the West Campus from the City of Newport Beach. The land uses in the area of Newport Beach located west of SR-73 include open space, parks and recreation, and low-, medium-, and high-density residential.

## **4.8.2 REGULATORY FRAMEWORK**

### **4.8.2.1 STATE**

#### **California Coastal Act**

Development in the coastal zone in California is governed by the California Coastal Act of 1976 (Public Resources Code, Division 20). The Act arose out of Proposition 20, the California Coastal Conservation Initiative, and responds to the public concern for protecting and enhancing coastal resources. The primary purpose of the California Coastal Act is to “protect, maintain, and enhance the quality of the coastal environment.” A principal goal is to maintain public access to and along the coast and to maintain public recreational opportunities consistent with resource conservation and rights of private property owners. The Coastal Act contains strong access policies and programs that are implemented by California Coastal Commission (CCC), the regulatory agency established to implement the provisions of the Coastal Act. The CCC regulates development in the coastal zone through the issuance of individual coastal development permits (CDPs). The CCC delegates the issuance of CDPs to local jurisdictions that have certified Local Coastal Plan (LCPs) conforming to the provisions of Chapter 3 of the Coastal Act.

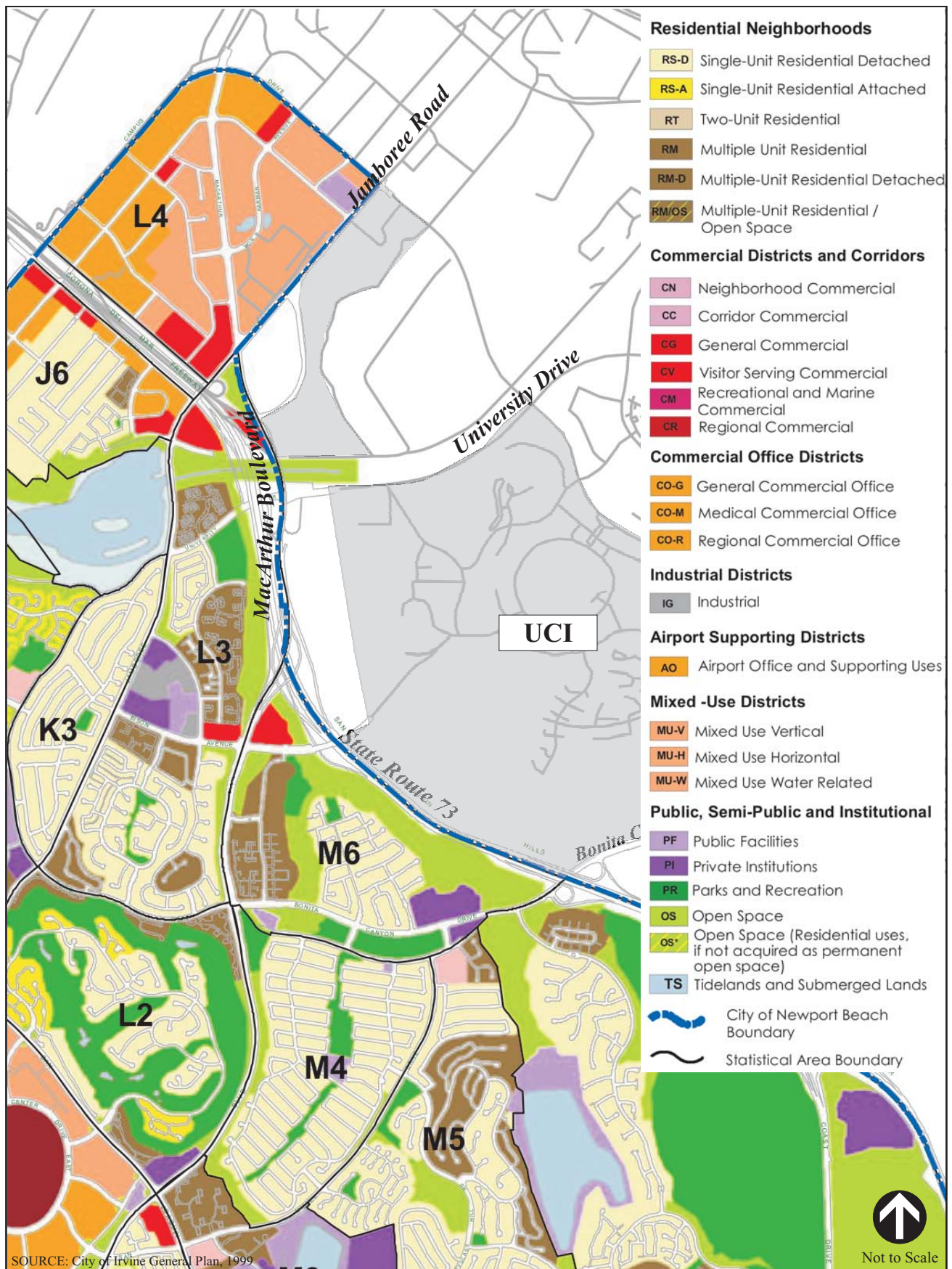


**CITY OF IRVINE GENERAL PLAN LAND USE DESIGNATIONS IN THE VICINITY OF UCI CAMPUS**

**FIGURE 4.8-1**

SOURCE: City of Irvine General Plan, 1999





**CITY OF NEWPORT BEACH GENERAL PLAN LAND USE DESIGNATIONS IN THE VICINITY OF UCI CAMPUS**

**FIGURE 4.8-2**





A portion of the North Campus located along MacArthur Boulevard between Fairchild Drive and the San Diego Creek is located in the coastal zone, as shown in Figure 4.8-3. Any development within this area would require compliance with the Coastal Act and would require the receipt of a CDP.

