



OFFICE OF CAMPUS & ENVIRONMENTAL PLANNING

750 UNIVERSITY TOWER
IRVINE, CALIFORNIA 92697-2325
(949) 824-6316
(949) 824-1213 Fax

July 6, 2006

To: Responsible, Trustee, and Other Jurisdictional Agencies
and Other Interested Parties

**NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

Project Title & Project No.: UCI Long Range Development Plan Update
Project No. 998046

Project Location: University of California, Irvine

City & County: Irvine, County of Orange

Lead Agency: The Regents of the University of California

Project Description:

The University of California, Irvine (UCI) proposes to update its Long Range Development Plan (LRDP) which will serve to guide physical planning and development at UCI consistent with its teaching, research, and public service missions through the plan horizon year of 2025. The proposed LRDP Update would address a projected increase in enrollment to 37,000 students through 2025-26. To accommodate the projected increase in student enrollment, the LRDP Update will identify the development of additional instructional and research space within UCI's central academic core; new on-campus student housing to accommodate 50 percent of enrollment; additional on-campus faculty and staff housing to meet recruitment and retention goals; mixed-use development supportive of the University community; and additional recreational open space.

In compliance with the State and University of California guidelines for implementation of the California Environmental Quality Act, this Notice of Preparation is hereby sent to inform you that the University of California, Irvine, is preparing a Draft Environmental Impact Report (EIR) on the above-named Project.

As Lead Agency, we need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

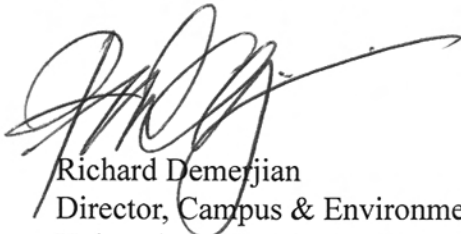
Notice of Preparation

July 6, 2006

Page 2

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this Notice. Please designate a contact person in your agency and send your response to the address below.

In order to provide our agency with an opportunity to learn about potential concerns and further define the issues, feasible alternatives, and potential mitigation measures that may warrant in-depth analysis in the environmental review process, a public scoping meeting will be held on July 24, 2006, at the University Club (801 East Peltason Drive, Irvine, CA 92697) on the UCI campus from 4:00-5:30 p.m. Comments received during the public scoping session will be considered in preparing the EIR analysis.



Richard Demerjian
Director, Campus & Environmental Planning
University of California, Irvine
750 University Tower
Irvine, California 92697-2325
(949) 824-6316

Attachment

- c: State Clearinghouse
- Office of the General Counsel
- Office of the President, Planning, Design, & Construction

ENVIRONMENTAL CHECKLIST FORM
(Initial Study/Notice of Preparation)

UNIVERSITY OF CALIFORNIA

DATE: July 6, 2006

CAMPUS: Irvine

SCH NO.: _____

I. PROJECT INFORMATION

1. Project title:

UCI Long Range Development Update

2. Lead agency name and address:

The Regents of the University of California
1111 Franklin Street, 12th Floor
Oakland, California 94607

3. Contact person and phone number:

Richard Demerjian, Director, Campus & Environmental Planning
University of California, Irvine
Campus & Environmental Planning
750 University Tower
Irvine, California 92697-2325
(949) 824-7058
rgdemerj@uci.edu

4. Project location:

University of California, Irvine
Irvine, California 92697

5. Project sponsor's name and address:

Refer to Section I, Item 3 (above).

6. Custodian of the administrative record for this Project:

Refer to Section I, Item 3 (above).

7. Identification of previous EIRs relied upon for tiering purposes (including all applicable LRDP and Project EIRs) and address where a copy is available for inspection:

Not applicable.

II. PROJECT DESCRIPTION

1. *Project Description:*

UCI proposes to update its Long Range Development Plan (LRDP), a plan that serves to guide physical planning and development at UCI consistent with its teaching, research, and public service missions as a campus of the University of California. The LRDP is a physical development and land use plan designed to meet the academic and institutional objectives of the UCI campus. The LRDP identifies the campus' institutional and development objectives, delineates campus land uses needed to achieve these goals, and projects the physical development at UCI required to support the academic enterprise through the plan horizon year. The current LRDP, adopted by The Regents of the University of California in 1989 and amended eight times since then, accommodates a projected enrollment of 26,050 students through 2005-06. (Actual 2005-06 average enrollment was 24,434 students.) The proposed LRDP Update would address a projected increase in enrollment to 37,000 students through 2025-26. The proposed enrollment growth, particularly in graduate and professional education, is identified as necessary in order for UCI to meet the priorities identified in its strategic plan for academic development. Furthermore, the proposed increase in enrollment capacity will allow UCI to continue to provide access to eligible students in accordance with the California Master Plan for Higher Education.

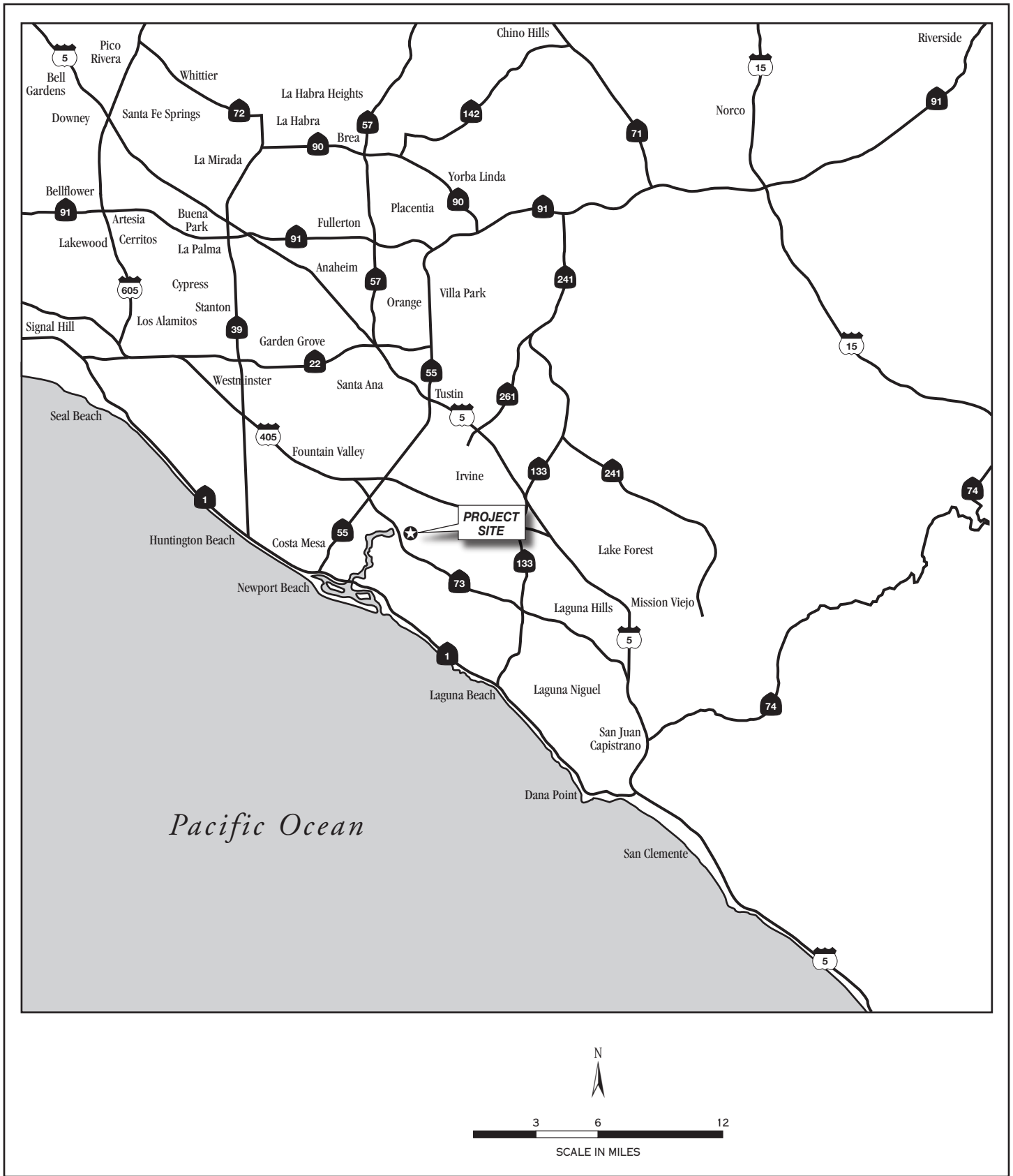
To accommodate the projected increase in student enrollment, the LRDP Update will identify the development of additional instructional and research space within UCI's central academic core; new on-campus student housing to accommodate 50 percent of enrollment; additional on-campus faculty and staff housing to meet recruitment and retention goals; mixed-use development supportive of the University community; and additional recreational open space.

In compliance with the California Environmental Quality Act (CEQA), UCI is preparing a Draft Environmental Impact Report (DEIR) for the proposed LRDP Update. This program-level EIR will analyze the potential environmental effects of enrollment up to 37,000 students and corresponding facilities expansion at UCI through 2025-26. In addition, the LRDP Update DEIR will include a "project-level" analysis of University Hills Phase 9/2, a faculty and staff affordable housing project proposed in the University Hills community in the south portion of the campus. This project proposes up to 120 homes on a 12-acre parcel, including associated roads, infrastructure, and possible local recreational amenities, phased over a period of two to three years. These homes may be detached, attached, or some combination of both, and the ultimate number of homes built will be determined by the mix selected. The homes are targeted to range in size from 1,200 to 2,000 square feet.

As appropriate, the analysis in the DEIR will include program-level analysis for the entire Long Range Development Plan, project-level analysis for those issues relevant for tiering of future project-specific analysis, and cumulative-level analysis for potential effects of LRDP implementation combined with known and reasonably foreseeable future growth in the surrounding area.

2. *Surrounding land uses and environmental setting:*

The UCI campus consists of approximately 1,475 acres in a setting that is increasingly characterized as urban (see Figures 1 and 2). Approximately 880 acres (60 percent) of the campus is currently developed, with most development focused in the Central Academic Core. The primary areas of undeveloped property remain in the outer campus areas. The UCI campus consists of the



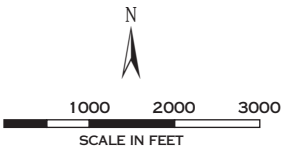
LONG RANGE DEVELOPMENT PLAN

UPDATE

Figure 1
Regional Location



 Campus Boundary



LONG RANGE DEVELOPMENT PLAN

UPDATE

Figure 2
Project Location

Environmental Checklist – UCI LRDP Update

following five geographic zones:

- **Central Academic Core:** The Central Academic Core is approximately 343 acres. It is bounded by Campus Drive and University Drive to the north, and by East and West Peltason Avenues to the east and south. Existing uses include academic buildings, administrative and support buildings, parks, event centers, Aldrich Park and parking lots.
- **East Campus:** The East Campus is bounded by East Peltason Drive on the west, Campus Drive on the north and Culver Drive on the east. Existing uses within this approximately 426-acre area include student housing, open space and recreation areas, and campus support services.
- **South Campus:** The South Campus is bounded by West Paltason Avenue on the north, and Bonita Canyon Road and the San Joaquin Hills Transportation Corridor (SR-73) on the south. Comprised of approximately 323 acres, existing uses include faculty/staff housing and an open space reserve.
- **West Campus:** Comprised of approximately 226 acres, the West Campus includes academic and support facilities, research facilities, income-producing “Inclusion Areas,” and segments of open space. It is separated from the Central Academic Core by West Peltason Drive on the east, and is bounded by SR-73 and California Avenue on the west.
- **North Campus:** The North Campus is separated from the rest of the campus by the San Joaquin Freshwater Marsh, but linked to the campus by University Drive on the southeast, Campus Drive on the northeast, Jamboree Road to the northwest, and California Avenue on the west. Existing uses within this 144-acre area include the corporation yard and interim academic facilities.

The community surrounding the campus is also developed. The Irvine Business Complex (IBC) consisting of office, commercial, and high density residential uses, is located north of UCI’s North Campus. University Center containing residential, restaurant, retail, office, and theater uses is located north of the main campus. The Turtle Rock residential community is located along the eastern boundary of the campus. 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. Along the western border of the campus, near UCI’s Health Sciences complex, lies University Research Park consisting of research and development uses.

The 202-acre San Joaquin Freshwater Marsh Reserve is located adjacent to the North Campus and is managed jointly by UCI and the University of California Natural Reserve System. An additional area of the San Joaquin Marsh owned and managed by the Irvine Ranch Water District is located northeast of Campus Drive. The Bonita Creek wetlands corridor is located south of the campus. A 2,000-foot reach of San Diego Creek traverses the campus near the creek’s inlet to Upper Newport Bay.

3. Discretionary approvals:

As the Lead Agency, The Regents of the University of California is responsible for approval of the proposed 2006 LRDP Update and the accompanying EIR. Implementation of the LRDP Update may require discretionary approval from various Responsible Agencies, such as the California

Environmental Checklist – UCI LRDP Update

Department of Fish and Game, the State Water Resources Control Board, the U.S. Department of Fish and Wildlife, and the U.S. Army Corps of Engineers; these approvals will be identified in the DEIR.

