GB4

Office of the President

TO THE MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of January 22, 2014

APPROVAL OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING, AND APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, MESA COURT EXPANSION, IRVINE CAMPUS

EXECUTIVE SUMMARY

The proposed Mesa Court Expansion project would provide approximately 746 residence hall beds in rooms sized to accommodate triple occupancy. Initially about half the rooms are planned to be triples, providing approximately 620 beds upon occupancy in fall 2016; additional triples would be phased in incrementally to accommodate demand. The project would also include the replacement of the complex's existing deteriorating and undersized commons building, which contains a dining facility and support spaces that serve the entire Mesa Court housing community. The new residence halls and commons facility would be constructed as a mid-rise structure (up to six stories) on the site of the demolished commons building.

The Irvine campus's 2007 Long-Range Development Plan established a goal to provide on-campus housing for 50 percent of the total student enrollment. Existing housing falls short of this goal by more than 1,100 beds. The most urgent need is for additional housing to accommodate incoming freshmen. The campus's goal is to house freshmen in the residence hall complexes located within the academic core of the campus in order to provide proximity to the programs and services that support the students in their transition to university life. In fall 2013, more than 600 freshmen could not be accommodated in existing residence halls and were redirected to complexes intended for continuing students. The proposed Mesa Court Expansion project would address the existing and projected need for additional freshman housing.

The Regents are being asked to: (1) approve the project budget of $133,757,000, to be funded from external financing ($123,757,000) and Housing Reserves ($10 million); (2) approve the project scope; (3) approve external financing of $123,757,000; (4) adopt the Initial Study/Mitigated Negative Declaration and Findings in accordance with the California Environmental Quality Act; and (5) approve the project design.

RECOMMENDATION

1. The President recommends that the Committee on Grounds and Buildings recommend to the Regents that:

   A. The 2013-14 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

      Irvine: Mesa Court Expansion - preliminary plans, working drawings, construction, and equipment - $133,757,000, to be funded from external financing ($123,757,000), and from Housing Reserves ($10 million).

   B. The scope of the Mesa Court Expansion project shall include the construction of a residence hall facility with approximately 746 beds and an expanded replacement commons building in the Mesa Court housing complex.

   C. The President be authorized to obtain external financing not to exceed $123,757,000 to finance the Mesa Court Expansion project. The President shall require that:

      (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.

      (2) As long as debt is outstanding, the general revenues of the Irvine campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.

      (3) The general credit of the Regents shall not be pledged.

2. The President recommends that, following a review and consideration of the environmental consequences of the proposed Mesa Court Expansion project, the Committee on Grounds and Buildings:

   A. Adopt the Initial Study/Mitigated Negative Declaration for the Mesa Court Expansion project in accordance with the California Environmental Quality Act (CEQA).

   B. Adopt the CEQA Findings for the Mesa Court Expansion project.

   C. Approve the design of the Mesa Court Expansion project, Irvine campus.

3. The President recommends that she be authorized to execute all documents necessary in connection with the above.

BACKGROUND

At the November 2013 meeting of the Regents' Committee on Grounds and Buildings, a discussion item (Update on Plans for Expansion of Student Housing, Irvine Campus) provided an overview of current housing needs and projected demand based on housing goals outlined in the Long Range Development Plan (LRDP) and Strategic Academic Plan (SAP) as well as the campus' enrollment plans. The discussion item provided context for a proposed Mesa Court Expansion project that the campus anticipated bringing to the Regents for action in 2014. The item described the proposed project as providing 500 residence hall beds in rooms initially planned for double occupancy but designed for conversion to triple occupancy as needed to address future demand. Subsequent to that discussion, updated housing information revealed an unexpectedly sharp increase in the demand for freshman housing in the fall of 2013. As a result, the campus expects that approximately half of the rooms in the project would be planned for triple occupancy upon project completion in fall 2016, thereby providing approximately 620 beds. Additional triples would be phased in incrementally to accommodate future demand, providing a total of up to 746 beds. In addition to the new residence halls, the project would include construction of an expanded dining/commons facility to replace the existing deteriorated Mesa Court Commons.

Project Drivers

Provide student housing to address current and projected demand based on campus enrollment plans and LRDP housing goals

The Irvine campus has long recognized that providing on-campus housing for students is fundamental to creating a strong, vibrant university community. The Housing Department's goal is to provide residential facilities, programs, and services that enhance student learning and support all facets of student success. The campus's 2007 LRDP and SAP identified a goal of providing on-campus housing for 50 percent of the total undergraduate and graduate student population. To ensure that new undergraduates have an opportunity to live on campus, the campus currently offers a two-year housing guarantee to freshmen and a one-year guarantee to transfer students. In addition, most graduate students are offered a guarantee based on their program's normative time to degree.

On-campus housing is currently available for approximately 12,968 undergraduate and graduate students in a combination of campus-owned complexes (7,810 beds) and privatized housing constructed in several phases over the last decade (5,158 beds). The current housing supply accommodates only 46 percent of the fall 2013 enrollment of 28,212. As shown in Table 1, Projected Student Housing Supply and Demand, in fall 2013 the deficit is more than 1,100 beds based on the fifty-percent housing target and is projected to climb to more than 2,100 beds by fall 2016 without provision of additional housing. This strong demand for housing is substantiated by a current housing wait-list of approximately 1,000 students.