## 4.8.2.2 REGIONAL

### Natural Communities Conservation Planning (NCCP) Program

The purpose of the NCCP/HCP Program for the Orange County Central and Coastal sub-region is to provide long-term, regional protection of natural vegetation and wildlife diversity, while allowing compatible land uses and appropriate development and growth for those agencies and private organizations that are enrolled in the program. NCCP participants may enroll their habitat in the program, and, by mutual consent, habitat areas with high conservation value are set aside and may not be developed. Participants also agree to study, monitor, and develop management plans for those "reserve" areas. Parcels with lower conservation values within the enrolled areas, but outside the reserves, are then available for possible development.

Geographically, the NCCP study area covers approximately 208,000 acres that include the central portion of Orange County. The sub-region extends along the coast from the mouth of the Santa Ana River in Costa Mesa to the mouth of San Juan Creek in Dana Point. The inland boundaries of the sub-region follow SR 91 along the west to El Toro Road and I-5 to San Juan Creek to the east.

The campus enrolled in the NCCP program in 1996 as a "participating landowner." Participating landowners are those public and private landowners contributing significant land and/or funding toward implementation of the Reserve system and adaptive management program. For these landowners, development activities and uses that are addressed by the NCCP are considered fully mitigated under the NCCP Act and the State and Federal ESAs for impacts to habitat occupied by listed and other species "identified" by the NCCP and the Implementation Agreement. Satisfactory implementation of the NCCP under the terms of the Implementation Agreement means that no additional mitigation will be required of "participating landowners" for impacts to "identified" species and their habitat, or for species residing in specified non-coastal sage scrub habitats.

Figure 4.8-4 illustrates the UCI and non-UCI areas of the NCCP reserve. There are three areas on campus that are included in the NCCP Reserve: the southern portion of the North Campus, the West Campus slope areas adjacent to SR-73, and the South Campus Ecological Reserve.

## 4.8.2.3 LOCAL

Land use planning for UCI is established by the LRDP. The University is constitutionally exempt from local land use laws and regulations under Article IX, Section 9 of the California Constitution. This exemption applies to all city and county general plans, as well as community plans and zoning regulations. However, UCI has and will continue to work cooperatively with adjacent local communities to pursue cooperative planning, land use compatibility and consistency with local plans and policies, whenever feasible. Thus, the campus has voluntarily reviewed municipal plans for general consistency with the 2007 LRDP. Land use-related planning programs that are adjacent to UCI and affect the University are described below.

## **City of Irvine General Plan**

The City of Irvine General Plan Update, which was adopted on March 9, 1999, is a comprehensive long-term plan of the City's development and preservation policies. The General Plan is composed of elements which address a broad range of issues. The goal of the Land Use Element of the General Plan is to "promote land use patterns which maintain safe residential neighborhoods, bolster economic prosperity, preserve open space, and enhance the overall quality of life in Irvine." The Land Use Element consists of land use categories that guide future development and growth within the community, ranging from an office building or single-family home, to the number of parks and open space areas in the city. The UCI campus is designated within the Land Use Element as Planning Area 50 (University of California, Irvine). The surrounding areas adjacent to the UCI campus are designated by a mix of land use categories that include residential, commercial, industrial, conservation and open space, and Natural Communities Conservation Program/Habitat Conservation Plan (NCCP/HCP).

## **City of Newport Beach General Plan**

The City of Newport Beach borders the UCI campus to the northwest, and is separated from the campus to the west and southwest by SR-73. A portion of Jamboree Road which is adjacent to the North Campus lies within City of Newport Beach jurisdiction. The Newport Beach General Plan designates the areas adjacent to Jamboree Road as primarily Mixed-Use Horizontal, with some General Commercial and Public Facilities areas. Mixed-Use Horizontal is a designation which provides development of areas for a horizontally distributed mix of uses, which may include general or neighborhood commercial, commercial offices, multi-family residential, and visitor-serving and marine-related uses. An open space corridor that is part of the NCCP habitat reserve borders both sides of the SR-73 Toll Road along the south and west edge of the campus, providing a significant buffer between the UCI West Campus and City of Newport Beach land uses west of the campus.