III. PURPOSE OF THE INITIAL STUDY

CEQA Section 15081.5(b) requires that an EIR be prepared for the approval of a long range development plan for a campus of the University of California. Accordingly, UCI will be preparing an EIR for the proposed 2006 LRDP Update in compliance with this requirement. Since the need for an EIR is already known, the purpose of this initial study checklist is to help focus the DEIR and to provide information allowing a meaningful response on the anticipated scope of the DEIR. Specifically, this initial study is intended to: (1) inform responsible agencies and the public of the nature of the proposed project and its location; (2) generally describe the probable environmental impacts of the project; (3) identify impacts that will clearly be less than significant and therefore will not be discussed in the DEIR; and (4) provide a general description of the topics intended to be addressed in the DEIR.

This initial study utilizes the checklist set forth in Appendix G of the CEQA guidelines, and indicates for each of the environmental topic areas addressed in that checklist whether the topic will be, or will not be, analyzed in the DEIR. Impacts for which no additional analysis is required include impacts that will not have environmental effects as a result of project implementation, as well as impacts that will be less than significant under CEQA criteria.

The environmental factors checked below are proposed to be addressed in the DEIR, as described in greater detail in the discussions that follow:

X	Aesthetics		Agriculture Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Geology/Soils
X	Hazards & Hazardous Materials	X	Hydrology/Water Quality	X	Land Use/Planning
	Mineral Resources	X	Noise	X	Population/Housing
X	Public Services	X	Recreation	X	Transportation/Traffic
X	Utilities/Service Systems/Energy	X	Mandatory Findings of Significance		

IV. DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation that follows:



I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

X I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A TIERED ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental document is required. FINDINGS consistent with this determination will be prepared.

	
<i>Signature</i>	<i>Date</i>
Richard Demerjian	Director, Campus & Environmental Planning
<i>Printed Name</i>	<i>Title</i>

V. EVALUATION OF ENVIRONMENTAL IMPACTS:

General Instructions

- A. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- B. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- C. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- D. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Response Column Heading Definitions

As stated in the general instructions above, lead agencies are free to use different formats in the evaluation of environmental impacts. This Initial Study serves to identify the potential environmental impacts that will be addressed in an EIR on the proposed project. Thus, this document has been modified from the standard format to a two-column format as follows:

- A. ***Impact to be Analyzed*** applies to those environmental issues, which may or may not be significant, that will be addressed in the Environmental Impact Report. As appropriate, the analysis will include program-level analysis for the LRDP and project-level analysis for those issues relevant for tiering of future specific projects; and cumulative-level analysis for potential effects of LRDP implementation combined with known and reasonably foreseeable future growth in the surrounding area.
- B. ***No Additional Analysis Required*** applies where the proposed LRDP implementation would have no effect on the particular environmental issue and no additional analysis, beyond that provided in this Initial Study, is warranted or required.

IMPACT QUESTIONS

Impact to be Analyzed in EIR	No Additional Analysis Required
------------------------------------	--

1. AESTHETICS — Would the project:

a) Have a substantial adverse effect on a scenic vista?

The UCI campus is located in a highly urbanized area surrounded by development. According to the City of Irvine’s General Plan, there are no areas on or adjacent to the campus that are identified or designated as a scenic vista. Nevertheless, views of remaining undeveloped areas of the campus are generally of non-native grassland which are not considered scenic but development of which may substantially degrade visual character. This potential impact will be evaluated in the DEIR per Issue 1c below.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

A “State Scenic Highway” refers to any interstate or state highway or county road that has been officially designated by the State as scenic, which confers special scenic conservation treatments to adjacent developments. SR-73 to the west of UCI is not an officially designated State Scenic Highway nor is it on the list of eligible State Scenic Highways. In addition, there are no locally designated scenic roadways in the vicinity of UCI. Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not impact the viewshed from a State Scenic Highway or locally designated scenic roadway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, has the potential to substantially degrade the existing visual character of currently undeveloped areas onsite that are viewed as open space amenities from surrounding viewsheds. This potential impact will be evaluated in detail in the DEIR.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in potential new sources of substantial light or glare that could adversely affect daytime or nighttime views in adjacent areas. This potential impact will be evaluated in detail in the DEIR.

Environmental Checklist – UCI LRDP Update

Impact to be Analyzed in EIR	No Additional Analysis Required
------------------------------------	--

e) Result in Other Impacts?

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to onsite visual quality degradation and light or glare. This potential impact will be evaluated in detail in the DEIR.

2. AGRICULTURE RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

According to Orange County’s Important Farmland Map (2002), UCI does not contain areas designated as Prime or Unique farmlands or Farmlands of Statewide Importance. The campus is designated as “urban and built-up land” which includes residential, commercial, institutional, and industrial facilities. Therefore, no impacts to agricultural resources would occur as a result of implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The California Department of Conservation, Division of Land Resource Protection, maintains maps of Williamson Act Contract Lands by county. The map entitled “Agricultural Preserves 2004, Williamson Act Parcels, Orange County, California” shows that the nearest Williamson Act parcel is approximately nine miles northeast of the UCI campus, at Arroyo Avenue and Coronel Road in the Lemon Heights community, south of Newport Boulevard. Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not conflict with existing zoning for agricultural use.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not convert lands that are presently in, or are proposed for, agricultural production to non-agricultural uses. Refer to Items 2a and b above.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
d) Result in Other Impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No other impacts are anticipated.

3. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------

Additional on-campus development could result in increases in short-term and long-term criteria air pollutant emissions from mobile and/or stationary sources, as well as potential increases in toxic air contaminants from storage or use of laboratory chemicals. Therefore, the DEIR will analyze whether implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would conflict with or obstruct implementation of the South Coast Air Quality Management Plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

Refer to response to Item 3a above. The DEIR will analyze whether implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------

Additional development on the UCI campus, including the proposed University Hills Phase 9/2 project, combined with known and reasonably foreseeable growth in the region, could result in a cumulatively considerable net increase in emissions of ozone, PM₁₀ and PM_{2.5} for which the South Coast Air Basin is non-attainment under both federal and state ambient air quality standards. This potential impact will be evaluated in detail in the DEIR.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
--	---	--

d) Expose sensitive receptors to substantial pollutant concentrations?

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in increased construction, traffic, and operations which could expose sensitive receptors (e.g., students, faculty, staff, residents) to substantial pollutant concentrations, including but not limited to carbon monoxide, toxic air contaminants, dust, and ozone precursors. This potential impact will be evaluated in detail in the DEIR.

e) Create objectionable odors affecting a substantial number of people?

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could create objectionable odors affecting a substantial number of people in terms of diesel exhaust from construction equipment operating too close to occupied areas, and from storage or use of laboratory chemicals. This potential impact will be evaluated in detail in the DEIR.

f) Result in Other Impacts?

No other impacts are anticipated.

4. BIOLOGICAL RESOURCES — Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Implementation of the 2006 LRDP Update could have substantial direct and indirect effects on the following sensitive species that have been previously identified onsite, as well as additional species that may be observed during field reconnaissance performed in conjunction with the DEIR: many-stemmed dudleya, mesa brodiaea, southern tarplant, burrowing owl, cactus wren, California gnatcatcher, California horned lark, and white-tailed kite. Previous biological resources mapping indicates the proposed University Hills Phase 9/2 project may impact southern tarplant and cactus wren. These potential impacts will be evaluated in detail in the DEIR.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Implementation of the 2006 LRDP Update could have substantial adverse effects on the following sensitive habitats that have been previously identified onsite: native grassland, mixed coastal sage scrub, willow riparian, and fresh water marsh. Previous biological resources mapping indicates the proposed University Hills Phase 9/2 project may impact mixed coastal sage scrub and freshwater marsh. These potential impacts will be evaluated in detail in the DEIR.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

Some of the willow riparian and fresh water marsh habitats that have been mapped on-campus, as well as some unvegetated drainages (seasonal streambeds), may constitute “Waters of the United States” as defined by Section 404 of the Clean Water Act, and may also be protected by the California Fish and Game Code. Implementation of the 2006 LRDP Update could have substantial direct and indirect effects on these wetlands. In addition, previous biological resources mapping indicates the proposed University Hills Phase 9/2 project could impact freshwater marsh and seasonal streambeds. These potential impact will be evaluated in detail in the DEIR.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

UCI in combination with other participating landowners has designated large contiguous natural open space areas on campus as part of the habitat reserve system within the Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) area for the Central Coastal Orange County Subregion. UCI conservation and open space areas are managed for the preservation of habitat resources, with connection to adjacent habitat areas off campus. The on-campus NCCP/HCP Reserve areas provide habitat for a number of plant and animal species and serve as a network for wildlife corridors that also extend offsite. Land disturbance and development is prohibited within the on-campus NCCP/HCP Reserve areas. The 2006 LRDP Update has the potential of impacting NCCP/HCP Reserve areas; the potential impacts will be evaluated in the DEIR. Implementation of the proposed University Hills Phase 9/2 project would not interfere with established native resident or migratory wildlife corridors. No native wildlife nurseries are located on the UCI campus but this will be further evaluated in the DEIR.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
e) Conflict with any local applicable policies protecting biological resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Portions of undeveloped areas on campus are located adjacent to the NCCP/HCP Ecological Reserve. Future development in these areas according to the 2006 LRDP Update would be subject to certain restrictions, construction minimization measures, and conditions for conditionally covered species identified in the NCCP/HCP Implementing Agreement. Such potential policy conflicts will be evaluated in detail in the DEIR. The proposed University Hills Phase 9/2 project is not adjacent to the onsite NCCP/HCP Ecological Reserve.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

Refer to responses to Items 4d and 4e above.

g) Result in Other Impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------	-------------------------------------	--------------------------

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to biological resources. This potential impact will be evaluated in detail in the DEIR.

5. CULTURAL RESOURCES — Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------

The ranch buildings located within UCI’s “Farm” area are identified as historical resources. The 2006 LRDP Update designates this area for “Mixed-Use” development which may result in a substantial change to these historical resources. This potential impact will be evaluated in detail in the DEIR. No historic resources are known to exist in the vicinity of the proposed University Hills Phase 9/2 project so the project is not expected to impact historical resources.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Based on prior archaeological assessments conducted on campus, in addition to known archaeological resources there is a potential for unrecorded archeological resources to be present onsite. Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may cause a substantial adverse change in the significance of undocumented archeological resources that may be impacted by future ground disturbance activities. This potential impact will be evaluated in detail in the DEIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------

A paleontological assessment conducted for the 1989 LRDP EIR concluded that the geologic formations underlying the campus are known for containing invertebrate and vertebrate fossils. Therefore, future ground disturbance activities associated with implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may directly impact unique paleontological resources. This potential impact will be evaluated in detail in the DEIR. No unique geologic features are known to exist on campus.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

Record search data from prior cultural resource assessments indicate that historic occupation may have occurred along the San Diego Creek where the UCI campus is now located. Therefore, future ground disturbance activities associated with implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may impact buried human remains. This potential impact will be evaluated in detail in the DEIR.

e) Result in Other Impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------	-------------------------------------	--------------------------

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to cultural resources. This potential impact will be evaluated in detail in the DEIR.

6. GEOLOGY AND SOILS — Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- | | Impact to
be Analyzed
in EIR | No
Additional
Analysis
Required |
|--|-------------------------------------|--|
| <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Previous documents have identified several “active” (i.e., evidence of displacement within the last 11,000 years) and “potentially-active” (i.e., evidence of displacement within the last 400,000 years) faults within a 50-mile radius of the UCI campus. The nearest active fault is the Newport-Inglewood fault, located approximately five miles to the south of the campus. The San Andreas, San Jacinto, and Whittier-Elsinore faults are more distant, ranging between 18-49 miles from the campus. Potentially active faults include Pelican Hill fault, about two miles to the south, and the UCI Campus fault trending northwest-to-southeast through the campus. Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may expose people or structures to a risk of loss, injury, or death involving rupture of an earthquake fault. This potential impact will be evaluated in detail in the DEIR.

- | | | |
|--|-------------------------------------|--------------------------|
| <p>ii) Strong seismic ground shaking?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|

UCI is located in the seismically active southern California region, and is likely to be subjected to moderate to strong ground shaking from a strong seismic event along the onsite fault or a regional fault (e.g., San Jacinto, Newport-Inglewood, Whittier-Elsinore faults). Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could result in potential exposure of people and structures to substantial adverse effects from strong seismic ground shaking. This potential impact will be evaluated in detail in the DEIR.

- | | | |
|--|-------------------------------------|--------------------------|
| <p>iii) Seismic-related ground failure, including liquefaction?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|

While the major soil deposit existing on the campus is terrace material consisting mainly of relatively dense strata of clean sand, clayey sand, and clayey silt, other types of soils present may be susceptible to significant differential settlements as a result of seismic shaking. Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could result in potential exposure of people and structures to substantial adverse effects from seismic-related ground failure. This potential impact will be evaluated in detail in the DEIR.