TABLE 1. PROJECTED STUDENT HOUSING SUPPLY AND DEMAND

	Actual Fall 2012	Actual Fall 2013	Projected Fall 2016	Projected Fall 2020
Total Student Enrollment	26,836	28,212	30,222	32,256
Housing Target @ 50%	13,418	14,106	15,111	16,128
Current Housing Supply	12,968	12,968	12,968	12,968
Shortfall without proposed project	*(450)*	*(1,138)*	*(2,143)*	*(3,160)*
Proposed Mesa Court Expansion			**620**	**746**
Shortfall with Proposed Project			*(1,523)*	*(2,414)*
Planned Student Apartments				2,200
Shortfall with Proposed Apartments				*(214)*

The campus currently anticipates growth to approximately 32,200 students by 2020-21, consistent with the enrollment goal established in the SAP. As shown in Table 1, the proposed Mesa Court Expansion would reduce the projected 2016 housing deficit to about 1,500 beds for continuing undergraduates and graduate students. As enrollment growth continues, the campus has plans to expand privatized housing to accommodate additional undergraduates and graduate students. Irvine's 2013-23 Capital Financial Plan includes a privatized Student Apartments project that would provide approximately 2,200 beds by the end of the decade, significantly reducing the projected 2020 shortfall of 2,418 beds. The specific scope and timing of that project would be determined at a future date based on an evaluation of demand and other factors at the time.

Provide additional residence hall housing for freshmen in the academic core of the campus

The most urgent housing shortfall is in residence hall beds to accommodate incoming freshmen. The campus's longstanding goal, as stated in its LRDP, is to house freshmen in the residence hall complexes located within the academic core of the campus. These complexes offer programs and services that are specifically geared to support the academic success and individual development of freshman students as they transition to university life, such as workshops in leadership skills and study skills, academic advising, and opportunities for faculty interactions. The complexes' location in the academic core of the campus maximizes opportunities for freshmen to become involved in the many programs and activities that contribute to a rich university experience. Housing that offers more independent living arrangements is available after the freshman year, in complexes that are mostly located farther from the campus core.

UC Irvine has two residence hall communities located in the academic core of the campus – Mesa Court and Middle Earth – which together house approximately 3,800 students, almost all of whom are freshmen. (Refer to the Slide 3 site map in Attachment 8, Project Graphics.) These complexes were last expanded in 2001-02 when 500 beds were added. Since then, freshmen enrollment has grown by more than 13 percent. Although another 400 beds have been added in

recent years by converting double-occupancy rooms to triples, and study rooms to bedrooms, the existing bed count is inadequate to accommodate the 77 to 80 percent of freshmen who request on-campus housing each year. In fall 2013, over 600 freshmen could not be accommodated in the residence halls and had to be redirected to complexes intended for continuing students, thus reducing available housing for upper-division undergraduates.

Provide modern dining facilities and expanded student support spaces for the Mesa Court housing complex

The Mesa Court complex was constructed in four phases between 1965 and 2002 and currently houses 1,976 students in 29 residence hall buildings. The complex includes the 1968 Mesa Commons – a 31,600 assignable square foot (asf), two-story building comprised of a dining facility, study rooms, recreation space, and staff offices that serve the entire Mesa Court community. Apart from a 2,000 asf addition to the Commons and a modest renovation of the dining facility in 2001, the building remains as it was constructed over four decades ago. In 2007, Student Housing commissioned a Facility Condition Analysis of Mesa Commons. In their 200-page report, consultants identified a number of critical building deficiencies, including extensive interior and exterior building deterioration, the use of original and unreliable sprinkler heads in the automatic fire sprinkler system, the use of an outdated chiller that relies on a discontinued refrigerant, and building accessibility issues. In addition to these deficiencies, the dining facility is undersized and is not designed for modern, professionally provided food services operations.

Evaluation of Project Alternatives

Any undeveloped land in the academic core is reserved for future instruction and research facilities and related support to accommodate growth and program development. Therefore, residence hall expansion options are limited to development at the existing Mesa Court or Middle Earth complexes. Both communities are currently fully built out, so any new construction at these sites would require redevelopment at higher density levels. Mesa Court was chosen as the location for the proposed expansion so that the project could address the inadequacy of the complex's existing dining facility as well as the need for additional housing capacity.

In planning the Mesa Court Expansion, the campus has been very aware of the need to maintain the affordability of its housing stock. Toward this end, the proposed new residence halls would consist of rooms sized to accommodate triple occupancy. Initially about half the rooms would be set up as triples, providing approximately 620 beds at project completion; additional triples would be phased in incrementally to accommodate future demand. With the potential for a maximum of 746 new beds, it is projected that the demand for freshman residence halls will be met through at least 2018. Moreover, this approach would reduce capital costs by an estimated $11 million compared with providing the same number of beds in double-occupancy rooms, while also providing lower-cost housing options for students. UCI's students' experience of triple-occupancy rooms seems positive: in fall 2013, only twelve students out of 822 in triple-occupancy rooms requested transfers to double- or single-occupancy rooms.

The campus evaluated several project solutions, all of which included the required net increase of up to 746 beds in rooms that are sized to allow for triple occupancy, a new dining facility to serve the entire Mesa Court community, and expanded resident support facilities. In addition to options for new construction, the campus looked at one alternative of retrofitting the existing commons facility to provide the needed support space. Options were evaluated against a number of criteria, including project cost, capability for maintaining housing supply and revenues during the construction phase, and disruption to existing Mesa Court residents during construction. It was determined that demolition of the existing commons building and construction of new dining and support space with residence halls above it was the most cost-effective solution, and also best addressed the other evaluation criteria. (Refer to Attachment 4, Project Alternatives.)