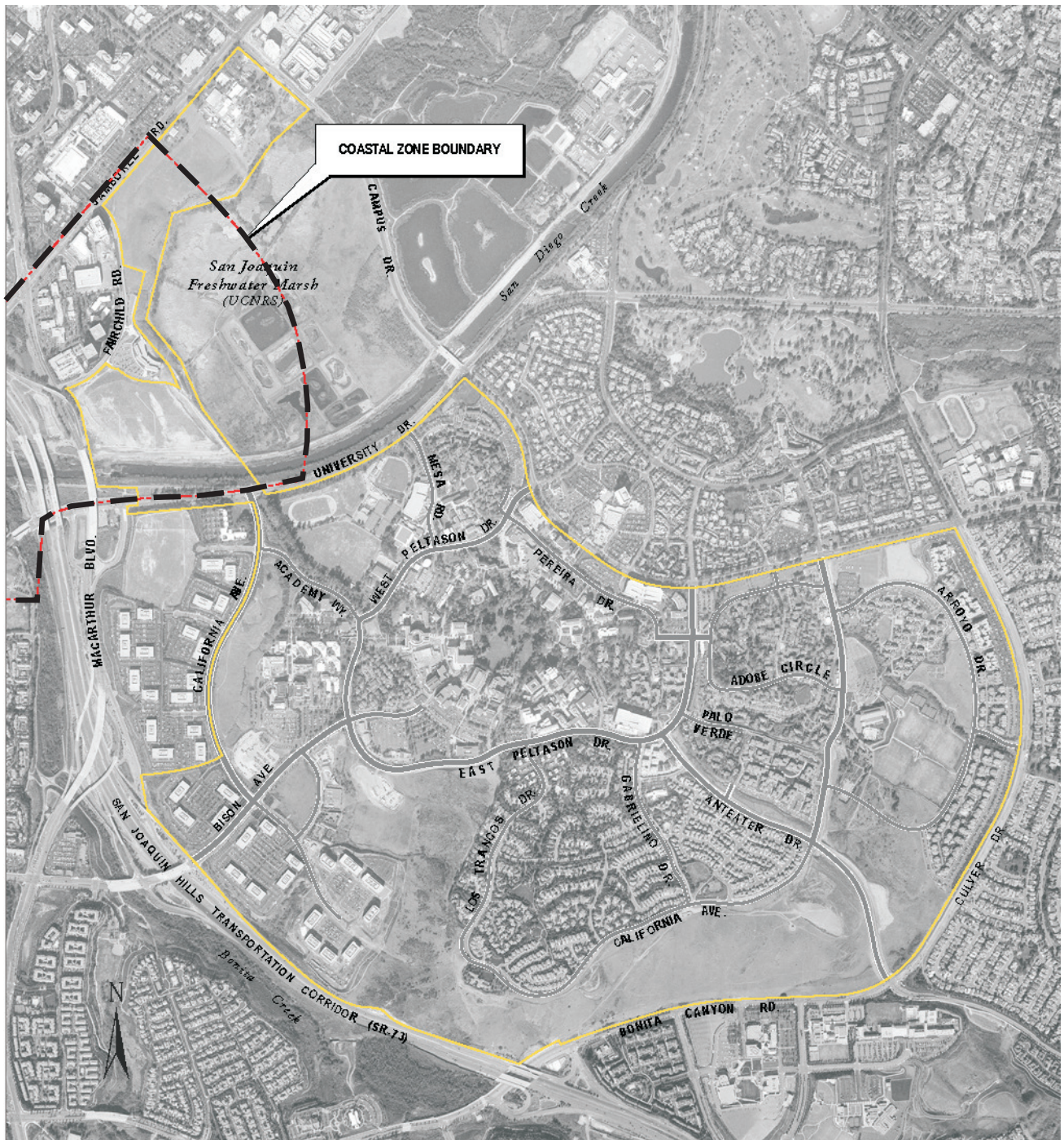
## **City of Irvine Zoning Code**

The City of Irvine's Zoning Code, Chapter 9-50 [Planning Area 50 (University of California, Irvine)], defines the campus boundaries and assigns UCI to the Institutional Zone. The Chapter provides statistical data based on the university's LRDP, including maximum number of dwelling units and maximum square feet. The Chapter also states that land use authority and regulatory activities are controlled by the University of California.

## **City of Irvine Local Coastal Program**

Local Coastal Programs (LCPs) are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs address planning parameters that guide development and protect coastal resources. The LCPs specify appropriate location, type, and scale of new or changed uses of land and water. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). Prepared by local government, these programs govern decisions that determine the short- and long-term conservation and use of coastal resources. While each LCP reflects unique characteristics of individual local coastal communities, regional and statewide interests and concerns must also be addressed in conformity with Coastal Act goals and policies. Following adoption by a city council or county board of supervisors, an LCP is submitted to the Coastal Commission for review for consistency with Coastal Act requirements.

The City of Irvine's LCP was certified in 1980, with effective certification and coastal permit assumption in 1982. The City LCP was later amended to address a portion of land within the City located in the Coastal Zone that was inadvertently omitted during the 1982 certification process.