- | | | |
|-------------------------------|-------------------------------------|--------------------------|
| <p>iv) Landslides?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------|-------------------------------------|--------------------------|

Some of the undeveloped portions of the campus that are identified for future development are located in potential landslide-prone areas (i.e., steep terrain with clay soils). Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could result in potential exposure of people and structures to substantial adverse effects from landslides. This potential impact will be evaluated in detail in the DEIR.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>Grading activities required in the implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could result in substantial soil erosion or the loss of topsoil. This potential impact will be evaluated in detail in the DEIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>Refer to responses to Items 6a iii) and iv) above re: potential liquefaction and landslide impacts. Some of the undeveloped portions of the campus that are identified for future development are located on steep terrain or compressible sandy soils. Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could result in placement of structures on unstable geologic units or soils, causing potential lateral spreading, subsidence, or collapse. This potential impact will be evaluated in detail in the DEIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p> <p>Some of the undeveloped portions of the campus that are identified for future development are located on expansive clay soils. Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could result in placement of structures on such soils, causing substantial risks to life or property. This potential impact will be evaluated in detail in the DEIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?</p> <p>Wastewater disposal for UCI utilizes the sanitary sewer system; therefore, septic tanks or alternative wastewater systems are not proposed and would not be proposed under implementation of the 2006 LRDP Update or the proposed University Hills Phase 9/2 project.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Result in Other Impacts?</p> <p>Potential geologic and soils constraints associated with implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would be site-specific and would not result in cumulatively considerable impacts in conjunction with other reasonably foreseeable development in the vicinity or region.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist – UCI LRDP Update

Impact to be Analyzed in EIR	No Additional Analysis Required
------------------------------------	--

7. HAZARDS AND HAZARDOUS MATERIALS — Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Campus operations involve the transport, use, and disposal of hazardous materials (chemical, radiological, biohazardous), during the execution of laboratory activities, general maintenance, landscaping, and construction. The DEIR will identify projected increases in these activities that could occur under the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project; evaluate potentially significant hazards to the public or environment associated with these increased activities; and identify the existing regulatory framework to mitigate such impacts.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Refer to response to Item 7a above.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Refer to response to Item 7a above.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

A listed hazardous materials site on the North Campus has been undergoing long-term remediation; no other listed site is known to occur on campus. The DEIR will evaluate whether continued remediation of this site would create a significant hazard to the public or environment in connection with future development in the North Campus under the 2006 LRDP Update. The proposed University Hills Phase 9/2 project would not be affected by this hazardous materials site remediation.

Environmental Checklist – UCI LRDP Update

- | | Impact to
be Analyzed
in EIR | No
Additional
Analysis
Required |
|---|-------------------------------------|--|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

UCI is located approximately two miles southeast of John Wayne Airport. Because portions of the campus (specifically the UCI North Campus) fall within the 60 dB CNEL contour for John Wayne Airport, UCI is included within the airport’s planning area. The planning area also includes two Runway Protection Zones (RPZs) adjacent to the northern and southern edges of the runways. The RPZs, or Accident Potential Zones, are established based on accident history and operational characteristics. The nearest RPZ is located approximately one mile from UCI’s North Campus. The DEIR will evaluate whether implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may result in a safety hazard for people residing or working in the project area.

- | | | |
|--|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|-------------------------------------|

The nearest non-commercial airstrip to UCI is Fullerton Municipal Airport, located approximately nine miles to the northeast. As a result, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not result in a safety hazard for people residing or working in the project area.

- | | | |
|--|-------------------------------------|--------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could interfere with an adopted emergency response and evacuation plan for the campus through construction-related road closures. This potential impact will be evaluated in detail in the DEIR.

- | | | |
|---|-------------------------------------|--------------------------|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|

Proposed LRDP development areas are located adjacent to open space managed as native habitat. Many of these areas contain wildland fuels consisting of coastal sage scrub and annual grasses that are highly susceptible to fire and could expose people or structures to increased risks associated with wildland fires. This potential impact will be evaluated in detail in the DEIR.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
--	------------------------------------	--

i) Result in Other Impacts?

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region could result in cumulatively considerable impacts related to hazards and hazardous materials. This potential impact will be evaluated in detail in the DEIR.

8. HYDROLOGY AND WATER QUALITY — Would the project:

a) Violate any water quality standards or waste discharge requirements?

Grading activities and new impervious surfaces associated with future development under the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could increase levels of storm water runoff pollutants (e.g., sediments, oil, grease, metals, pesticides/herbicides, entrained dust). This potential impact will be evaluated in detail in the DEIR.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

UCI's current and projected water demand is/will continue to be supplied by the Irvine Ranch Water District which receives deliveries of imported water from the Municipal Water District of Orange County, through the Metropolitan Water District, and from Colorado River and Northern California sources. Because UCI does not obtain its domestic and non-potable water service from a local groundwater basin, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not substantially deplete groundwater supplies, interfere substantially with groundwater recharge, or result in a net deficit in aquifer volume or a lowering of the local groundwater table.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, has the potential to substantially alter drainage patterns (during and/or after ground disturbing activities). This potential impact will be evaluated in detail in the DEIR.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?</p> <p>Refer to response to Item 8c above re: alteration of drainage patterns and watercourses. For future development areas associated with implementation of the 2006 LRDP Update, appropriate performance measures will be identified in the DEIR to address: 1) subsequent studies to calculate the rate and amount of surface runoff; and 2) adequately sized drainage facilities to convey the projected runoff volumes and prevent on- or off-site flooding. For the proposed University Hills Phase 9/2 project, the DEIR will evaluate proposed drainage facilities and recommend other measures as necessary to ensure adequate conveyance of runoff from the developed site to avoid on- or off-site flooding.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p> <p>Refer to responses to Items 8a and 8d above.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) Otherwise substantially degrade water quality?</p> <p>Refer to response to Item 8a above.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>According to the Flood Insurance Rate Map for Orange County [Map Number 06059C0288H (2004)], UCI is not within a 100-year floodplain. As a result, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not place housing within a 100-year flood hazard area.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?</p> <p>Refer to response to Item 8g above. Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not place structures within a 100-year flood hazard area.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Checklist – UCI LRDP Update

- | | Impact to
be Analyzed
in EIR | No
Additional
Analysis
Required |
|---|------------------------------------|--|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Refer to response to Item 8d above. Because UCI is not located within the vicinity of a levee or dam, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam.

- | | | |
|--|--------------------------|-------------------------------------|
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|-------------------------------------|

UCI is not subject to inundation by seiche or tsunami or the potential effects from seismic-induced wave action due to its distance (approximately 10 miles) inland from the Pacific Ocean. Inundation by mudflows is unlikely because the specific combination of unstable geologic formations, steep slopes, and extensive clay soils that would otherwise contribute to such conditions are not prevalent onsite.

- | | | |
|------------------------------------|-------------------------------------|--------------------------|
| k) Result in Other Impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------|-------------------------------------|--------------------------|

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to hydrology and water quality. This potential impact will be evaluated in detail in the DEIR.

9. LAND USE AND PLANNING — Would the project:

- | | | |
|---|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|-------------------------------------|

Implementation of the 2006 LRDP, including the proposed University Hills Phase 9/2 project, would not include any development outside of the established campus properties or boundaries that would otherwise result in an incursion into, or division of, the surrounding communities.

- | | | |
|--|-------------------------------------|--------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the LRDP, general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|

The University of California is not subject to local zoning and land use regulations. The applicable land use plan for UCI will be the 2006 LRDP Update. Nevertheless, the DEIR will evaluate conformance with surrounding land use plans to ensure optimal cooperation between campus projects and neighboring communities.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
<p>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refer to response to Item 4e above.

<p>d) Result in Other Impacts?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

Implementation of the 2006 LRDP Update, including the University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to land use conflicts. This potential impact will be evaluated in detail in the DEIR.

10. MINERAL RESOURCES — Would the project:

<p>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	-------------------------------------

The predominant geologic formation that underlies UCI consists of marine sedimentary deposits that are not known to contain mineral resources. Therefore, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not result in the loss of availability of known mineral resources of regional or statewide value.

<p>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	-------------------------------------

Refer to response to Item 10a above.

11. NOISE — Would the project result in:

<p>a) Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	-------------------------------------	--------------------------

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could result in exposure of persons to increases or changes in short-term (construction) and long-term (operations) noise levels in excess of applicable standards, from sources such as construction equipment, mechanical equipment associated with new structures, and increased vehicular traffic. This potential impact will be evaluated in detail in the DEIR.

<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

Construction activities could result in generation of excessive groundborne vibration or groundborne noise levels. This potential impact will be evaluated in detail in the DEIR.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Refer to response to Item 11a.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Refer to response to Item 11a.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>Refer to response to Item 7e above.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>Refer to response to Item 7f above.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Result in Other Impacts</p> <p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to noise. This potential impact will be evaluated in detail in the DEIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12. POPULATION AND HOUSING — Would the project:</p>		
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> <p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in a projected population increase through the plan horizon year of 2025-26. The DEIR will evaluate whether such growth would directly or indirectly induce substantial population growth in the area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p>Refer to response to Item 12a above. This potential impact will be evaluated in detail in the DEIR.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refer to response to Item 12a above. This potential impact will be evaluated in detail in the DEIR.

d) Result in Other Impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------	-------------------------------------	--------------------------

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to population and housing. This potential impact will be evaluated in detail in the DEIR.

13. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------	-------------------------------------	--------------------------

Fire protection services are provided to UCI by the Orange County Fire Authority. Implementation of the 2006 LRDP Update, including the University Hills Phase 9/2 project, may increase demand for fire protection services. The DEIR will evaluate whether this increased demand would result in the need for new or physically altered fire protection facilities to maintain acceptable response times, the construction of which could cause significant environmental impacts.

ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------	-------------------------------------	--------------------------

Police protection services for the campus are provided by UCI's campus Police Department. Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may increase demand for police protection services. The DEIR will evaluate whether this increased demand would result in the need for new or physically altered police protection facilities to maintain acceptable response times, the construction of which could cause significant environmental impacts.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to schools. This potential impact will be evaluated in detail in the DEIR.</p>		
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may increase demand for parks. The DEIR will evaluate whether this increased demand would result in the need for new or physically altered parks and recreational facilities and/or an increase in use of existing parks and recreational facilities.</p>		
b) Result in Other Impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to public services. This potential impact will be evaluated in detail in the DEIR.</p>		
14. RECREATION —		
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Refer to response to Item 13a (iv) above. This potential impact will be evaluated in detail in the DEIR</p>		
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Implementation of the 2006 LRDP Update would add or expand recreational facilities that could have an adverse physical effect on the environment. These potential impacts will be evaluated in detail in the DEIR.</p>		
c) Result in Other Impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to recreational facilities. This potential impact will be evaluated in detail in the DEIR.</p>		

Environmental Checklist – UCI LRDP Update

Impact to be Analyzed in EIR	No Additional Analysis Required
------------------------------------	--

15. TRANSPORTATION/ TRAFFIC — Would the project:

- a) **Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Implementation of the 2006 LRDP Update would result in a projected on- and off-campus population increase through the plan horizon year of 2025-26. Additional commuters to UCI would cause an increase in vehicular traffic on local streets and adjacent regional highways that could be substantial in relation to the existing traffic load and capacity of the circulation system. This potential impact will be evaluated in detail in the DEIR.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Implementation of the 2006 LRDP Update would result in a projected on- and off-campus population increase through the plan horizon year of 2025-26. Additional commuters to UCI would cause an increase in vehicular traffic on local streets and adjacent regional highways that could exceed a level of service standard for designated roads and highways surrounding the UCI campus. This potential impact will be evaluated in detail in the DEIR.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

UCI is not situated under the Preferred Arrival or Departure Tracks associated with John Wayne Airport. As a result, future buildings at UCI would not penetrate the 100:1 Imaginary Surface (as defined in FAR Part 77.13) for designated flight patterns to and from the airport. Thus, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would not change existing air traffic patterns or locations nor increase air traffic levels that would otherwise cause substantial safety risks.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

The DEIR will evaluate whether proposed onsite circulation system improvements would be compatible with existing campus transportation plans and adjacent land uses.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Traffic associated with implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, has the potential to affect emergency response times. This potential impact will be evaluated in detail in the DEIR.</p>		
f) Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, could result in inadequate parking capacity due to the projected increase in commuter trips, as discussed in Item 15a above. Therefore, the DEIR will evaluate the adequacy of the proposed campus parking inventory, based upon projected parking demand and a comprehensive transportation demand management program. This potential impact will be evaluated in detail in the DEIR.</p>		
g) Conflict with applicable policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The DEIR will evaluate whether implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would conflict with applicable policies, plans, or programs supporting alternative transportation.</p>		
h) Result in Other Impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to transportation/traffic. This potential impact will be evaluated in detail in the DEIR.</p>		
16. UTILITIES/SERVICE SYSTEMS/ENERGY — Would the project:		
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in increased wastewater generation from additional development and population growth on campus. The DEIR will evaluate whether this increase would exceed wastewater treatment requirements at the water reclamation plants that treat wastewater discharges from UCI.</p>		

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in increased water demands and wastewater generation from additional development and population growth on campus. The DEIR will evaluate whether these increases would exceed the treatment capacities at the Irvine Ranch Water District water treatment plant and at the water reclamation plants that serve UCI, and the associated environmental impacts of new, expanded, or altered facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in increased impervious surfaces and storm water drainage flows from additional development on campus. The DEIR will evaluate whether these increases would exceed existing storm drain capacities, and the associated environmental impacts of new, expanded, or altered facilities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p>Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in increased water demands from additional development and population growth on campus. The DEIR will evaluate whether this increase would result in the need for new or expanded water entitlements based on a water supply assessment to be conducted by the Irvine Ranch Water District, and the associated environmental impacts of new, expanded, or altered facilities to convey water to the campus. The DEIR will also address the role of reclaimed water in minimizing potable water demands on campus.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</p> <p>Refer to response to Item 16b above.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Implementation of the 2006 LRDP Update, including the proposed faculty/staff housing project in the South Campus, would result in increased solid waste generation and disposal from additional development and population growth on campus. The DEIR will evaluate whether this increase would exceed the existing and planned capacity of the Frank R. Bowman Landfill that serves UCI. The DEIR will also discuss the University’s comprehensive recycling program and its role in diverting waste that would otherwise go to the landfill.

g) Comply with applicable federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

Refer to response to Item 16f above.

h) Result in wasteful, inefficient or unnecessary consumption of energy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--------------------------

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in increased demands for electricity, natural gas, and other fossil fuels associated with additional development and population growth on campus. Development on the UCI campus is required to comply with University of California building sustainability and energy conservation guidelines. The DEIR will evaluate whether implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in wasteful, inefficient, or unnecessary energy consumption.

i) Result in Other Impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------	-------------------------------------	--------------------------

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, would result in increased demands for electricity, natural gas, and other fossil fuels associated with additional development and population growth on campus. The DEIR will evaluate whether these increases would result in the need for new, expanded, or altered facilities, and associated environmental impacts.

Implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable impacts related to utilities, service systems, and energy. This potential impact will be evaluated in detail in the DEIR.

Impact to be Analyzed in EIR	No Additional Analysis Required
------------------------------------	--

17. MANDATORY FINDINGS OF SIGNIFICANCE —

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

As indicated in Items 4 and 5 above, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may have significant biological and cultural resource impacts which could degrade the quality of the environment. These potential impacts will be evaluated in detail in the DEIR.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

As indicated in most of the issue areas above, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, in conjunction with other current and reasonably foreseeable development in the vicinity or region, could result in cumulatively considerable environmental impacts. These potential impacts will be evaluated in detail in the DEIR.

The cumulative analysis will include an evaluation of the proposed 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, and related past, present, and reasonable foreseeable future projects that would contribute to the degradation of the environment in each topic area. This investigation will include off-campus projects in the vicinity of UCI. (The cumulative project will vary with the particular issue addressed because the cumulative nature of a particular topic area varies.) Probable projects will include those which: (1) have an application on file at the time the NOP is released; (2) are included in an adopted capital improvement program, general plan, regional transportation plan, or similar plan; (3) are included in a summary of projections (or development areas designated) in a general plan or similar plan; (4) are anticipated as later phases of approved projects; or (5) are included in funds budgeted by public agencies.

Environmental Checklist – UCI LRDP Update

	Impact to be Analyzed in EIR	No Additional Analysis Required
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As indicated in Items 1, 3, 6-9, and 11-16 above, implementation of the 2006 LRDP Update, including the proposed University Hills Phase 9/2 project, may cause substantial adverse direct and indirect effects on human beings. These potential impacts will be evaluated in detail in the DEIR.

VI. REFERENCES

University of California, Irvine. *Long Range Development Plan Environmental Impact Report Volume I*. May 1989.

University of California, Irvine. *Long Range Development Plan Environmental Impact Report Volume II*, May 1989.

Cultural and Historical Resources Impact Analysis. For the Proposed East Campus Student Recreation Center, University of California, Irvine. Prepared for Psomas and Associates; Prepared by: Dana N. Slawson, Architectural Historian. May 1997.

Airport Land Use Commission, Orange County. 2002. *Airport Environs Land Use Plan for John Wayne Airport*. Amended: December 19, 2002.

FEMA website. 2006. *Flood Insurance Rate Map for Orange County, map number 06059C0288H (2004)*. Available at <http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

California Department of Conservation. Division of Land Resource Protection. 2002. *Farmland Mapping and Monitoring Program, Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance, Orange County*.

University of California. "Policy On Green Building Design, Clean Energy Standards, and Sustainable Transportation Practices." January 17, 2006.



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

July 7, 2006

RECEIVED

JUL 11 2006

UCI Campus & Environmental Planning

To: Reviewing Agencies
Re: UCI Long Range Development Plan Update
SCH# 2006071024

Attached for your review and comment is the Notice of Preparation (NOP) for the UCI Long Range Development Plan Update draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Richard Demerjian
Regents of the University of California
750 University Tower
Irvine, CA 92697-2325

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006071024
Project Title UCI Long Range Development Plan Update
Lead Agency University of California, Regents of the

Type NOP Notice of Preparation

Description The University of California, Irvine (UCI) proposes to update its Long Range Development Plan (LRDP) which will serve to guide physical planning and development at UCI consistent with its teaching, research, and public service missions through the plan horizon year of 2025. The proposed LRDP Update would address a projected increase in enrollment to 37,000 students through 2025-26. To accommodate the projected increase in student enrollment, the LRDP Update will identify the development of additional instructional and research space within UCI's central academic core; new on-campus student housing to accommodate 50 percent of enrollment; additional on-campus faculty and staff housing to meet recruitment and retention goals; mixed-use development supportive of the University community; and additional recreational open space.

Lead Agency Contact

Name Richard Demerjian
Agency Regents of the University of California
Phone 949-824-6316 **Fax**
email
Address 750 University Tower
City Irvine **State** CA **Zip** 92697-2325

Project Location

County Orange
City Irvine
Region
Cross Streets Jamboree/Campus/Culver/Bonita Canyon/SR-73
Parcel No. Various

Township	Range	Section	Base
-----------------	--------------	----------------	-------------

Proximity to:

Highways SR-73/SR-55
Airports John Wayne
Railways None
Waterways Upper Newport Bay/San Diego Creek/San Joaquin Freshwater Marsh
Schools
Land Use The UCI Campus is designated "Institutional" in the City of Irvine General Plan

Project Issues Aesthetic/Visual; Air Quality; Agricultural Land; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Wildlife; Wetland/Riparian; Water Supply; Water Quality; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Health Services; Office of Emergency Services; Native American Heritage Commission; State Lands Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Department of Housing and Community Development; Department of Toxic Substances Control; Caltrans, District 12; Regional Water Quality Control Board, Region 8

Date Received 07/07/2006 **Start of Review** 07/07/2006 **End of Review** 08/07/2006

NUP Distribution List

County: Orange

SCH#

Regional Water Quality Control Board (RWQCB)

<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Game Region 3 Robert Floerke	<input type="checkbox"/> Public Utilities Commission Ken Lewis	<input type="checkbox"/> Caltrans, District 8 Dan Kopulsky	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> Dept. of Boating & Waterways David Johnson	<input type="checkbox"/> Fish & Game Region 4 Julie Vance	<input checked="" type="checkbox"/> State Lands Commission Jean Sarino	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input checked="" type="checkbox"/> Fish & Game Region 5 Don Chadwick Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel Habitat Conservation Program	<u>Business, Trans. & Housing</u>	<input type="checkbox"/> Caltrans, District 11 Mario Orso	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> Dept. of Conservation Roseanne Taylor	<input type="checkbox"/> Fish & Game Region 6 I/M Tammy Allen Inyo/Mono, Habitat Conservation Program	<input checked="" type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hesnard	<input type="checkbox"/> Caltrans, District 12 Bob Joseph	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
<input type="checkbox"/> California Energy Commission Paul Richins	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<u>Cal EPA</u>	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Dept. of Forestry & Fire Protection Allen Robertson	<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input checked="" type="checkbox"/> California Highway Patrol Shirley Kelly Office of Special Projects	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Housing & Community Development Lisa Nichols Housing Policy Division	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Dept. of General Services Robert Steppy Environmental Services Section	<u>Dept. of Transportation</u>	<input type="checkbox"/> Transportation Projects Ravi Ramalingam	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> Reclamation Board DeeDee Jones	<input checked="" type="checkbox"/> Dept. of Health Services Veronica Malloy Dept. of Health/Drinking Water	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Independent	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<input type="checkbox"/> Commissions, Boards	<input type="checkbox"/> Caltrans, District 3 Jeff Pulverman	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Conservancy	<input type="checkbox"/> Delta Protection Commission Debbie Eddy	<input type="checkbox"/> Caltrans, District 4 Tim Sabie	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> Other
<u>Fish and Game</u>	<input checked="" type="checkbox"/> Office of Emergency Services Dennis Castrillo	<input type="checkbox"/> Caltrans, District 5 David Murray	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights	
<input type="checkbox"/> Dept. of Fish & Game Scott Flint Environmental Services Division	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse	<input type="checkbox"/> Caltrans, District 6 Marc Birnbaum	<input checked="" type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	
<input type="checkbox"/> Fish & Game Region 1 Donald Koch	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 7 Cheryl J. Powell	<input type="checkbox"/> Department of Pesticide Regulation	
<input type="checkbox"/> Fish & Game Region 2 Banky Curtis				



South Coast
Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

RECEIVED

JUL 17 2006

UCI Campus & Environmental Planning

July 12, 2006

Mr. Richard Demerjian
Director, Campus & Environmental Planning
University of California, Irvine
750 University Tower
Irvine, CA 92697-2325

Dear Mr. Demerjian:

**Notice of Preparation of a Draft Environmental Impact Report for
UCI Long Range Development Plan Update**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. In addition, please send with the Draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files.

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the SCAQMD Website at: www.aqmd.gov/ceqa/models.html.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

Consistent with the SCAQMD's environmental justice enhancement I-4, in October 2003, the SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts and localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis

by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA webpages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



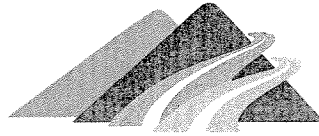
Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

LAC060711-01LI
Control Number

San Joaquin Hills
Corridor Agency

Chairman:
Bert Hack
Laguna Woods



TRANSPORTATION CORRIDOR AGENCIES

Foothill/Eastern
Corridor Agency

Chairman:
Ken Ryan
Yorba Linda

July 13, 2006

Richard Demerjian, Director
Office of Campus and Environmental Planning,
University of California, Irvine,
750 University Tower,
Irvine, CA 92697-2325

Subject: UCI Long Range Development Plan Update Project No. 998046

Dear Mr. Demerjian:

The Transportation Corridor Agencies (TCA) wishes to thank you for the opportunity to review and comment on the above-mentioned environmental notification. The TCA has reviewed the notification and has no comments at this time, however, would appreciate your sending the EIR when it is completed.

Should you have any questions or concerns regarding this information, please feel free to contact me at (949) 754-3483.

Sincerely,

Macie Cleary-Milan
Deputy Director
Environmental Planning



Orange County Fire Authority

PO Box 57115, Irvine, CA 92619-77115 • 1 Fire Authority Rd., Irvine CA 92602

Chip Prather, Fire Chief (714) 573-6000

www.ocfa.org

July 19, 2006

Richard Demerjian, Director
UCI Office of Campus & Environmental Planning
750 University Tower
Irvine, CA 92697-2325

SUBJECT: UCI Long Range Development Plan Update NOP

Dear Mr. Demerjian:

Thank you for the opportunity to review the subject document. The Orange County Fire Authority has reviewed the document and agrees that there will be increased demand for emergency services and that there will be a need for new or expanded facilities to serve the UCI community.

Please note the following mitigation requests for all projects on the campus:

- All traffic signals on emergency access ways should include the installation of optical preemption devices.
- All electrically operated gates within the Campus shall install emergency opening devices as approved by the Orange County Fire Authority.

In addition, we would like to point out that all standard conditions with regard to development would be applied to this project at the time of plan submittal.

Please contact OCFA for additional information in the EIR development phase. We request that any subsequent documentation or information be forwarded to the above address, attention "Strategic Services".

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Hernandez".

Michele Hernandez
Management Analyst/Strategic Services
michelehernandez@ocfa.org 714-573-6199

Serving the Cities of Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma
• Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Seal Beach • Stanton • Tustin • Villa Park
• Westminster • Yorba Linda and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE DETECTORS SAVE LIVES



RECEIVED

JUL 24 2006

July 19, 2006

UCI Campus & Environmental Planning **Mayor**
Richard T. Dixon

Mayor Pro Tem
Mark Tettemer

Council Members
Peter Herzog
Kathryn McCullough
Marcia Rudolph

City Manager
Robert C. Dunek

Richard Demerjian
Director, Campus & Environmental Planning
University of California, Irvine
750 University Tower
Irvine, CA 92697-2325

RE: Notice of Preparation of a Draft Environmental Impact Report by the
University of California, Irvine for Long Range Development Plan Update

Dear Mr. Demerjian:

Thank you for the opportunity to comment on the Notice of Preparation for the Draft Environmental Impact Report at the University of California, Irvine for the Long Range Development Plan Update.

The City of Lake Forest looks forward to reviewing the Draft EIR when it becomes available.

Please send a copy of the Draft EIR and related Traffic Study to me at the address listed below.