Project Description

The proposed 150,577 asf (224,222 gross square feet [gsf]) project would involve construction of up to 746 beds of freshman student housing and an expanded commons facility in the Mesa Court residence hall complex located in the northwest quadrant of the Irvine campus. Residence halls would be constructed above a commons that would include a dining facility, meeting, and study rooms, and other support functions to serve the entire Mesa Court community. Demolition of the existing 31,600 asf (49,500 gsf) Mesa Commons building and a 2,000 asf supply building would be required to create a site for the new construction.

Residence Halls

The residence halls are planned to accommodate up to 738 beds in triple-occupancy rooms, and would also include eight resident advisor bedrooms and bathrooms, an apartment for a live-in Residential Life Coordinator, community restrooms, a common kitchen, lounge, study rooms, laundry rooms, trash/recycling collection areas, and custodial closets. The residential portion of the project totals approximately 97,520 asf (145,247 gsf). It is anticipated that initial occupancy of the residence halls would accommodate approximately 620 students in a combination of double- and triple-occupancy rooms.

Commons Facility

The commons replacement facility would provide expanded dining and other support spaces to serve all of Mesa Court. Space for the commons facility totals approximately 53,057 asf (78,975 gsf) and would include the following areas:

- A 725-seat dining facility of approximately 33,000 asf designed to serve a varied menu from multiple food preparation stations and service platforms located within an open seating area. An outside food-service vendor will operate this facility.

- Mesa Court community space, including a reception area, mail room, a variety of study spaces, recreation facilities, two student services suites, and a resident advisor suite.

- A housing maintenance and operations center for workshop areas, material and equipment storage, offices, a break room, and locker/shower area.

The project would include the demolition of the existing Mesa Commons and a small supply building to clear the site for construction, as well as provision of a temporary dining facility to serve the Mesa Court complex for the duration of construction. The temporary dining facility would be modular units outfitted with kitchen and serving areas capable of providing the same menu and level of service that students are currently getting, as well as indoor seating for more than 500. An outdoor seating area also would be provided.

Site Development

Site development would include construction of a loading dock and trash area, and outdoor dining space, as well as improvements to adjacent Mesa Drive to provide vehicle access to Mesa Court; new pedestrian pathways linking Mesa Court with existing campus pathways; site lighting; landscape improvements; related signage and road striping; and fire department access routes and fire hydrants. The project does not include the construction of additional parking, given that the existing Mesa Court parking lot has an adequate number of spaces to serve the complex's expanded population of approximately 2,600 students following completion of the project.

Following approvals, construction on the project is scheduled to begin in June 2014 with completion scheduled for August 2016.

Project Delivery

This project would use the design-build competition delivery method for construction. The design-build teams (bidders) are provided a detailed Request for Proposal, which includes the Project Planning Guide, the Detailed Project Program, campus design standards, the mitigation measures required in the Environmental Impact Report for the 2007 LRDP, and the project's general design parameters. The submitted proposals would be reviewed and scored based on program compliance, functional/economical design, understanding of the scheduling and coordination of the design process and its integration with the construction activities, mobilization/demobilizations/closeout plan, and experience of the construction and design team. (Additional information about design-build and project delivery considerations is provided in Attachment 5, Delivery Model.)

Design Parameters

Design approval is being requested prior to initiating the design-build competition in order to attain acceptance of the conceptual design and site-planning parameters that would be included in the bid documents. The design parameters are consistent with the Irvine campus' January 2010 Physical Design Framework.

Site

The project site is located on Mesa Road adjacent to the Claire Trevor School of the Arts to the south, and the Mesa Court Student Housing complex to the north and east. Directly across the street, to the west, is the Mesa Parking structure. Mesa Road is both a campus entry and a destination, as it provides access to the Bren Events Center, the performance venues at the School of the Arts, and the Mesa Parking Structure. Primary pedestrian circulation and access points for the project are expected to be along the south and southeast where students head to, or return from, other areas of campus.

Building Design

The Mesa Court Expansion project is intended to be a nucleus of student life and activity and enhance the existing Mesa Court community. The building is assumed to be a structure of variable heights up to six stories that will house a mix of residential, dining, and student life components. The design would foster a sense of community and provide options for spontaneous student interaction.

The residential portion of the project would be based on a repeating 16-room module. The program is intended to combine the living functions of sleeping rooms with academic components, social interaction areas, and recreational spaces to promote a sense of community. Dormitory rooms would be designed to accommodate up to three occupants. Bathrooms would be designed to accommodate the maximum number of projected student occupants. Study rooms, lounges, and informal gathering spaces will be provided on the residential floors and elsewhere in the complex to provide a variety of venues for academic studying and to encourage social interaction. Acoustic separation of noisy spaces and functions from bedrooms will be provided. As much access to daylight and views as possible will be provided throughout the complex. Interior colors will provide a stimulus-rich environment, and interiors will be constructed of durable, low maintenance materials.

The main entry and lobby space of the new facility will face east to provide ready pedestrian access to the existing Mesa Court complex and green spaces. It will express some degree of visual transparency to identify interior functions. The west façade of the building will address Mesa Road and acknowledge this unique vehicular artery and its proximity to the Claire Trevor School of the Arts and the Bren Events Center. Views from outside to inside, and indoor-outdoor connections, as well as access to daylight will reinforce the connection of the new complex with the existing environment.