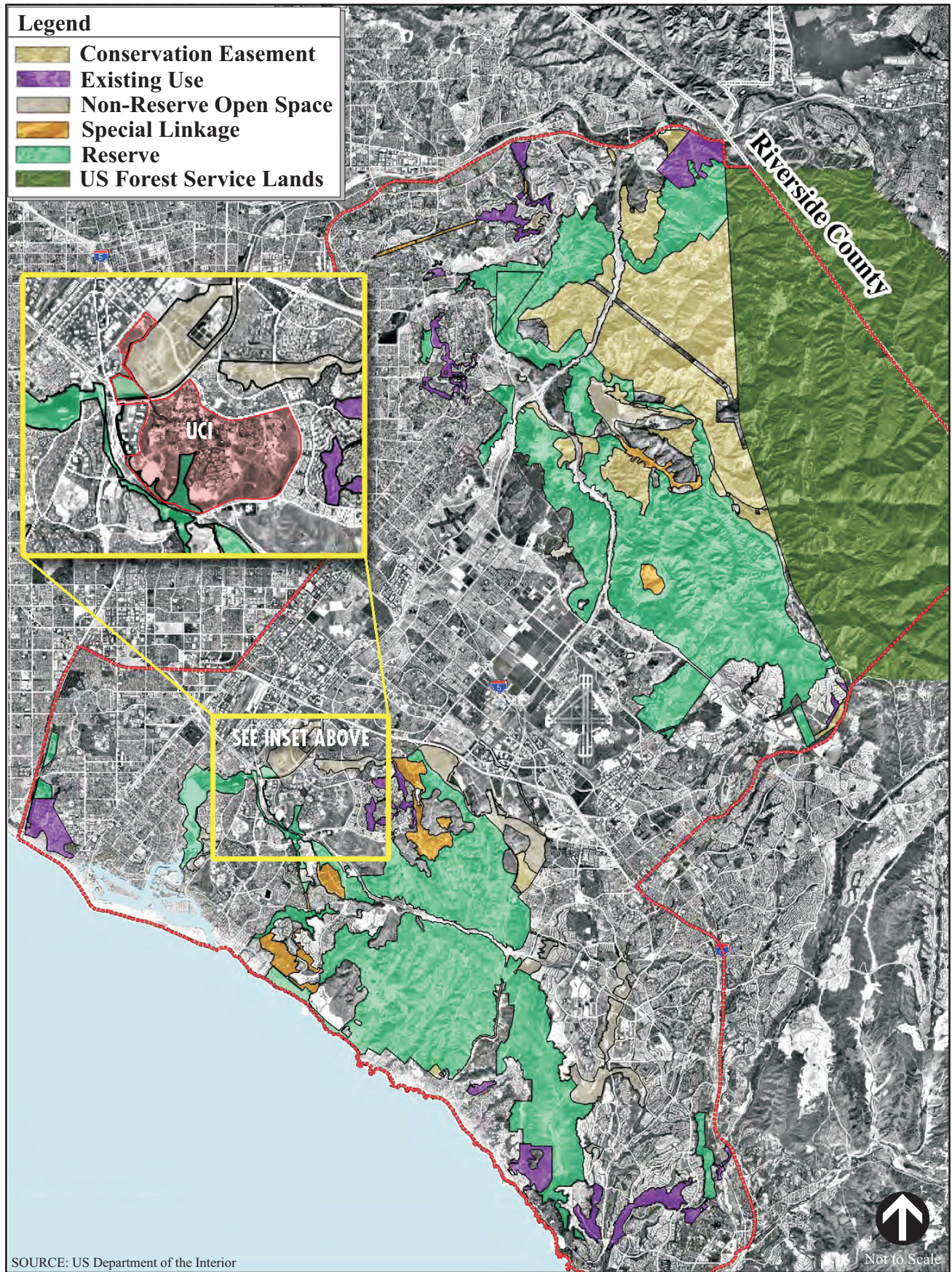


SOURCE: California Coastal Commission, unk; University of California, Irvine, 2007.

**COASTAL ZONE BOUNDARY IN VICINITY OF UCI**

**FIGURE 4.8-3**





**CENTRAL COASTAL HCP / NCCP  
RESERVE SYSTEM MAP**

**FIGURE 4.8-4**



## 4.8.3 PROJECT IMPACTS AND MITIGATION

### 4.8.3.1 ISSUE 1 – APPLICABLE LAND USE PLANS, POLICIES, AND REGULATIONS

#### Land Use and Planning Issue 1 Summary

*Would implementation of the 2007 LRDP result in a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project?*

**Impact:** Implementation of the 2007 LRDP would not result in inconsistencies with City of Irvine and City of Newport Beach General Plans, the California Coastal Act, or the NCCP Implementation Agreement.

**Mitigation:** No mitigation is required.

**Significance Before Mitigation:** Less than significant.

**Significance After Mitigation:** Not applicable.

#### Standards of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the 2007 LRDP may have a significant adverse impact on land use planning if it would conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project including, but not limited to, a general plan, specific plan, LCP, or zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect.