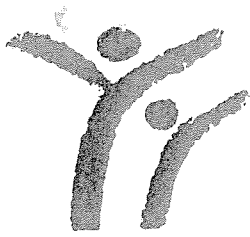
Gayle Ackerman, AICP
Development Services Director
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Sincerely,
CITY OF LAKE FOREST

Gayle Ackerman, AICP
Development Services Director

cc: Robert Woodings, P.E., Director of Public Works





Irvine Unified School District
CONSTRUCTION AND FACILITIES

14600 Sand Canyon Ave., Irvine, CA 92618, 949/936-5307, FAX 949/936-5329, www.iusd.org

July 26, 2006

Richard Demerjian, Director
Office of Campus and Environmental Planning
University of California, Irvine
750 University Tower
Irvine, CA 92697

**RE: NOP for UCI Long Range Development Plan Update
Project No. 998046**

Dear Richard,

The Irvine Unified School District (District) appreciates the opportunity to comment on the University of California, Irvine's Notice of Preparation (NOP) for the Long Range Development Plan Update. The designated schools for any students generated from the proposed faculty and staff affordable housing project would most likely be Turtle Rock Elementary School (K-6), Rancho San Joaquin Middle School (7-8), and University High School (9-12), although the District has an open enrollment policy and some of these future students may be enrolled in other Irvine Unified schools. The District requests that the proposed faculty and staff affordable housing project, of up to 120 units, be evaluated per current generation rates for impacts to the District, as this housing type could generate future K-12 students. For your environmental analysis please use the information listed in the tables below for the generation rates adopted by the Irvine Unified School District Board on March 21, 2006, and the current school impact fees which were effective May 26, 2006.

School Level	Single Family Detached Units	Multi-family Attached Units
Elementary School	0.2870	0.1520
Middle School	0.0970	0.0495
High School	0.2030	0.0950
Total	0.5870	0.2965

BOARD OF EDUCATION


GAVIN HUNTLEY-FENNER, Ph.D. / SUE KUWABARA / CAROLYN McINERNEY / MIKE PARHAM / SHARON WALLIN
DEAN WALDFOGEL, Ph.D., Superintendent of Schools
SUSAN LONG, Ed.D., Deputy Superintendent, Human Resources / VERNON MEDEIROS, Ed.D., Deputy Superintendent, Business Services
LEAH LAULE, Assistant Superintendent, Education Services

IUSD . . . providing the highest quality educational experience we can envision.

Construction Type	Fee per Sq Ft
Residential	<i>\$2.63</i>
Commercial	<i>\$0.42</i>

Thank you for the opportunity to comment on the document. Please feel free to contact me at 949-936-5383 if you have any questions.

Sincerely,


Susan Ahn
Facilities Planner

C: Lorrie Ruiz



THE IRVINE COMPANY

August 1, 2006

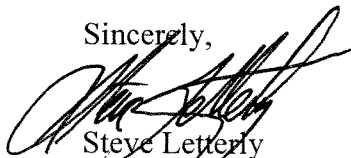
Mr. Richard Demerjian
Director, Campus & Environmental Permitting
University of California, Irvine
750 University Tower
Irvine, CA 92697-2325

Re: Notice of Preparation for UCI Long Range Development Plan Update Project No.
998046

Dear Mr. Demerjian:

Thank you for transmitting the Notice of Preparation for the aforementioned project. We have no comments at this time. A copy of the Draft Environmental Impact Report is requested when it becomes available.

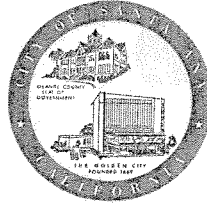
Sincerely,



Steve Letterly

Vice President, Environmental Permitting & Compliance

MAYOR
Miguel A. Pulido
MAYOR PRO TEM
Lisa Bist
COUNCIL MEMBERS
Claudia C. Alvarez
Carlos Bustamante
Alberta D. Christy
Mike Garcia
Jose Solorio



CITY MANAGER
David N. Ream
CITY ATTORNEY
Joseph W. Fletcher
CLERK OF THE COUNCIL
Patricia E. Healy

CITY OF SANTA ANA

PLANNING & BUILDING AGENCY
20 Civic Center Plaza (M-20)
P.O. Box 1988 • Santa Ana, California 92702
(714) 667-2700 • Fax (714) 973-1461
www.santa-ana.org

August 3, 2006

Richard Demerjian
Director, Campus and Environmental Planning
University of California, Irvine
750 University Tower
Irvine, California 92697-2325

Via facsimile: (949) 824-1213

RE: UCI LONG RANGE DEVELOPMENT PLAN UPDATE PROJECT NO. 998046

Dear Mr. Demerjian:

Thank you for the opportunity to review the Notice of Preparation for the proposed project. The City of Santa Ana looks forward to reviewing the Draft Environmental Impact Report (DEIR). Please forward a copy of the DEIR to me when it's available.

Should you require additional assistance, please contact me at (714) 667-2729.

Sincerely,

Pedro Guillén
Associate Planner

PG:CM

Environmental/ENVComments/UCI Long Range DP #998046

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894



*Flex your power!
Be energy efficient!*

August 4, 2006

Mr. Richard Demerjian
University of California, Irvine
750 University Tower
Irvine, CA 92697-2325

File: IGR/CEQA
SCH#: 2006071024
Log #: 1753
SR#: 73 & I-405

**Subject: Notice of Preparation (NOP) of the Draft Environmental Impact Report (DEIR)
for the UCI Long Range Development Update Project**

Dear Mr. Demerjian:

Thank you for the opportunity to review and comment on the **NOP of the DEIR for the UCI Long Range Development Update Project**. This program-level EIR will analyze the potential environmental effects of enrollment up to 37,000 students and corresponding facilities expansion at UCI through 2025-26. In addition, the update will include a "project-level" analysis of University Hills Phase 9/2, a faculty and staff affordable housing project with 120 homes on a 12-acre parcel. This project is located within the existing UCI campus in the City of Irvine, California.

Caltrans District 12 is a reviewing agency on this project, and has the following comment:

The DEIR should include traffic impact analysis for existing and proposed conditions to determine the impact to I-405 and SR-73. The report should also analyze cumulative impact of all projects being conducted within the vicinity of the proposed project, and necessary mitigation measures. The Department suggests that all intersection capacity analysis within the State right-of-way be done using the HCM methodology as stated in the Caltrans "Guide for the Preparation of the Traffic Impact Studies."

Please continue to keep us informed of this project or any other future developments, which could potentially impact the transportation facilities. If you have any questions or need to contact us, do not hesitate to call Lan Zhou at (949) 756-7827.

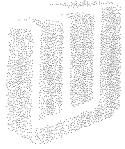
Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Chamberlain".

RYAN CHAMBERLAIN

Branch Chief, Local Development/Intergovernmental Review
District 12

c: Terry Roberts, Office of Planning and Research
Terri Pencovic, Caltrans HQ IGR/Community Planning
Gale McIntyre, Deputy District Director for Planning and Local Assistance
Raouf Moussa, Traffic Operations



MWD
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

RECEIVED

AUG 14 2006

UCI Campus & Environmental Planning

Executive Office

August 8, 2006

Mr. Richard Demejian
Director, Campus & Environmental Planning
University of California, Irvine
750 University Tower
Irvine, California 92697-2325

Dear Mr. Demejian:

Notice of Preparation of a
Draft Environmental Impact Report for the UCI Long Range Development Plan Update

The Metropolitan Water District of Southern California (Metropolitan) has received a copy of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR) for the UCI Long Range Development Plan (LRDP) Update. The University of California, Irvine (UCI) proposes to update its LRDP, which will serve to guide physical planning and development at UCI consistent with its teaching, research, and public service missions through the plan horizon year of 2025. This program-level EIR will analyze the potential environmental effects of a projected increase in enrollment to 37,000 students and corresponding facilities expansion at UCI through 2025-26. To accommodate the projected increase in student enrollment, the LRDP Update will identify the development of additional instructional and research space within UCI's central academic core; new on-campus student housing to accommodate 50 percent of enrollment; additional on-campus faculty and staff housing to meet recruitment and retention goals; mixed-use development supportive of the University community; and additional recreational open space. In addition, the LRDP Update Draft EIR will include a "project-level" analysis of University Hills Phase 9/2, a faculty and staff affordable housing project that proposes to construct up to 120 homes on a 12-acre parcel, including associated roads, infrastructure, and possible local recreational amenities, phased over a period of two to three years. These homes may be detached, attached, or some combination of both, and the ultimate number of homes built will be determined by the mix selected. This letter contains Metropolitan's response to the NOP as a potentially affected public agency.

Metropolitan owns and operates a facility within the Project site. Metropolitan's East Orange County Feeder Pipeline is an approximately 54-inch diameter pipeline located within permanent easement that traverses the southeastern portion of the Project boundary. Metropolitan is concerned with potential impacts to this facility that may result from implementation of the LRDP Update. Metropolitan must be allowed to maintain its rights-of-way and access to its facilities at all times in order to repair and maintain the current condition of this facility.

Mr. Richard Demejian

Page 2

August 8, 2006

Metropolitan requests that UCI consider Metropolitan's facility in its planning and in the Draft EIR, and avoid potential impacts that may occur due to implementation of the LRPD Update.

In order to avoid potential conflicts with Metropolitan's rights-of-way, we require that any design plans for any activity in the area of Metropolitan's pipelines or facilities be submitted for our review and written approval. Approval of the project where it could impact Metropolitan's property should be contingent on Metropolitan's approval of design plans for the project. Detailed prints of drawings of Metropolitan's pipelines and rights-of-way may be obtained by calling Metropolitan's Substructures Information Line at (213) 217-6564. To assist in preparing plans that are compatible with Metropolitan's facilities, easements, and properties, we have enclosed a copy of the "Guidelines for Developments in the Area of Facilities, Fee Properties, and/or Easements of The Metropolitan Water District of Southern California." Please note that all submitted designs or plans must clearly identify Metropolitan's facilities and rights-of-way.

Metropolitan recommends that UCI consult with their local water purveyor regarding additional water analysis that may include a Water Supply Assessment (WSA), consistent with Senate Bill-610. Since the LRPD Update is for the next 20 years, there is the potential that water supply issues will need to be addressed in the Draft EIR.

Additionally, Metropolitan encourages projects within its service area to include water conservation measures. Water conservation, reclaimed water use, and groundwater recharge programs are integral components to regional water supply planning. Metropolitan supports mitigation measures such as using water efficient fixtures, drought-tolerant landscaping, and reclaimed water, to offset any increase in water use associated with the LRDP Update.

We appreciate the opportunity to provide input to your planning process and we look forward to receiving a copy of the Draft EIR. If we can be of further assistance, please contact Ms. Deirdre West of the Environmental Planning Team at (213) 217-6696.

Very truly yours,



Laura J. Simonek
Manager, Environmental Planning Team

LIM/lim

(Public Folders/EPU/Letters/28-JUL-06Adoc – Richard Demejian)

Enclosure: Guidelines

State of California - The Resources Agency

ARNOLD SCHWARZENEGGER, *Governor***DEPARTMENT OF FISH AND GAME**

<http://www.dfg.ca.gov>
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201



August 9, 2006

Richard Demerjian
Regents of the University of California
750 University Tower
Irvine, CA 92697-2325
949-824-6316

RE: Comments to Notice of Preparation of a Draft Environmental Impact Report for University of California Irvine Long Range Development Plan Update, Orange County, California (SCH# 2006071024)

Dear Mr. Demerjian:

The California Department of Fish and Game (Department), has reviewed the above mentioned Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) received by our office on July 12, 2006, for the University of California Irvine (UCI) Long Range Development Plan (LRPD) Update project. On August 8, 2006, you granted the Department a one-day extension of the comment period for this NOP. We appreciate the extension.

The LRPD serves as guideline for planning and development of UCI to meet the academic and institutional goals of the campus. The current LPDR was adopted by the Regents of the University of California in 1989 and has been amended eight times since then. The proposed Update would address the planning and development needs of the UCI based on the projected enrolment of 37,000 students through the 2025-26 academic year. The proposed enrollment growth (up from 24,434 in 2005-06) is required to meet the priorities identified in the strategic plan for academic development. Furthermore, the proposed increase in enrollment capacity will allow UCI to continue to provide access to eligible students in accordance with the California Master Plan for Higher Education.

The DEIR will identify the development of additional instructional and research space within UCI's central academic core, new on-campus student housing to accommodate 50 percent of enrollment, additional on-campus faculty and staff housing to meet recruitment and retention goals, mixed use development supportive of the UCI community, and additional recreational open space. The DEIR will also contain a project level analysis of the University Hills Phase 9/2 faculty and staff housing development proposed in the southern portion of the campus. The 12-acre University Hills Phase 9/2 project will consist of up to 120 homes, roads, infrastructure and possible local recreational amenities.

The Department is a Trustee Agency and a Responsible Agency pursuant of the California Environmental Quality Act, Sections 15386 and 15381, respectively. The Department is

Richard Demerjian
August 9, 2006
Page 2

responsible for the conservation, protection, and management of the state's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA) and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) program.

The Department offers the following comments and recommendations regarding project-associated biological impacts based on our review of the NOP and our knowledge of declining habitat types and species within Orange County.

To facilitate the evaluation of the proposed project from the standpoint of its negative impacts on biological resources, we request that the DEIR contain the following specific information.