In accordance with the architectural guidelines of the Physical Design Framework, the design of the building will be responsive to the context of Mesa Court and other surrounding structures, and will reinforce the campus architectural vocabulary, including a classical, tripartite expression of building elements of base, body, and top. Location and massing of the building will take into account solar exposure, light, wind direction, and surrounding microclimates.

Materials

The building would utilize materials consistent with the UCI Physical Design Framework's campus design standards that would express a quality of permanence and durability. All materials used would be consistent with the campus requirement for buildings that last a minimum of 70 years with no major deferred maintenance for 20 years. Responding to the surrounding built environment, exterior colors will be of a mostly neutral palette with color accents, and durable, low maintenance materials including stone, cement plaster, precast concrete, and glass.

ATTACHMENTS follow unless otherwise stated

Attachment 1a: Project Statistics
Attachment 1b: Project Cost Data
Attachment 2: Project Funding
Attachment 3: Summary of Financial Feasibility
Attachment 4: Project Alternatives
Attachment 5: Delivery Model
Attachment 6: Housing Rate Impacts
Attachment 7: Policy Compliance
Attachment 8: Project Graphics separate attachment
Attachment 9: California Environmental Quality Act Compliance
Attachment 10: UC Irvine Mitigated Negative Declaration Summary
Attachment 11: Final Initial Study/Mitigated Negative Declaration – provided separately
Attachment 12: Mitigation Monitoring Reporting Program – provided separately
Attachment 13: 2007 LRDP and LRDP EIR: http://www.ceplanning.uci.edu/finallrdp.html
Attachment 14: CEQA Findings

ATTACHMENT 1a

PROJECT STATISTICS

CCCI 6436

Cost Category	Residence Halls	Commons	Total Project	% of Total
Site Clearance	$1,149,000	$624,000	$1,773,000	1.4%
Building	$47,558,000	$42,710,000	$90,268,000	71.1%
Exterior Utilities	$458,000	$416,000	$874,000	0.7%
Site Development	$1,058,000	$561,000	$1,619,000	1.3%
A/E Fees[1]	$4,018,000	$3,545,000	$7,563,000	6.0%
Campus Administration[2]	$2,260,000	$1,994,000	$4,254,000	3.4%
Surveys, Tests, Plans	$1,256,000	$1,108,000	$2,364,000	1.9%
Special Items[3]	$674,000	$3,059,000	$3,733,000	2.9%
Financing Costs	$4,998,000	$4,802,000	$9,800,000	7.7%
Contingency	$2,511,000	$2,216,000	$4,727,000	3.7%
Total	$65,940,000	$61,035,000	$126,975,000	100.0%
Group 2 & 3 Equipment	$3,304,000	$3,478,000	$6,782,000	
Project Cost	**$69,244,000**	**$64,513,000**	**$133,757,000**	

[1] Fees include executive architect basic services, which will be set during the design-build competition.
[2] Campus Administration includes quality assurance, project management, and inspection.
[3] Special Items include interest during construction, temporary food-service facility, programming/project DPP, independent seismic review, value engineering/constructability review, agency review, food service facility coordination, paleontologist, security consultant, topographic/as-built survey/CAD base sheets, environmental impact report, wind study, environmental monitoring during construction, AV/IT/lighting consultant, commission building systems, and Facilities Management utility coordination/shutdowns.

ATTACHMENT 1b

PROJECT COST DATA

	Residence Halls	Commons	Total Project
Gross Square Feet (GSF) [4]	145,247	78,975	224,222
Assignable Square Feet (ASF)	97,520	53,057	150,577
Efficiency Ratio ASF/GSF	67%	67%	67%
Building Cost/GSF (	$327	$541	$403
Project Cost/GSF (e)5	$454	$773	$566
Number of Beds (as doubles)	500	N/A	500
GSF/Bed	290	N/A	N/A
Building Cost/Bed	$95,116	N/A	N/A
Project Cost/Bed	$131,880	N/A	N/A
Number of Beds at occupancy[6]	620	0	620
GSF/Bed at occupancy	234	N/A	N/A
Building Cost/Bed at occupancy	$76,706	N/A	N/A
Project Cost/Bed (e) at occupancy	$106,355	N/A	N/A
Number of Beds at buildout	746	0	742
GSF/Bed at buildout	195	N/A	N/A
Building Cost/Bed at buildout	$63,751	N/A	N/A
Project Cost/Bed (e) at buildout	$88,391	N/A	N/A

Comparable Projects at CCCI 6435

Name	CIB Date	Bldg Cost/GSF	Project Cost/GSF	Bldg Cost/Bed	Project Cost/Bed
Proposed project – Mesa Court Expansion – Residence portion only, assumes buildout at 746 beds		$327	454	$63,751	$88,391
BK - Anna Head West Student Housing	Jan-12	$432	$616	$153,000	$218,000
LA - Northwest Campus Student Housing Infill	Jan-11	$343	$497	$114,000	$166,000
CSU Fullerton - Student Housing, Phase 3 and 4 (Residential Only)	Dec-11	$426	$513	$122,479	$147,446

[4] Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet is the net usable area.

[5] Project cost excludes Group 2 & 3 equipment.