#### Impact Analysis

UCI is part of the UC system, a constitutionally created entity of the State of California. As a constitutional entity, UC is not subject to municipal regulations, such as the City of Irvine General Plan. The applicable land use plan is the campus's LRDP. The proposed 2007 LRDP, if adopted, would become the applicable campus land use plan. UC is the only agency with local land use jurisdiction over campus projects. Therefore, campus development that is consistent with the 2007 LRDP would have no land use impact under this threshold and impacts would be less than significant. Nevertheless, based on UCI's interest in coordinating campus development with neighboring cities and communities, the City of Irvine General Plan and Zoning Code and the City of Newport Beach General Plan have been reviewed as a part of this analysis. Upon review of these plans, none contain specific policies or regulations that address the development of the campus in relation to adjacent off-campus land uses. Therefore, there are no impacts with regard to applicable land use plans, policies, and regulations.

State land use plans, policies, and regulations relevant to the analysis in this EIR are limited to the California Coastal Act (CCA) and associated plans and policies. The regulations, plans, and policies associated with the CCA tend to be directed towards specific development project design and features. As previously discussed, projects located on a small portion of the North Campus are subject to approval by the CCC. UCI would submit plans for development in the coastal zone on a project-by-project basis to the CCC for their review for consistency with the CCA and issuance of a Coastal Development Permit as required, consistent with the policies and regulations of the CCA. Therefore, impacts related to potential conflicts with the CCA are considered to be less than significant. As a signatory of the NCCP Implementation Agreement, UCI is bound by the terms of the NCCP. Consistent with these terms,

adjustments to the NCCP boundary due to implementation of a project under the LRDP would be implemented to result in no net loss of Reserve acreage or habitat value.

Candidate replacement Reserve acreage to offset acreage lost through a boundary adjustment may include hillside open space areas within the UCI South Campus or other suitable open space areas. Therefore, because UCI would abide by the requirements set forth in the NCCP Implementation Agreement, the 2007 LRDP would be consistent with the NCCP.

## Mitigation Measures

The 2007 LRDP would have a less than significant impact with regard to applicable land use plans, policies, and regulations; therefore, no mitigation measures are required.

### 4.8.3.2 ISSUE 2 – INCOMPATIBILITIES WITH ADJACENT LAND USES

#### Land Use and Planning Issue 2 Summary

*Would implementation of the 2007 LRDP result in land use incompatibilities between campus development and adjacent community land uses?*

**Impact:** The development of the North Campus with mixed-use land uses and the open space area of the SJFM Reserve may result in incompatibilities between residential, commercial, office, or retail uses and the habitat reserve area of the Marsh (Lan-2).

**Mitigation:** Use landscaping, pedestrian walkways, bicycle routes, and open space to blend transitions between incompatible land uses (Lan-2A).

**Significance Before Mitigation:** Significant.

**Significance After Mitigation:** Less than significant.

## Standards of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the 2007 LRDP may have a significant adverse impact on land use if it would result in incompatibilities between campus development and adjacent community land uses. Land use incompatibilities can occur in a variety of ways. They can result from a general conflict in community character or from impacts due to the development, people, or activities associated with these land uses. Impacts that result from development, people, and activities of land uses can include issues such as aesthetics, noise, parking, traffic, and are generally discussed within the other sections of this EIR. Therefore, this standard of significance only applies to conflicts in community character and other land use incompatibility issues not addressed in other sections of this EIR.

## Impact Analysis

The 2007 LRDP accommodates development of up to 5,030,800 gross square feet (gsf) of additional academic and support facilities in addition to the 4,870,200 gsf of existing development. This represents an approximate 103 percent increase over the existing campus built environment.

## Project Compatibility with Adjacent Community Land Uses

The UCI campus is located within the context of an established urban area and has grown in a manner consistent with the general urbanization of the region. The 2007 LRDP plans to maintain the general land use organization and permitted uses established in the 1989 LRDP with minor adjustments such that compatibility with surrounding areas will continue. These minor adjustments include, but are not limited



to, redesignation of a student housing area as housing reserve to provide greater flexibility to serve future campus housing needs; moving a student housing area from the Central Campus to the West Campus to accommodate additional academic development; designating small areas as mixed use or campus support services; and increasing the density of housing. The 2007 LRDP contains the following objectives to achieve proper integration with the surrounding community:

- Establish a land use plan that balances the development needs of the LRDP program with the goal of maintaining a high-quality physical environment;
- Maintain a livable, human-scale environment as the campus continues to urbanize;
- Promote sustainable and environmentally responsible physical development and operations;
- Promote positive interaction within the campus community; and
- Establish high-quality edge buffers to limit impacts on the local community.

Figure 3-4 in Chapter 3.0 (Project Description) identifies the five planning sectors of the UCI community, including the Central Academic Core and the four outer campus sectors: East Campus, South Campus, West Campus, and North Campus. Detailed descriptions of proposed land uses within each of these sectors, including Exhibits for each sector, are provided in Chapter 3.0 and referred to in the following discussion. The following discussion addresses compatibility issues of each sector with adjacent off-campus land uses.