1. UCI is a "Participating Jurisdiction" to the Orange County Central/Coastal NCCP and portions of UCI property are within the Orange County Central/Coastal NCCP Reserve system. The NOP states "The LRDP Update has the potential of impacting the proposed NCCP/HCP Reserve area." The DEIR should fully address the project's direct and indirect impacts to the Reserve system.
2. A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
 - a. A thorough recent assessment of rare plants and rare natural communities, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).
 - b. A complete, recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.
 - c. Rare, threatened, and endangered species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, Section 15380).
 - d. The Department's Wildlife Habitat Data Analysis Branch in Sacramento should be contacted at (916) 322-2493 to obtain current information on any previously reported sensitive species and habitats, including Significant Natural Areas identified under Division 2, Chapter 12, of the Fish and Game Code. Please note that the absence in the Department's database of data regarding the presence of a species in a specific area does not mean that the species does not occur there.

Richard Demerjian
August 9, 2006
Page 3

3. A thorough discussion of the potential project related direct, indirect, and cumulative negative impacts on biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.
 - a. CEQA Guidelines, Section 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b. Project impacts should also be analyzed relative to their effects on off-site habitats and wildlife populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided. The analysis should also include a discussion of the potential for impacts resulting from such effects as increased vehicle traffic and outdoor artificial lighting.
 - c. A cumulative effects analysis should be developed as described under CEQA Guidelines, Section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
 - d. Impacts to migratory wildlife affected by the project should be fully evaluated including proposals to remove/disturb native and ornamental landscaping and other nesting habitat for native birds. Impact evaluation may also include such elements as migratory butterfly roost sites and neo-tropical bird and waterfowl stop-over and staging sites. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA.
 - e. Impacts to all habitats from City or County required Fuel Modification Zones (FMZ). Areas slated as mitigation for loss of habitat shall not occur within the FMZ.
 - f. Proposed project activities (including disturbances to vegetation) should take place outside of the avian breeding season (February 1- September 1; January 1 through August 1 for some raptorial species) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If project activities cannot avoid the avian breeding season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500-foot buffer for all active raptor nests).

Richard Demerjian
August 9, 2006
Page 4

4. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. The alternatives should avoid or otherwise minimize impacts to sensitive biological resources including wetlands/riparian habitats, alluvial scrub, coastal sage scrub, etc... Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate. Pursuant to Section 15126.6 of the CEQA Guidelines, the alternatives must be feasible (i.e., capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors; Section 21061.1 of CEQA).
5. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed with offsite mitigation locations clearly identified.
6. The Department considers Rare Natural Communities (Attachment 2) as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts.
7. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
8. A CESA Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:
 - a. biological mitigation monitoring and reporting proposals of sufficient detail and resolution to satisfy the requirements for a CESA Permit; and
 - b. a Department-approved Mitigation, Monitoring, and Reporting Plan for plants listed as rare under the Native Plant Protection Act.

Richard Demerjian
August 9, 2006
Page 5

9. The Department opposes the elimination of watercourses (including concrete channels) and/or the canalization of natural and manmade drainages or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations. The Department recommends a minimum natural buffer of 100 feet from the outside edge of the riparian habitat on each side of a drainage.

The Department requires a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The Department's issuance of a SAA may be a project that is subject to CEQA. To facilitate our issuance of the Agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

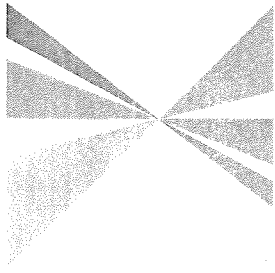
We appreciate the opportunity to comment on the referenced NOP relative to potential impacts to biological resources. If you have any questions regarding these comments, please contact Erinn Wilson at (562) 342-7155.

Sincerely,


Michael J. Mulligan
Deputy Regional Manager

cc: Erinn Wilson - CDFG
Christine Medak - USFWS
Lyndine McAfee - NROC

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Officers: President: Yvonne B. Burke, Los Angeles County • First Vice President: Gary Ovitt, San Bernardino County • Second Vice President: Richard Dixon, Lake Forest • Immediate Past President: Toni Young, Port Hueneme

Imperial County: Victor Carrillo, Imperial County • Jon Edney, El Centro

Los Angeles County: Yvonne B. Burke, Los Angeles County • Zev Yaroslavsky, Los Angeles County • Jim Aldinger, Manhattan Beach • Harry Baldwin, San Gabriel • Paul Bowen, Cerritos • Todd Campbell, Burbank • Tony Cardenas, Los Angeles • Stan Carroll, La Habra Heights • Margaret Clark, Rosemead • Gene Daniels, Paramount • Mike Dispenza, Palmdale • Judy Dunlap, Inglewood • Rae Gabelich, Long Beach • David Gafin, Downey • Eric Garcetti, Los Angeles • Wendy Greuel, Los Angeles • Frank Gurulé, Cudahy • Janice Hahn, Los Angeles • Isadore Hall, Compton • Keith W. Hanks, Azusa • José Huizar, Los Angeles • Tom LaBonge, Los Angeles • Paula Lantz, Pomona • Paul Nowatka, Torrance • Pam O'Connor, Santa Monica • Alex Padilla, Los Angeles • Bernard Parks, Los Angeles • Jan Perry, Los Angeles • Ed Reyes, Los Angeles • Bill Rosendahl, Los Angeles • Greig Smith, Los Angeles • Tom Sykes, Walnut • Paul Talbot, Alhambra • Mike Ten, South Pasadena • Tonia Reyes Uranga, Long Beach • Antonio Villarraigosa, Los Angeles • Dennis Washburn, Calabasas • Jack Weiss, Los Angeles • Herb J. Wesson, Jr., Los Angeles • Dennis Zine, Los Angeles

Orange County: Chris Norby, Orange County • Christine Barnes, La Palma • John Beaman, Brea • Lou Bone, Tustin • Art Brown, Buena Park • Richard Chavez, Anaheim • Debbie Cook, Huntington Beach • Leslie Daigle, Newport Beach • Richard Dixon, Lake Forest • Paul Glaab, Laguna Niguel • Marilyn Poe, Los Alamitos

Riverside County: Jeff Stone, Riverside County • Thomas Buckley, Lake Elsinore • Bonnie Flickinger, Moreno Valley • Ron Loveridge, Riverside • Greg Pettis, Cathedral City • Ron Roberts, Temecula

San Bernardino County: Gary Ovitt, San Bernardino County • Lawrence Dale, Barstow • Paul Eaton, Montclair • Lee Ann Garcia, Grand Terrace • Tim Jasper, Town of Apple Valley • Larry McCallon, Highland • Deborah Robertson, Rialto • Alan Wapner, Ontario

Ventura County: Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

Orange County Transportation Authority: Lou Correa, County of Orange

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

RECEIVED

AUG 14 2006

UCI Campus & Environmental Planning

August 10, 2006

Mr. Richard Demerjian
Director, Campus & Environmental Planning
University of California, Irvine
750 University Tower
Irvine, CA 92697-2325

RE: SCAG Clearinghouse No. I 20060479 UCI Long Range Development Plan Update Project No. 998046

Dear Mr. Demerjian:

Thank you for submitting the **UCI Long Range Development Plan Update Project No. 998046** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **UCI Long Range Development Plan Update Project No. 998046**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project will be published in SCAG's **July 1-31, 2006 Intergovernmental Review Clearinghouse Report** for public review and comment.

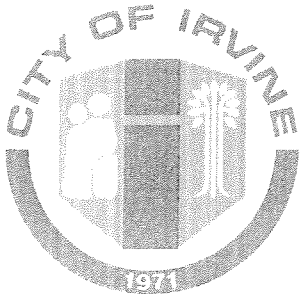
The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1851. Thank you.

Sincerely,


APRIL GRAYSON
Associate Regional Planner
Intergovernmental Review

Doc #124743





RECEIVED

AUG 15 2006

UCI Campus & Environmental Planning

*Transmitted via Facsimile
Original to Follow via US Mail*

August 10, 2006

Mr. Richard Demerjian, Director
Office of Campus and Environmental Planning
University of California, Irvine
750 University Tower
Irvine, California 92697-2325

**SUBJECT: Notice of Preparation for a Draft Environmental Impact Report
for the University of California, Irvine Long Range
Development Plan Update**

Dear Mr. Demerjian:

The City of Irvine has received and reviewed the information on the above referenced project. We understand the proposed update would address the projected increase in enrollment to 37,000 students through 2025-26 by providing additional instructional and research space, new on-campus student housing, on-campus faculty and staff housing, mixed-use development to support the University's community, and recreational open spaces. At this time, the City has the following comments:

Biological Resources

1. Page 11 (item 4d) – Please clearly identify the potential types of impacts to the NCCP/HCP Reserve as a part of the project.

Geology and Soils

2. Page 14 (item 5c/d) – Ensure that adequate mitigation is provided for the potential liquefaction and landslide impacts for the future development on the areas of steep terrain or sandy soils.

Land Use and Planning

3. Page 20 (item 9b) – The City understands that UCI is not subject to any local zoning and land use regulations; however please clarify whether an application will be filed with the City to process a General Plan Amendment and Zone Change to update the City's development intensity allocated for UCI.
4. The NOP indicates that the number of students will increase from the 26,050 allowed under current LRDP (currently only 24,434) to 37,000 by 2025, with a goal of housing 50-percent of this population on site. Per discussions with your staff, we have been advised that the current LRDP goal is to house 43-percent of students on site. Based on the current LRDP, the proposed update will generate 10,950 new students at the school.

Under the current LRDP, the goal is for 11,202 students to be housed on campus, with 14,848 students residing off campus. The goal of the update is for 18,500 students to live on campus and the same amount to live off campus. Based on this, under the proposed update, 3,652 additional students will live off campus compared to the existing LRDP.

Please address in the EIR how the additional 3,652 students will be housed off campus. As you are aware, there is a shortage of rental housing opportunities in proximity to the campus, with limited rental housing stock anticipated to be added within a 3-4 mile radius of the campus.

5. It is our understanding that the university does not currently meet its 43-percent goal for on campus housing. Please address in the EIR how the university will deal with off-site housing impacts in the event it is unable to meet its more ambitious 50-percent goal.
6. Per discussion in #4 above, please address in the EIR all off campus impacts from the additional 10,950 students (i.e. housing, services, retail, recreational amenities, etc.) and how the university intends to mitigate those impacts,
7. For your information, the market rate apartments in Irvine are no longer affordable to low or even moderate income households. Please address in the EIR how and where the university proposes for the 18,500 students to live off campus. This is of particular concern for two reasons:
 - Where are married graduate students (who cannot live 3-4 to an apartment) expected to live off campus?

- Off campus housing is not designed to accommodate 3-4 occupants with vehicles residing in a 2-bedroom apartment. How does the university intend to mitigate this impact on off campus housing parking facilities?

Please discuss these issues within the EIR, paying particular attention to mitigation of these impacts.

8. Please insure the EIR addresses the issue of faculty housing. With the added student population, it seems likely that the faculty and other staff will also increase by nearly 30-percent. Please quantify these increases and describe how UCI intends to house this significant increase in faculty and staff, taking into account the university is already facing issues in housing this population.

Noise

9. Page 21 (item 11b) If possible, please comply with the City's construction-related traffic hours, which are limited to 7:00 a.m. to 7:00 p.m. Monday through Fridays, and 9:00 a.m. to 6:00 p.m. on Saturdays. Construction activities are not permitted outside these hours or on Sundays and federal holidays.

Recreation

10. Please ensure that adequate recreation facilities will be provided. Please include mitigation for impacts to existing facilities surrounding UCI.

Transportation/Traffic

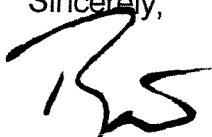
11. Please provide a scope of work for the traffic study.
12. Please provide a phasing plan that itemizes the amount of development that will be completed by each horizon year: 2010, 2025 and Post-2025.
13. Please identify the number of students that are able to live on campus currently. Provide the number of dwelling units and the average occupancy of those units.
14. Please provide a list of pending and probable projects that the traffic study model will assume to be in place for each of the horizon years: 2010, 2025 and Post-2025, for the cumulative scenarios stated in the NOP for the DEIR. Clarify whether a non-cumulative run will be completed, considering only approved projects included in the traffic model.

Mr. Richard Demerjian
August 10, 2006
Page 4

15. Update Mitigation Measure 123 based on the traffic study findings.
16. Update the fair share contributions and UCI transportation fees. For your information, the City updated the Irvine Business Complex (IBC) fees based on the California Construction Cost Index and rising land use values on July 1, 2006. Enclosed is a copy of the new IBC development fees.
17. If new traffic counts are needed, please take them when school is in session.
18. Please ensure that the traffic study provides exhibits depicting the number of lanes on the study area roadway segments for each horizon year, from the model (2010, 2025 and Post-2025). Add the appropriate text to state the timing of any improvements, particularly California Avenue. If any roadways are proposed to be downgraded from the classification shown in the Master Plan of Arterial Highways, or realigned, provide the appropriate evaluation within the traffic study.
19. For the segment of California Avenue between University and Bison, the existing roadway is a two-lane public street and the City's General Plan identifies the need for a four-lane facility within these limits. Note that in accordance with the conditions for development, California Avenue is to be widened from two lanes to four lanes along the project frontage. However, the developer has refused to comply with this condition. Please document whether UCI plans to widen this roadway in accordance with the development agreement and the City's General Plan Circulation Element.