[6] Number of beds at occupancy assumes that approximately half of the available rooms would be triples. Number of beds at buildout assumes that all rooms would be triples.

ATTACHMENT 2

PROJECT FUNDING

A. Total Project Cost : $175,000,000		
Funding Source	Housing Reserves: $10,000,000 External Financing: $123,757,000	
B. Funding Schedule		
Phase		**Funding Sources**
Design	$ 2,514,000	Housing Reserves
Construction	116,975,000	External Financing
Construction	7,486,000	Housing Reserves
Equipment	6,782,000	External Financing
TOTALS:	$ 133,757,000	
C. External Financing		
Information on the proposed external financing may be found in *Attachment 3* (Summary of Financial Feasibility).		

ATTACHMENT 3

SUMMARY OF FINANCIAL FEASIBILITY

IRVINE CAMPUS	
Project Name	**Mesa Court Expansion**
Project ID	**996296**
Total Estimated Project Costs	**$133,757,000**
Anticipated Interest During Construction	**$9,800,000**

PROPOSED SOURCES OF FUNDING	
External Financing – tax-exempt	**$103,000,000**
External Financing – taxable	**$20,757,000**
Standby Financing	**$0**
Interim Financing	**$0**
UCI Housing Reserves	**$10,000,000**
Other Source of Funding II	**$0**
Total	**$133,757,000**

Fund sources for external financing shall adhere to University policy on repayment for capital projects.

For Externally Financed projects, please refer to Section I.
For Standby and Interim financings, please refer to Sections II & III.

SECTION I. Externally Financed Projects

Long-term external financing assumptions are listed below.

FINANCING ASSUMPTIONS	
Anticipated Repayment Source	**General Revenues of the Irvine campus**
Anticipated Fund Source	**UCI Housing Revenues**
Financial Feasibility Rate	**6.00% (tax-exempt)/7.25% (taxable)**
First Year of Principal	**FY 2016-2017**
Final Maturity (e.g. 20XX)	**FY 2045-2046**
Term (e.g. 30 years)	**30 years**
Estimated Average Annual Debt Service	**$9,260,000**

Below are results of the financial feasibility analysis for the proposed project using the campus' Debt Affordability Model. External financing approval requires the campus to meet the debt service to operations benchmark and one of the two other benchmarks for approval. The financial projections take into consideration market conditions, new sources of revenue and all previously approved projects. The corresponding campus Debt Affordability Model has been submitted to Capital Markets Finance at UCOP.

	CAMPUS FINANCING BENCHMARKS	
Measure	**10 Year Projections**	**Approval Threshold**
Debt Service to Operations	**4.3% (max) FY 2017 (yr)**	**6.0%**
Debt Service Coverage	**5.39x (min) FY 2017 (yr)**	**1.75x**
	AUXILIARY FINANCING BENCHMARKS	
Debt Service Coverage	**1.45x (min) FY 2017 (yr)**	**1.25x**

ATTACHMENT 4

PROJECT ALTERNATIVES

This project addresses the urgent need for freshman housing in the academic core of the campus, in accordance with Long Range Development Plan (LRDP) goals. Location of housing in the campus core provides proximity to the programs and services that support the freshman students in their transition to university life. Because any undeveloped land in the academic core is reserved for future instruction and research facilities and related support needed to accommodate enrollment growth and academic program development, the campus limited its consideration of alternatives to sites within the Mesa Court and Middle Earth residence hall complexes. Both complexes are fully built out, so any new construction at these sites would require redevelopment at higher density levels. Mesa Court was chosen as the location for the proposed expansion so that the project could address the inadequacy of the complex's existing dining facility as well as the need for additional housing capacity. The campus explored the use of the adjacent Mesa Court parking lot as a potential project site; however, soils reports identified liquefaction issues that precluded construction in that area.

The campus identified three options for the expansion of Mesa Court, all of which would provide a net maximum of 746 beds in triple rooms, a new dining facility to serve the entire Mesa Court community, and expanded support facilities. In addition, Alternatives 1 and 2 would require provision of a temporary dining facility to serve the Mesa Court complex during construction. None of the alternatives include new parking because the existing number of spaces at the adjacent Mesa Court parking lot is adequate to serve Mesa Court's expanded total population of approximately 2,600 students following completion of the project.

Evaluation Criteria

All three alternatives support the campus goals outlined in the *LRDP* and *Academic Strategic Plan*; all three meet the campus's demonstrated need for additional beds and related ancillary services. Consequently, project cost, maintaining housing supply and revenues during construction, and minimizing disruption to existing Mesa Court residents during construction comprised the criteria for evaluating project alternatives.

Alternative 1 – Construction of new housing and a new dining and student support facility on the site of the existing Mesa Commons building. This alternative requires demolition of Mesa Commons, and construction of the new residence hall with up to 746 beds above an expanded dining/support facility.

This alternative has the lowest total project cost compared with the other options. It limits the project footprint and preserves open space while minimizing the effects of construction on existing Mesa Court residents. Demolition of Mesa Commons would be mitigated by provision of a temporary dining facility and temporary relocation of staff offices and some student study space to other locations in the Mesa Court complex. A small amount of student recreation and study space housed in the Commons facility would not be replaced during construction;

however, students would have the option of using central campus recreation and study facilities. Moreover, this alternative does not require that existing housing be taken out of commission during construction, so does not reduce housing supply or revenues.