**Central Academic Core.** The Central Academic Core houses the primary teaching and research facilities of UCI and also houses lower division undergraduate housing, the Crawford Athletics Complex, parking, and support facilities. UCI would require significant expansion of academic space within the central core area in order to meet the long-term teaching and research needs of the campus. New academic facilities would be constructed on undeveloped or underutilized land areas, and may include infill opportunities or redevelopment of low density or obsolete facilities. On-campus housing for freshman would remain in the Academic Core and would be expanded to meet campus goals of providing housing to all incoming freshmen who apply for on-campus housing. LRDP development would likely require redevelopment of sites containing existing low-rise structures. Service and support functions in the Central Academic Core would include expansion of existing Facilities Management uses currently located at Central Plant. The Crawford Hall intercollegiate athletics complex would continue to expand within the existing 47-acre site area to accommodate growing needs and facility improvements to serve men's and women's athletics programs.

*Compatibility Analysis.* The Central Academic Core, as described above, supports a mix of academic uses, residential areas, support uses, commercial uses, and open space uses. The Central Academic Core is designed with a strong linkage to the University Center, located north of the Academic Core. This area was planned to serve as the primary commercial center serving the campus community. Privately-owned apartment and condominium communities in the University Center border the Academic Core along Campus Drive and provide housing opportunities within walking distance of the campus for students, faculty, and staff that wish to live in the campus vicinity. Therefore, adjacent land uses to the north of campus support and interact with on-campus land uses.

**East Campus.** The East Campus houses a large student residential community that provides a variety of housing and support facilities for undergraduate, graduate, professional, and married students. The East Campus plan includes a central core or "heart" consisting of the ARC and future support uses that include food service, meeting space, retail, and other uses to serve the campus community. Student housing neighborhoods would surround the core and the central green space formed by the ARC playfields.

Transportation links to the Academic Core include bike and pedestrian trails and an on-campus shuttle system, which would reduce the need to “commute” to the Academic Core by drive-alone or personal vehicle. New student housing would be developed at densities of approximately 90 beds per acre or more and at a height of four to six stories or more.

The Turtle Rock community, located east of Culver Drive, is designated as low-density residential. UCI land areas west of Culver Drive are designated as student housing, which is typically at a higher density. The two areas are separated by Culver Drive and a large open space buffer and bikeway adjacent to Culver Drive.

*Compatibility Analysis.* In 2002, UCI and the City of Irvine entered into a Memorandum of Understanding (MOU) which identified a cooperative process for planning and implementing student housing in the East Campus community. The MOU identified building setbacks, building height restrictions, and landscaping buffers along the edge of the campus to ensure compatibility between East Campus development and nearby residential areas in the City of Irvine. Specifically, building height zones were established in this area of campus. The area between 50 feet from Culver Drive and 100 feet from Culver Drive is restricted to two stories and the area between 100 feet from Culver Drive and 300 feet from Culver Drive is restricted to three stories. The height restrictions in the East Campus areas beyond 300 feet from Culver Drive vary from 40 feet to 50 feet in effective height. Housing developed on the East Campus would be designed to conform to the height restrictions outlined in the MOU where applicable. Therefore, as a result of the planning parameters established in the MOU these two land uses would not be incompatible.

**South Campus.** The South Campus land area contains existing and future faculty and staff housing neighborhoods and a portion of the UCI NCCP Ecological Reserve. The development concept for the South Campus focuses on establishing an informal residential character. Street patterns, community development, and landscaping reflect the rolling topography and adjacent open space resources to achieve a quality residential character for families. The University Hills residential community provides a mix of for-sale and rental housing for University faculty and staff. The NCCP reserve would continue to be managed as a habitat resource including management, restoration, monitoring, and field research activities. The area south of University Hills in the City of Irvine is designated as medium and medium-high density residential.

*Compatibility Analysis.* The residential character of the faculty and staff housing neighborhoods in the South Campus are compatible with adjacent medium and medium-high density residential development to the south, which consists of the Bonita Village and Turtle Ridge residential communities. In addition, the Bonita Canyon riparian corridor borders the entire southern edge of campus adjacent to UCI NCCP reserve areas, which serves as a contiguous part of the regional open space network. Therefore, these two land uses would not be incompatible.

**West Campus.** The West Campus land area includes the Health Sciences complex, URP, future academic and support uses, and student housing. The 2007 LRDP would accommodate expansion within these facilities. The 2007 LRDP would accommodate a substantial expansion in health sciences research, clinical, and teaching space in the Health Sciences Complex. Space for instruction, research, and support facilities adjacent to Bison Avenue to support future growth in campus academic programs as well as campus service uses including the Environmental Health and Safety Services Facility, an electrical substation, and a possible indoor arena, are included in the 2007 LRDP. A new student residential community on the West Campus, south of East Peltason Drive, is anticipated to be developed on an 11.9 acre parcel.