Thank you for the opportunity to review the project. We welcome any additional information regarding this project as it becomes available. If you have any questions, please contact me at (949) 724-7453 or bcurtis@ci.irvine.ca.us.

Sincerely,



BARRY CURTIS, AICP
Principal Planner

Enclosure: Updated IBC Fees

Mr. Richard Demerjian
August 10, 2006
Page 5

C: Sean Joyce, City Manager
Sharon Landers, Assistant City Manager
Doug Williford, Director of Community Development
Tina Christiansen, Redevelopment Director
Marty Bryant, Director of Public Works
Mark Asturias, Housing Manager
Mike Haack, Manager of Planning and Development Services
Jon Toolson, City Project Development Administrator
Diane Nguyen, Associate Planner
Timor Rafiq, Rafiq & Associates
File



IRVINE BUSINESS COMPLEX FEES INFORMATION SHEET

The Zoning Ordinance has established a Circulation Improvement Funding Plan, which requires payment of circulation fees for development in the Irvine Business Complex (IBC). IBC is designated as Planning Area 36 and is located along the western edge of the City. For additional information contact the Development Assistance Center (DAC) at (949) 724-6308.

A Development Fee program was originally established in 1982, and further amended with the passage of City Council Resolutions 99-39 and 05-45, on April 27, 1999 and April 26, 2005, respectively. This program will fund area-wide street improvements necessary to serve the projected build out of the IBC.

The current IBC development fees are as follows:

Office:	\$ 20.47 per square foot
Industrial:	\$ 5.86 per square foot
Mini-Warehouse:	\$ 3.59 per square foot
Retail:	\$ 20.47 per square foot
Hotel:	\$ 9,486.00 per room
Extended Stay Hotel:	\$ 5,859.00 per room
Residential:	\$ 7,254.00 per dwelling unit

IBC Fees are calculated by multiplying the proposed square footage, dwelling unit or hotel room by the appropriate rate. This fee is determined by the case planner during project review. The IBC development fees are in addition to any other development processing and school district fees and are payable at issuance of building permit. IBC Fees are assessed when: 1) there is new construction; 2) there is an increase in square footage to an existing building, and/or; 3) there is an *intensification* of use(s) within an existing building. An *intensification* of use within a building is defined as converting an existing use to a new use that will generate **more** traffic, per square foot, than the previous use, based on the adopted Trip Generation Rates for the IBC.

Example: a building with industrial square footage that is converted to office use would be assessed IBC Fees of \$14.61 per square foot of converted space. This fee is calculated by giving a credit for the existing square footage and charging fees accordingly. A credit may be applied to the amount of fees paid for the square footage of the new use. In this example:

Fee for proposed office:	\$20.47
Credit for existing industrial:	<u>\$ 5.86</u>
Fee due:	\$14.61

Conversely, if an existing use is converted to a new use that will generate less traffic, per square foot (e.g. office to warehouse), this is considered to be a deintensification of use. In this case, if the amount of credit is greater than the fees to be charged, the applicant pays no IBC fees and receives a square footage credit, noted as *DEINTENSIFICATION CREDIT -- NO FEES* within the IBC Data Base, for the net amount of *office equivalent* square footage. Office equivalent square footage is defined as development intensity based upon vehicle trip generation rates commensurate with office development. The square footage credit can be utilized for future intensification changes to the building, offsetting the payment of future IBC fees.

Zoning Ordinance Section 9-36-17.E states that a fee shall be charged for a Transfer of Development Rights and shall be payable within 30 days of the approval of the Transfer of Development Rights application.

Transfer of Development Rights Fee: \$ 500.00 per PM Peak Hour trip



CITY OF NEWPORT BEACH

PLANNING DEPARTMENT

Patricia L. Temple, Director

RECEIVED

August 11, 2006

AUG 14 2006

UCI Campus & Environmental Planning

Mr. Richard Demerjian, Director
Campus & Environmental Planning
University of California, Irvine
750 University Tower
Irvine, CA 95-2697-2325

SUBJECT: Notice of Preparation, EIR for UCI LRDP Update

Dear Mr. Demerjian,

Thank you for the opportunity to request the inclusion of information in the Environmental Impact Report (EIR) for the update of the UCI Long Range Development Plan. The scope of this project makes it significant in both the region and the communities which abut the University, including the City of Newport Beach. As such, we are quite interested in the project and knowing the possible environmental impacts which it will have on the City. Therefore, we request a copy of the draft EIR (DEIR) when it is available for public review.

Given the relationship of the University campus to the roadway system in Newport Beach, we request that the analysis pay specific attention to roadway components near the campus. The traffic analysis should analyze the following intersections under both the existing and proposed City of Newport Beach (CNB) General Plan Buildout conditions, utilizing CNB analysis methodology:

- MacArthur Blvd/Campus Dr
- MacArthur Blvd/Birch St
- Von Karman Ave/Campus Dr
- MacArthur Blvd/Von Karman Ave
- Jamboree Rd/Campus Dr
- Jamboree Rd/Birch St
- MacArthur Blvd/Jamboree Rd
- Jamboree Rd/Bristol St N
- Jamboree Rd/Bristol St
- Jamboree Rd/Bayview Way
- Jamboree Rd/University Dr-Eastbluff Dr
- Jamboree Rd/Bison Ave
- MacArthur Blvd/Bison Ave
- MacArthur Blvd/Ford Rd-Bonita Canyon Rd

- MacArthur Blvd/San Joaquin Hills Rd
- SR-73 NB Ramps/Bonita Canyon Rd
- SR-73 NB Ramps/Bonita Canyon Rd
- Newport Coast Dr/Sage Hill School
- Newport Coast Dr/San Joaquin Hills Rd

Additionally, any new roadway links to be constructed with project implementation should be analyzed.

We look forward to reviewing the DEIR when it becomes available.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Temple".

Patricia Temple
Planning Director



COUNTY OF ORANGE

RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT

Bryan Speegle, Director
300 N. Flower Street
Santa Ana, CA

P.O. Box 4048
Santa Ana, CA 92702-4048

Telephone: (714) 834-2300
Fax: (714) 834-5188

RECEIVED

AUG 1 6 2006

NCL 06-030

UCI Campus & Environmental Planning

August 14, 2006

Richard Demerjian, Director
Campus & Environmental Planning
University of California, Irvine
750 University Tower
Irvine, CA 92697-2325

SUBJECT: NOP of a DEIR for the UCI Long Range Development Plan Update

Dear Mr. Demerjian:

The above referenced item is a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the University of California, Irvine (UCI). The proposed Update would address a projected increase in enrollment to 37,000 students through School Year 2025-26.

The County of Orange has reviewed the NOP and offers the following comments:

Bikeways

1. Since student enrollment at UCI is expected to reach 37,000 students by 2025, which could potentially increase traffic and parking congestion, and since the cost of gasoline is expected to increase as supplies decrease, it is becoming increasingly important to encourage alternative modes of transportation, such as walking and bicycling. We suggest the DEIR address this issue. Also, we suggest the DEIR include an exhibit depicting existing and proposed on-road and off-road bikeways, within UCI and its vicinity.
2. Class I (paved off-road) bikeways are used by both bicyclists and pedestrians. The Orange County Transportation Authority's "Strategic Plan" for regional bikeways depicts the following regional Class I bikeways in the vicinity of UCI:

- a. **San Diego Creek Bikeway** – Mostly existing; proposed to link east and central Irvine to Upper Newport Bay; in the project vicinity, follows the northwesterly edge of UCI.
- b. **Mason Bikeway** – Mostly existing; proposed to link the Jeffrey Open Space Bikeway to the San Diego Creek Bikeway, via Mason Regional Park.
- c. **Turtle Rock Bikeway** – Mostly existing; proposed to link the Mason Bikeway to the Shady Canyon Bikeway.
- d. **Shady Canyon Bikeway** – Mostly existing; proposed to link the Sand Canyon Bikeway to the Culver Bikeway.
- e. **Culver Bikeway** – Proposed to link the Mason Bikeway to the Shady Canyon Bikeway.
- f. **Bonita Canyon Bikeway** – Partially existing; proposed to link the Shady Canyon Bikeway to the Bonita Creek Bikeway.

In addition, the following local bikeways are planned:

- a. **Bonita Creek Bikeway** – Partially existing; located west of UCI; proposed to link the San Diego Creek Bikeway to the Bonita Canyon Bikeway.
 - b. **UCI Perimeter Bikeway** – Proposed to generally follow the northeasterly side of SR-73 and link the San Diego Creek Bikeway to the Bonita Canyon Bikeway (also connecting to other local off-road bikeways linking the central academic core to surrounding areas).
3. We suggest the DEIR address these bikeways under Recreation, Transportation/Traffic, and Land Use. These regional and local bikeways, plus additional Class I bikeways (existing and planned) within UCI boundaries, could potentially create a comprehensive bikeway network serving UCI faculty, employees, and students living in surrounding Irvine residential areas.
 4. Creating a comprehensive bikeways network throughout UCI, and connecting this network to other local and regional bikeways, can be a mitigation measure to help reduce air pollution, traffic congestion, parking congestion, and noise. Class I bikeways in particular, because they are off-road and suitable for bicyclists and pedestrians with a wide range of ages and abilities, serve to encourage bicycling and walking as alternative modes of transportation.

Riding and Hiking Trails

- 5. Regional riding and hiking trails are typically surfaced with decomposed granite (DG) and are used by mountain bicyclists, equestrians, and pedestrians. The County’s “Master Plan of Regional Riding and Hiking Trails” identifies two regional trails within the project vicinity:
 - a. **Peters Canyon Trail** – partially existing; proposed to connect Irvine Regional Park to Upper Newport Bay (parallels the San Diego Creek Bikeway in the project vicinity).
 - b. **Irvine Coast Trail** – partially existing; proposed to connect the Laguna Canyon area to the Peters Canyon Trail, via the Shady Canyon community; parallels the Mason Bikeway in the project vicinity.

We suggest the DEIR address these trails under the Recreation section.

Thank you for the opportunity to respond to the NOP. Please send three complete sets of the DEIR to Charlotte Harryman at the above address when it becomes available. If you have any questions, please contact Ms. Harryman at (714) 834-2522.

Sincerely,



Ronald L. Tippetts, Chief
Environmental Planning Division

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MEETING
UNIVERSITY OF CALIFORNIA

UNIVERSITY CLUB
801 EAST PELTASON DRIVE
IRVINE, CALIFORNIA

TUESDAY, JULY 24, 2006
4:18 P.M.

SHIRLEY CASILAN-JAMES
CERTIFIED SHORTHAND REPORTER
LICENSE NUMBER 12361

□

1

APPEARANCES

- 2
- 3 Mr. Richard Demerjian, UCI-CEP
- 4 Ms. Alicia Jensen, UCOP
- 5 Ms. Lynn Harris, UCI-CEP
- 6 Mr. Greg Jue, UCI-CEP
- 7 Mr. Michael Gonzalez, PBS&J
- 8 Mr. Daniel Kenny PBS&J
- 9 Mr. Timor Rafiq, Consultant for City of Irvine
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

□

1	INDEX	
2		PAGE
3	Action Items:	
4	1. Discussion of UCI Long Range Development Plan	4

6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

3

□

1
2
3
4
5
6
7
8

PROCEEDING

MR. DEMERJIAN: welcome. I'm Richard Demerjian,
director for campus and environmental planning here at UC
Irvine. This is a scoping meeting for the UC Irvine Long
Range Development Plan environmental impact report. The
purpose of this meeting is to provide information
regarding the LRDP EIR process and receive your input on

9 the scope of issues to be analyzed in the LRDP EIR.

10 Tonight's agenda will include a brief
11 presentation of UCI planning background information, an
12 overview of our Long Range Development Plan, and a summary
13 of the proposed scoping process for the EIR. Following
14 this presentation, you'll have the opportunity to provide
15 comments regarding the scope of the environmental issues
16 we analyzed in the EIR. You may provide oral comments of
17 tonight's meeting; provide written comments of tonight's
18 meeting; provide written or e-mail comments prior to the
19 close of the scoping period, which closes on August 7th.

20 If you wish to provide oral comments tonight,
21 please fill out a white speaker card and give your card to
22 Lynn Harris, who's sitting right behind you, and she'll
23 ensure that I get it. And we'll get your correct name and
24 have your information for future notices. With that, I'll
25 go ahead and provide some planning background.

4

□

1 UC Irvine is located on 15,000 acres in the city
2 of Irvine. We're consistently rank among the top research
3 universities, public research universities in the U.S.
4 Currently our enrollment is at about 24,000 students. We
5 have 1,400 faculty members and about 8,300 staff. UCI
6 provides scholarly, scientific, and creative contributions
7 to the local community. We're a significant contributor
8 to the local workforce and a significant economic engine
9 for the county. We're the second largest employer in the
10 county and contributed significant amount to local farm.

11 Planning for UCI was initiated in 1960, but our
12 first Long Range Development Plan was opted in 1963. The

13 community and the university hired William L. Pereira. He
14 developed a master plan -- joint master plan for the
15 campus and the local community. The vision for the campus
16 was that a top researched university would be at the core
17 of the city. The city and university would be directly
18 linked. And while on the campus, there would be a
19 comprehensive academic community. And that was part of
20 the reason that the region identified this 1,500 acres
21 size for the campus site.