Alternative 2 – Construction of new housing on an adjacent site, and replacement of Mesa Commons. This alternative requires demolition of four residence halls with a total of 212 beds as well as demolition of Mesa Commons. Residence halls with a maximum of 958 beds would be built on the adjacent site and an expanded dining/support facility would be built on the Mesa Commons site.

Project costs for this alternative are estimated to be approximately 17 percent higher than the cost for Alternative 1. Demolition of existing housing would incur not only the costs associated with both demolition and replacement construction, but also the loss of housing revenues, estimated at more than $5.5 million over the two-year construction period. The loss of housing inventory during construction would temporarily increase the already significant unmet demand for freshman beds. Demolition of Mesa Commons would affect residents and staff in the same ways as described in Alternative 1. Finally, because this option involves operating two construction sites within the Mesa Court complex, disruption to existing residents would be significant.

Alternative 3 – Construction of new housing and a dining hall at the adjacent site and renovation of Mesa Commons as a student support facility. This alternative requires demolition of 212 residence hall beds and construction of residence halls with a maximum of 958 beds above an expanded dining facility on the site. Mesa Commons would be renovated to provide additional support spaces.

This option has the highest estimated project cost of the three alternatives, and also has the same negative impacts found in Alternative 2. Although the renovation and reuse of Mesa Commons would provide significant additional support space for the Mesa Court community, it would be at a very high premium – project costs are estimated to be approximately 28 percent higher than the cost of Alternative 1.

Analysis of these alternatives concluded that **Alternative 1,** the proposed project**,** is the lowest-cost and preferred option. It also has the fewest negative impacts and is the most responsive to campus goals and objectives. The new residence hall beds, dining facility, and support spaces will be constructed on the site of the demolished Commons facility.

ATTACHMENT 5

DELIVERY MODEL

The campus evaluates alternative delivery models for all new capital projects, including their potential as Public Private Partnerships (PPP). This section provides a discussion of PPP versus the chosen delivery method for this project, design-build.

Public Private Partnerships

The Irvine campus has a strong commitment to privatized student housing, which has resulted in the 5,158-bed East Campus complex, one of the largest privatized on-campus student housing complexes in the country. The campus has determined, however, that privatized development is not appropriate for the Mesa Court Expansion project because:

- The Mesa Court expansion is adding to an existing residence hall complex and to construct it as a privatized project would mix private and UC ownership, which would fragment services and operations. The Long Range Development Plan does not identify any additional land for student housing in the academic core so redevelopment of an existing complex is the only option that meets the campus's goal of housing freshmen in the central campus.
- Dormitory-style housing primarily houses freshmen with enhanced student life programs and direct campus control is preferable for this product type. (To date there are no privatized on-campus dormitories on any UC campus.)
- The expansion project includes demolition of the existing food service and commons area building, provision of a temporary food service operation, and construction of a larger food and student services complex to serve both new and existing beds. To be affordable, the costs for these components must be spread over existing and new housing inventory, which would not be possible in a PPP process.
- Because of the dormitory use and core campus location it unlikely that a privatized development could be structured to effectively reduce the project's effect on campus debt capacity compared with a UC-financed project.

Design-Build Project Delivery

The project is proposed to be constructed using the design-build method, which captures some of the advantages gained in the PPP process, and has been successfully employed by UCI for over two decades. In this process, the University contracts with a single party for both design and construction. The campus prepares an extensive bid package outlining detailed project requirements, performance specifications, desired design character, and maximum acceptance cost. This package is bid competitively to prequalified contractor/architect teams who submit schematic design proposals. The contract is awarded to the team that provides the best value for the budget. The design-build process is highly efficient, reduces the risk of claims, and allows

the contractor's technical expertise and creativity to be incorporated into the design process from the beginning. In addition, this method permits project schedules to be accelerated because procurement, fabrication, and construction of utilities can begin while construction documents are still underway. The design-build process has proven so successful in controlling costs, increasing speed, and maximizing value, that the campus now delivers virtually all projects using this method.

Design approval for the Mesa Court expansion project is being requested prior to initiating a design-build competition in order to seek acceptance of the conceptual design and site planning parameters that would be included in the bid documents.

ATTACHMENT 6

HOUSING RATE IMPACTS

Currently, UCI residence hall rental rates are among the lowest within the University of California system and the proposed project will result in only a modest increase to rental rates. As indicated in the table below, only a small percentage of the rental rate increases are directly attributable to the project. This is because the project is expected to generate approximately $8 million in gross income at the onset as a result of the 620 additional bedspaces while, at the same time, debt service for various other existing projects will be paid off.

Debt service for the project is anticipated to begin in 2016-17, at which time the projected average residence hall rates for room and board will be $14,593 for double-occupancy rooms and $12,760 for triple-occupancy. The current room and board income split is approximately 65 percent room (including utilities and other operating costs such as first-year experience student programming costs) and 35 percent board.