*Compatibility Analysis.* The West Campus has an urban character that is typical of research facilities and high quality office parks in the region. Adjacent off-campus land uses include the northern area of the URP, which operates in cooperation with UCI and adheres to similar development guidelines as UCI-owned areas of the URP. The western edge of the West Campus includes an open space corridor along the SR-72 Toll Road. When combined with an additional open space corridor on the west side of SR-73 (Bonita Wetland Corridor), these areas provide a significant buffer between the West Campus and off-campus areas in the City of Newport Beach, which includes a commercial retail center and residential areas. The land uses identified in the 2007 LRDP for the western edge of the campus (Income Producing Inclusion Area) would be compatible with adjacent uses in the URP. In addition, LRDP development would be sufficiently buffered from off-campus uses in the City of Newport Beach (commercial retail center, park, and residential neighborhoods) by the significant buffer provided by the UCI NCCP open space corridor, SR-73 right-of-way, and Bonita Wetland Corridor which exceeds 1,000 feet in width between UCI development areas and the nearest off-campus residential unit. As a result, implementation of the 2007 LRDP would not result in land use incompatibilities.

**North Campus.** The 2007 LRDP identifies the following uses on the North Campus to support UCI's mission: mixed use; service and support facilities; landfill (closed); and arboretum. A portion of the North Campus, which includes the closed landfill, is located in the Coastal Zone.

As shown in Figure 3-10, additional campus service functions would be housed on a parcel located along Fairchild Avenue. These functions would include grounds and building maintenance, equipment, and vehicle storage. A portion of this site is located on a closed municipal landfill, and therefore reuse of this site for campus support services would involve regulatory and engineering requirements associated with landfills. In addition, a portion of the landfill area is currently located in the NCCP Reserve area, which limits land use to existing use (landfill maintenance) and open space. Use of any areas currently within the NCCP Reserve for uses not authorized in the NCCP Implementation Agreement would require consultation with state and federal regulatory agencies and a boundary adjustment consistent with the terms of the NCCP/HCP Implementation Agreement. If an NCCP boundary amendment does not occur, campus service functions not authorized in the NCCP would be limited to the areas outside of the current reserve boundaries.

The North Campus includes a 150-foot buffer zone between North Campus development and the SJFM Reserve. The buffer zone provides for building setbacks, fuel modification, and other protections at the development/habitat interface. Grading, fuel modification, walking trails, maintenance, and other associated activities may occur within the buffer zone, but no development such as buildings, parking, or other improvements may occur in the zone.

*Compatibility Analysis.* Adjacent to the North Campus is the Irvine Business Complex (IBC), which is a mixed-use urban environment. The IBC is designated as "Business and Industrial" in the City's General Plan, and provides for an urban environment with a mix of complementary land uses, including offices, hotels, ancillary retail, and restaurants. The City of Irvine is currently considering an overlay district to enhance the urban character and compatibility between residential uses and other IBC development. The North Campus uses proposed in the 2007 LRDP and the City of Irvine General Plan (with or without approval of the proposed overlay district) are generally compatible and complementary. There is a potential for impacts between the mixed-use land use designation of the North Campus and the SJFM Reserve resulting from the adjacency of residential, commercial, office, or retail uses to a habitat reserve area used for scientific research. Therefore, a potentially significant impact could occur in the vicinity of North Campus as a result of incompatible land uses.

## Project Compatibility with On-Campus Land Uses

The five campus sectors described above are interlinked 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 linkages. The Academic Core serves as the heart of the campus, supported by outer campus neighborhoods with uses that support the core including faculty, staff and student housing neighborhoods, community support facilities, recreation and open space uses, and private industry.

A significant proportion of the development proposed for the 2007 LRDP would take place as infill or redevelopment. Consequently, the majority of adjacent land uses of concern would be other campus facilities. The land use designations in the 2007 LRDP were established to facilitate compatibility between adjacent campus land uses. Future projects implemented under the 2007 LRDP would be developed for campus-related uses in support of UCI's strategic academic objectives and would, therefore, be compatible with existing adjacent campus land uses. Existing and future UCI land uses include academic and support uses, residential, administrative, open space, and recreation. With regard to community character, these uses would typically be compatible with the residential, research, commercial, school, park, and public facilities land uses surrounding the campus.

The 2007 LRDP designates land areas in the West Campus for student housing and academic and support uses, of which an allowable use is an indoor arena for campus events. There is potential for land use conflicts between these proposed uses and other West Campus uses including the EH&S Services Facility and existing and future Income Producing Inclusion Areas. Because these uses are physically separated by open space corridors and campus roadways, the potential land use incompatibilities between these proposed uses would be less than significant.

Further, compliance with UCI's development review process would reduce land use impacts on a project-by-project basis. The development review process includes two campus organizations: the Design Review Team (DRT), composed of campus administrators and design and planning professionals, and the Campus Physical and Environmental Committee (CPEC), composed of a broad range of campus representation. These organizations ensure that development under the 2007 LRDP would adhere to campus plans and design standards, is designed and implemented in a manner that is compatible with on- and off-campus development, and would not result in substantive negative changes in the appearance of the UCI campus. CPEC reviews all items involving the development of the campus, including changes to the LRDP and the design of buildings, roadways and infrastructure, and major alterations to existing structures. The *UCI Campus Standards and Design Criteria* provides an additional level of guidance for the planning and design of new facilities at UCI.