22 I'll now review some of the academic strategic
23 planning objectives that underlie our plan. This is a
24 result of a strategic academic planning process that's
25 been going on the campus for the past two years. These

5

□

1 are some of the principal objectives of the strategic plan
2 that relate to physical planning.

3 The first is to enhance UCI standing among the
4 best comprehensive research universities in the U.S; to
5 achieve an enrollment size and diversity to accommodate
6 the breadth of academic programs within the academic vision
7 for the campus; to achieve 25 percent of graduate and
8 professional students as a percentage of overall
9 enrollment; to expand our health sciences and clinical use
10 on campus; to expand professional education on campus; for
11 UCI to become the best choice for California high school
12 graduates; to attract and retain the best faculty and
13 staff for UCI; develop a comprehensive housing program to
14 support faculty recruitment and retention and to build an
15 academic residential community on the campus with a goal

16 of housing 50 percent of our students on the campus;
17 enhancing campus life by developing community services,
18 cultural facilities, mix use, and centers of activity,
19 centers for social gathering; to develop a 24-hour
20 academic residential experience on the campus and to
21 enhance town interaction to attract the community to the
22 campus.

23 Now, to provide an overview of our physical plan,
24 our Long Range Development Plan.

25 The purpose of the Long Range Development Plan or

6

□

1 LRDP is to guide the physical development of the campus in
2 support of our academic goals. The LRDP is a general
3 level planning document. We identify development program,
4 a land use plan, physical planning principals and goals.

5 The LRDP is not an implementation plan. It's an
6 enabling plan that enables campus development. There's
7 not a strict feasing plan, and the campus is not required
8 to implement all the elements within the plan. The LRDP
9 also coordinates our development, campus development, with
10 local community plans.

11 This diagram shows the initial Long Range
12 Development Plan for the campus that was developed in the
13 early 1960s and was adopted by The Regents in 1963. Now,
14 this is to orient everybody. You see Campus Drive on the
15 north. Aldrich Park in the center, a little bit central
16 academic core of the campus, with Culver Drive going
17 around the east of the campus down on to Bonita Canyon.
18 And on the west of the campus is the area of the existing
19 toll road. And then up on the north, above the San Diego

20 Creek, is the north campus area.

21 The concept for this plan, as mentioned in
22 William Pereira's vision for UCI, was develop a
23 comprehensive academic community that would have a central
24 academic core area that would be supported by outer campus
25 areas that would have residential communities, private

7

□

1 industry, other support uses that would support the
2 academic core of the campus.

3 The current LRDP was adopted by The Regents in
4 1989. It grows to an enrollment of 26,000 students for
5 the academic year 2005, 2006, which is the academic year.
6 We're a little bit below that projected enrollment now.
7 Projected growth in academic space of about 7.3 million
8 square feet. Housing for 43 percent of the students on
9 the campus and faculty staff housing of 1100 units of
10 on-campus housing.

11 Our existing Long Range Development Plan on this
12 diagram is fairly similar to the initial plan that was
13 developed in 1963. It's the same basic concept. Just to
14 orient you, you see Campus Drive on the north with Culver
15 Drive along the east adjoining Bonita Canyon and the toll
16 road on the west. And you can see the San Diego Creek on
17 the north campus areas up along Jamboree.

18 The basic land use framer for the campus is
19 similar with the central academic core, housing all the
20 teaching and research uses and the outer campus areas,
21 including the east campus, the south campus, and the west
22 campus and the north campus providing support uses with

23 residential uses, private industry and mixed use, support
24 use to support the central core of the campus.

25 Planning principals for the Long Range

8

□

1 Development Plan derived from our academic strategic plan,
2 first, to establish a planning framework that enables our
3 academic goals. Second, is to build on UCI's master plan
4 tradition going back to 1960. Third, is managing growth
5 in a way that we preserve environmental form on the
6 campus. A common in growth while preserving human still
7 on the campus, building and retaining quality on campus
8 residential neighborhood to support our mission,
9 establishing centers of activity on the campus to enrich
10 campus life, managing circulation impact correctively,
11 developing an open space network that provides homages
12 between the communities on the campus, to provide relief
13 and opportunities for recreation and enhances community
14 interface with the local community.

15 This summarizes our development plan for the Long
16 Range Development Plan. In the left column we have the
17 existing development on the campus. On the right is the
18 proposed program for the year 2025, 2026, which would be
19 the horizon year for the Long Range Development Plan.

20 As you can see, with the existing enrollment of
21 about 24,000 students, with the proposed plan, we're
22 looking at an enrollment of approximately 37,000 students
23 and a faculty staff population of between 11- and 12,000.
24 To measure it, increase in academic space and health
25 sciences space, to support the academic mission and a

1 significant increase in on-campus housing of open students
2 housing beds to about 50 percent of the students on the
3 campus and faculty staff housing.

4 The diagram for the Long Range -- the proposed
5 Long Range Development Plan is fairly consistent. If you
6 want to get a more detailed look, there are some boards up
7 front here that you can look at afterwards to compare the
8 land use plans, but a very similar land use plan with a
9 minor adjustments. The same concept of the central
10 academic core providing the teaching and research use to
11 support the mission. There is some expansion of academic
12 and support space in the core and also some expansion of
13 the lower division undergraduate housing in the core to
14 expand the housing program.

15 Within the outer campus areas, again, very
16 similar land use framework with student housing in the
17 east campus area, faculty staff housing in the south
18 campus area, university research park in the health
19 sciences in the west campus, and then mixed use with
20 residential use on the north campus area.

21 There's some minor land use adjustments within
22 these areas to accommodate more faculty staff housing,
23 more student housing on the campus. And within the east
24 campus, some opportunities are identified for mixed use to
25 develop these centers of activity on the campus.

10

1 Consistent with that concept is developing a 24-hour

2 academic residential experience on the campus.

3 Central academic core within the proposed LRDP
4 stage. Again, very consistent of what we have. There are
5 some additional in-fill of academic space and in-fill of
6 student housing within the core but the framework of
7 Aldrich Park as the center of the core surrounded by the
8 ring mall and six academic quad will stay consistent. So
9 there's no significant land use feet changes within this
10 area.

11 As far as vehicular circulation within the
12 academic core, we'll retain the same concept as having
13 parking at the perimeter so that cars come up the
14 community roadway system immediately into parking
15 structures and then walk into the academic core. And this
16 will retain the human scale and the pedestrian environment
17 that we have currently in the core today.

18 As far as vehicular circulation on the campus as
19 a whole, the vehicular network will stay relatively
20 consistent with what we have today with the Peltason Drive
21 loop providing the primary loop that collects and
22 distribute traffic for the central campus and California
23 Avenue serving the outer campus areas.

24 The one significant change from the previous LRDP
25 is that the length of California Avenue between University

11

□

1 Research Park and University Hills is not part of this
2 Long Range Development Plan. That length will not be
3 implemented as part of this Long Range Development Plan.

4 As far as bicycle and pedestrian circulation, a
5 similar network for what we have in the existing Long

6 Range Development Plan with some enhancement to further
7 our goal of lengthy dues and connecting the various sector
8 of the campus, looking at connecting all the other campus
9 areas into the academic core with assistance of bicycle
10 and pediatrician trails and bicycle and pedestrian
11 bridges, bicycle and pedestrian parking areas to promote
12 nonvehicular transportation in enter campus.

13 As far as housing, this is just showing the areas
14 of land that are dictated to housing with some additional
15 areas identified to achieve our goals of housing 50
16 percent of the students on the campus and increasing the
17 amount of faculty staff that's on the campus to support
18 the goal of attracting and retaining top faculty on the
19 campus.

20 As far as open space, our open space network will
21 remain fairly stable with what we have today providing
22 lengthy dues between the various areas of campus with
23 green belts that house pediatrician trails, providing
24 recreation areas within play field and passive recreation
25 areas and also habitat areas to preserve and enhance

12

□

1 habitat areas in the campus.

2 The environmental impact report will also analyze
3 at a project level one project, which is University Hills
4 space 9-2, which is an affordable faculty staff housing
5 project located on approximately 12 acres in the south
6 area of the campus along Bonita Canyon. The proposed
7 program is to build up to 120 units of affordable faculty
8 staff housing in this area. So this will be included

9 within the Long Range Development Plan.

10 Now, briefly review the process and the proposed
11 scope for the EIR.

12 The purpose of the EIR is to inform the
13 university, decision makers, and the public of the
14 environment effects of LRDP, to identify and analyze the
15 environmental effect resulting from LRDP implementation;
16 to identify mitigation measures to reduce the project
17 impact where feasible; to evaluate project alternatives,
18 to provide the public the opportunity to review and
19 comment on the project; and to establish a framework for
20 environmental review of future projects within the LRDP
21 program.

22 The approach for this environmental impact report
23 would be program level review of the Long Range
24 Development Plan, which would allow for subsequent
25 environmental review of projects within the LRDP program

13

□

1 as we move forward within the horizon year. And also, I
2 mentioned this would include projects level review of one
3 project at this time, which would be University Hills area
4 9-2.

5 As far as the process, we're currently in the
6 scoping period to receive comments on the scope of issues
7 to be analyzed in the environmental impact report that
8 will allows us to develop a draft of environmental impact
9 report which would be reviewed for public review and
10 comment this fall. we would prepare a responses to all
11 comments received and develop a final EIR which would be
12 submitted to the board of Regents for approval on Long

13 Range Development Plan and approval of the University
14 Hills 9-2 project.

15 List of issues to be analyzed in the EIR, which
16 are identified in the NOP, notice of preparation and
17 initial study, a copy of that is available to you in the
18 table in the back, but the issues that will be analyzed
19 would be aesthetics, looking at the visual impact on-
20 off-campus; air quality impact, including toxic air
21 contaminants; impacts to biological resources; impacts to
22 cultural and historical resources; geological and soils
23 impacts; impacts results from hazards and hazardous
24 materials; impacts to hydrology and water quality; land
25 use and planning impacts; noise impacts; impacts to

14

□

1 population and housing; impacts to public services,
2 including fire services, public safety and schools;
3 impacts to recreation facility; transportation/traffic
4 impacts; and impacts to utilities and energy.

5 Right now we're in the public scoping process.
6 The notice of preparation has been released for a 30-day
7 scoping period. We're receiving written comments through
8 August 7th. You can send comments to the mailing address,
9 which is included on NOP at the back table. Again, we
10 will receive those through August 7th. You can provide
11 written comments either by mail or via e-mail at CE
12 planning at UCI.edu. And we'll accept oral and written
13 comments tonight.

14 If you would like to fill out a speaker card a
15 white speaker card, you may speak here tonight. If you

16 would like to provide written comments, there are written
17 comment cards available on the back table, and we'll
18 reserve your written comments. With that, that concludes
19 my presentation. I'd like to open the floor for oral
20 comments.

21 MR. RAFIQ: You mentioned there's deadline a for
22 the public process in the fall. Any specific dates in
23 mind --

24 MR. DEMERJIAN: We don't have it available now.

25 MR. RAFIQ: -- copy available for sharing?

15

□

1 MR. DEMERJIAN: We're going to put some of these
2 images on our web site in the near future so they'll be
3 available for people to review. And the website can be
4 accessed through UCI.edu.

5 MR. RAFIQ: How is the Long Range Development
6 Plan being coordinated by UCI long range transportation
7 plan?

8 MR. DEMERJIAN: The UCI and city have a
9 cooperative planning MEU that was executed in 1988. And
10 city staff and university staff meets once a month to
11 coordinate all planning issues from general plan, Long
12 Range Development Plan down to project level. So there's
13 continuing consultation on the Long Range Development
14 Plan. So we're providing updates and have been
15 coordinating with the city on the traffic model.

16 MR. RAFIQ: You also brought up August 7th. Was
17 that the public notice went outside the July 7th?

18 MR. DEMERJIAN: August 7th will be the close of
19 the scoping period. So on comments regarding issues that

20 are to be analyzed in the draft EIR, those are due by
21 August 7th. And you can send those in writing. You can
22 provide them tonight or you can e-mail them.

23 MR. RAFIQ: I notice was the 30-day for the
24 scoping period.

25 MR. DEMERJIAN: Yes.

16

□

1 MR. RAFIQ: 30 days when we were first notified?

2 MR. DEMERJIAN: Yes.

3 Any other questions or comments? Okay. With
4 that, I'd like to close the scoping meeting and thank you
5 for attending.

6

7 (WHEREUPON THE PROCEEDING WAS CONCLUDED AT
8 4:40 P.M.)

9

10 -oOo-

11

12

13

14

15

16

17

18

19

20

21

22

23
24
25

17

□

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

I, the undersigned, a Certified Shorthand Reporter of the State of California, do hereby certify:

That the foregoing proceedings were taken before me at the time and place herein set forth; that a verbatim record of the proceedings was made by me using machine shorthand which was thereafter transcribed under my direction; further, that the foregoing is an accurate transcription thereof.

I further certify that I am neither financially interested in the action nor a relative or employee of any of the parties.

IN WITNESS WHEREOF, I have this date subscribed my name.

Dated: _____

SHIRLEY CASILAN-JAMES, CSR
CERTIFICATE NO. 12361