Rate Increase Associated with Proposed Project (as well as Planned Projects)			
Fiscal Year	**Operating Increase [excludes MC Expansion Project]**	**Improvements to Housing Inventory [includes MC Expansion Project]**	**Total Rate Increase (%) (overalll weighted average)**
2013-14	**3.53%**	0.00%	3.53%
2014-15	**3.53%**	0.00%	3.53%
2015-16	**3.53%**	0.00%	3.53%
2016-17	**3.53%**	0.61%	4.14%
2017-18	**3.53%**	0.61%	4.14%
2018-19	**3.53%**	0.61%	4.14%
2019-20	**3.53%**	0.61%	4.14%
2020-21	**3.53%**	0.61%	4.14%
2021-22	**3.53%**	0.08%	3.61%
2022-23	**3.53%**	0.08%	3.61%

Market Analysis- Residence Hall Room Rates and Local Off-Campus Rates

2016-17 Forecasted Rates	Monthly Rent	Annual Rent[1]	Inclusions
Proposed Residence Hall Rates:			
Double-occupancy room	$1,054	$9,485	Excludes meals but includes utilities, internet, custodial and student services
Triple-occupancy room	$922	$8,294	
Local Community:			
2-bedroom apt. with two occupants	$1,382	$16,586	Includes utilities, furniture rental, cable, internet

[1] Residence halls rates represent costs for the nine-month academic year. Apartments in the local community typically require annual leases so costs represent 12 months.

ATTACHMENT 7

POLICY COMPLIANCE

2007 Long Range Development Plan (LRDP). The project is consistent with the land use designation for the project site (Academic Core – Student Housing) and with all applicable LRDP policies in the campus's 2007 LRDP.

Capital Financial Plan. The *2013-2023 Capital Financial Plan* for the Irvine campus includes the Mesa Court Expansion at a project budget of $120 million. The current budget of $133,757,000 reflects more detailed planning and cost estimates.

Physical Design Framework. The project is consistent with the goals and intent of the campus *Physical Design Framework* approved by the Regents in January 2010.

Independent Cost and Design Review. An independent cost estimate has been prepared based on the Detailed Project Program. An independent licensed architect will review the project designs submitted by the design-build teams. Peer review by an independent structural engineer is scheduled to occur following selection of the design-build team and the winning design. UC Irvine Design & Construction Services will manage the project. The Associate Vice Chancellor/Campus Architect will provide University oversight.

Seismic Safety Policy. This project will comply with the *University of California Seismic Safety Policy* and independent seismic peer review.

Sustainable Practices. The project will comply with the *University of California Policy on Sustainable Practices*. Bid documents will require a LEED™ Silver rating, with an alternate for a Gold rating. Sustainable features include:

- Reduction of the heat island effect by providing selective reflective hardscaping on the non-roof areas and utilize Solar Reflective Index-compliant roofing materials.
- Reduction of water use through selection of high-efficiency fixtures and smart irrigation.
- Reduction of building energy consumption through use of open-air circulation, natural ventilation, occupancy sensors for lighting, enhanced building commissioning and high-efficiency mechanical equipment.
- Reduction of solid waste disposal by diverting 75 percent of construction and demolition waste from landfills.
- Reduction of Volatile Organic Compounds (VOC) emissions by use of lo-VOC compliant products.