As a result of the collaborative and strategic land use planning between the University and the City of Irvine, UCI design guidelines and standards, and University development review processes, future growth proposed under the 2007 LRDP would be generally compatible with existing adjacent campus land uses and the surrounding community. However, localized incidences of potential inconsistencies could occur, particularly in areas where campus development projects are located adjacent to existing on and off-campus residential areas. UCI staff and committees would evaluate the land use compatibility of each project during the planning process for consistency with campus planning goals and compatibility with adjacent land uses. Implementation of the mitigation measures listed below would ensure that new development under the 2007 LRDP is compatible with adjacent on- and off-campus land uses. Therefore, this impact is considered to be less than significant.

**Impact Lan-2** The development of the North Campus with mixed-use land uses and the open space area of the SJFM Reserve may result in significant incompatibilities between residential, commercial, office, or retail uses and the habitat reserve area of the Marsh.

## Mitigation Measures

Potential significant impacts could result due to land use incompatibility related to community character in certain locations between proposed LRDP development and adjacent open space areas in the North Campus. Implementation of the following mitigation measure would reduce potential significant impacts associated with incompatible land uses to a less than significant level.

**Lan-2A** As early as possible in the planning process for future projects that implement the 2007 LRDP and are located along the interface between the North Campus and the San Joaquin Freshwater Marsh (SJFM) Reserve, UCI shall enter into consultation with the Director of the University of California Natural Reserve System (UCNRS) to ensure that project planning and design includes features to avoid impacts to the SJFM Reserve from incompatible adjacent land uses, such as mixed use development. These planning and design features shall include, but are not limited to, the following:

- Site planning that establishes building setbacks, circulation, open space and other uses along the development interface to limit impacts on teaching and research activities, and that reduces the need for fuel modification in the buffer zone.
- Site planning that retains the integrity of the SJFM Reserve buffer zone including features that limit the need for construction activities and fuel modification within the buffer zone.

## 4.8.4 CUMULATIVE IMPACTS AND MITIGATION

### Land Use and Planning Cumulative Issue Summary

*Would implementation of the 2007 LRDP have a cumulatively considerable contribution to a cumulative land use and planning impact considering past, present, and probable future projects?*

<u>Cumulative Impact</u>	<u>Significance</u>	<u>LRDP Contribution</u>
<b><i>Applicable Land Use Plans, Policies, and Regulations:</i></b> Future development project would be evaluated for consistency with applicable plans and policies; however, some future development projects may not be consistent.	Less than significant.	N/A
<b><i>Incompatibilities with Adjacent Land Uses:</i></b> Development of mixed, urban, and industrial uses on the North Campus may be incompatible with the SJFM Reserve.	Significant.	Not cumulatively considerable with implementation of mitigation measure Lan-2A.

#### **4.8.4.1 APPLICABLE LAND USE PLANS, POLICIES, AND REGULATIONS**

The geographic context for the analysis of cumulative impacts to applicable land use plans, policies, and regulations is the City of Irvine and City of Newport Beach General Plans. It is anticipated that development of future related projects, and regional growth in general, would be reviewed for consistency with adopted land use plans and policies by the City of Irvine and the City of Newport Beach. Likewise, UCI would evaluate projects for consistency with the adopted LRDP and discuss consistency with nearby General Plans. Therefore, it is assumed that future development would be consistent with applicable plans or polices, which would result in a less than significant cumulative impact.

#### **4.8.4.2 INCOMPATIBILITIES WITH ADJACENT LAND USES**

Upon review of the City of Irvine General Plan Land Use Designations, future on-campus development along the perimeter would be compatible with the adjacent surrounding land uses within the vicinity of the UCI campus. For example, student and faculty and staff housing would be located along the southern and eastern campus boundary. The land use designations of the adjacent areas are medium-high density and low density residential. The land use designation along the western boundary of the campus is research and industrial which would be adjacent to on-campus areas designated as income producing areas which include research and institutional buildings. Likewise, the campus designated the North Campus as mixed-use which would be adjacent to urban and industrial designated land uses. However, these uses would also be adjacent to the SJFM. Urban and industrial and mixed-uses may not be compatible with the preservation of this dedicated open space area. Therefore, any development in the vicinity of the Marsh would result in a significant cumulative impact to the compatibility of adjacent land uses. However, with implementation of mitigation measure Lan-2A, which requires landscaped buffers, building setbacks, and additional open space, the project's contribution would be fully mitigated and would be reduced to a level that is not cumulatively considerable.

#### **4.8.5 REFERENCES**

City of Irvine. 1999. *City of Irvine General Plan*. March, 1999.

City of Newport Beach. 2006 *City of Newport Beach General Plan*. July 25, 2006.

STA Planning, Inc. 1989. *University of California, Irvine Environmental Impact Report for the Long Range Development Plan Volume I*. Prepared for University of California, Irvine. May 1989.