Mesa Court Expansion

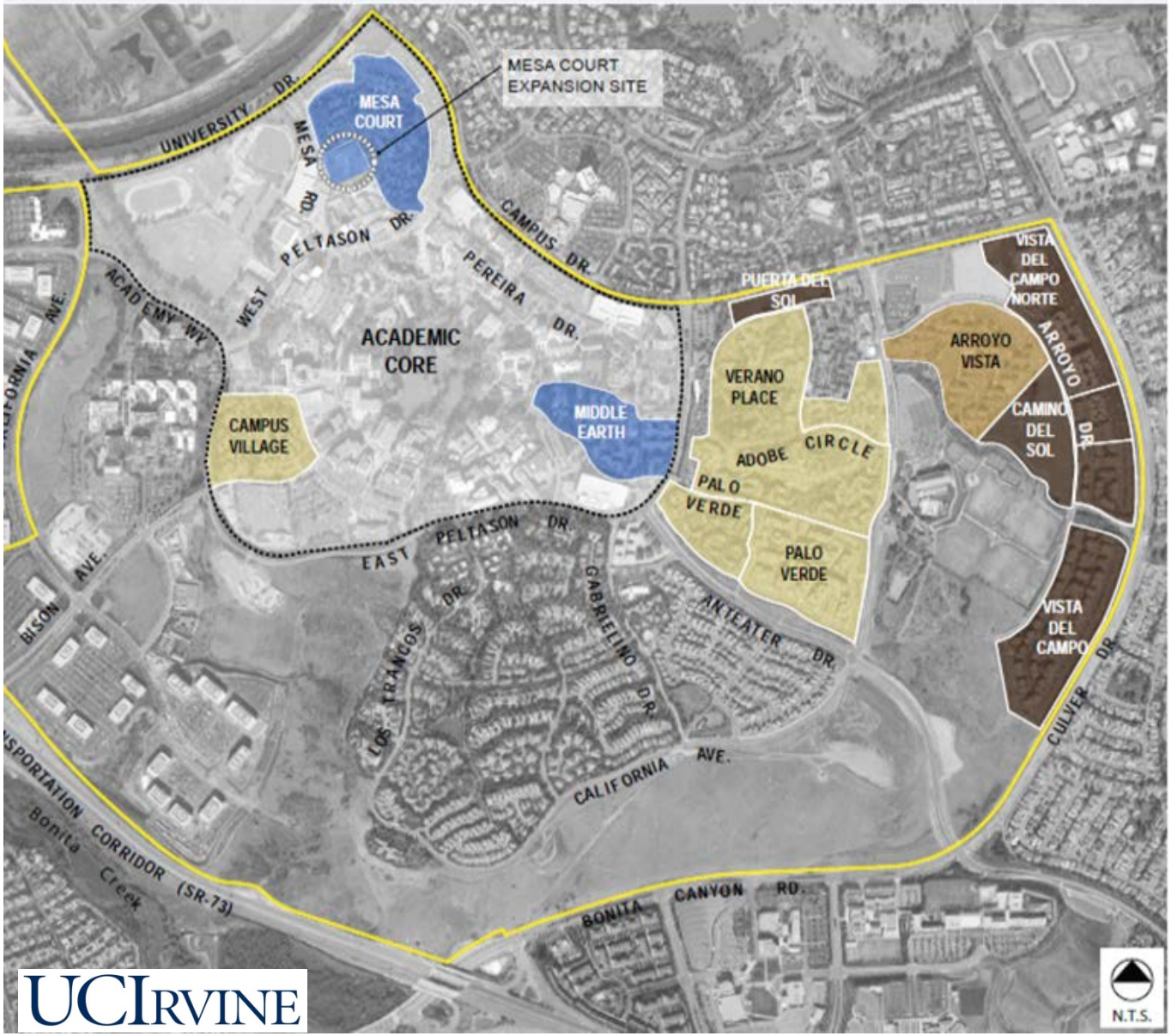
Project No. 996296

Regents' Committee on Grounds and Buildings

January 22, 2014

UCIrvine

Project Location

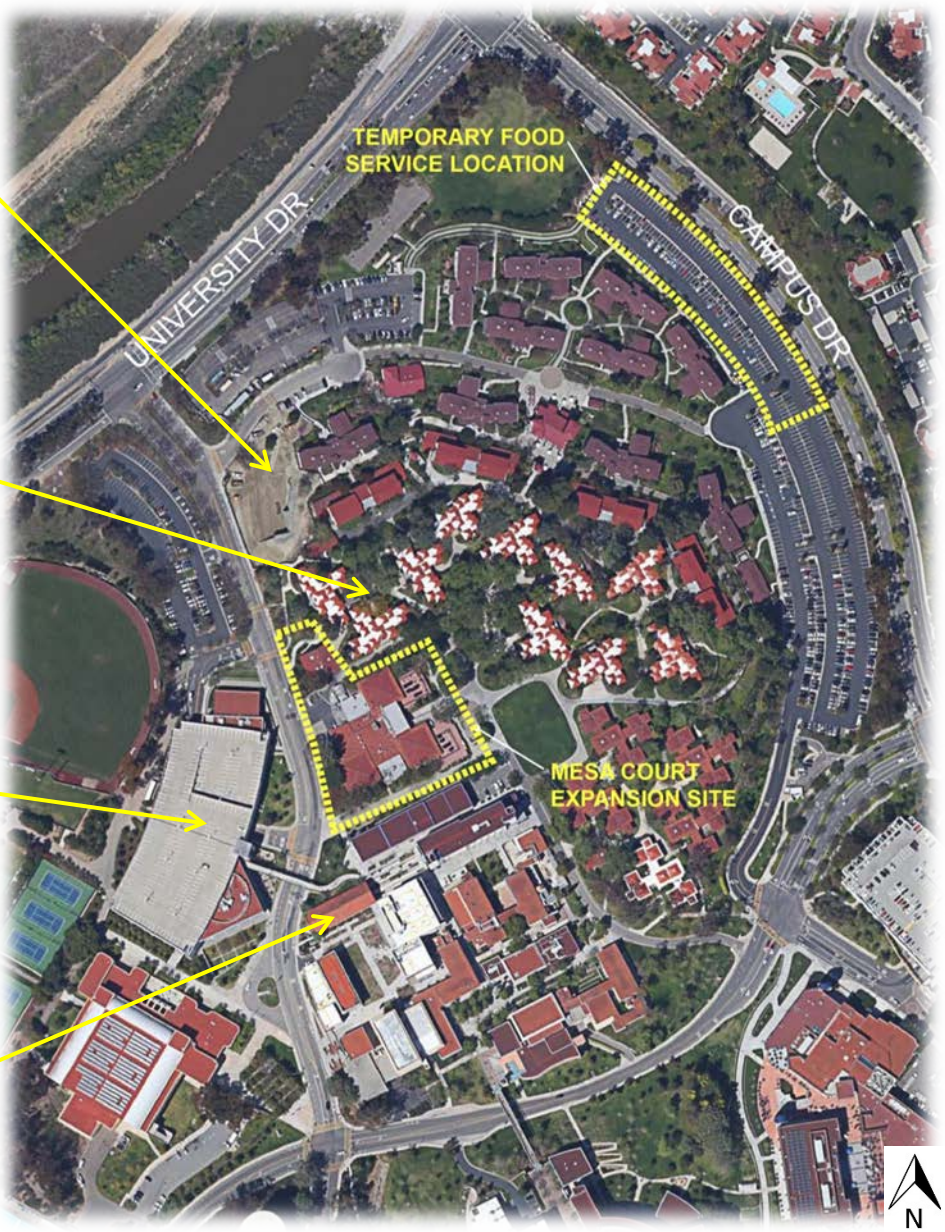


LEGEND

- FRESHMAN RESIDENCE HALLS
- CONTINUING UNDERGRADUATE / TRANSFER HOUSING
- STUDENT APARTMENTS
- PRIVATIZED HOUSING
- ACADEMIC CORE BOUNDRY
- CAMPUS BOUNDRY

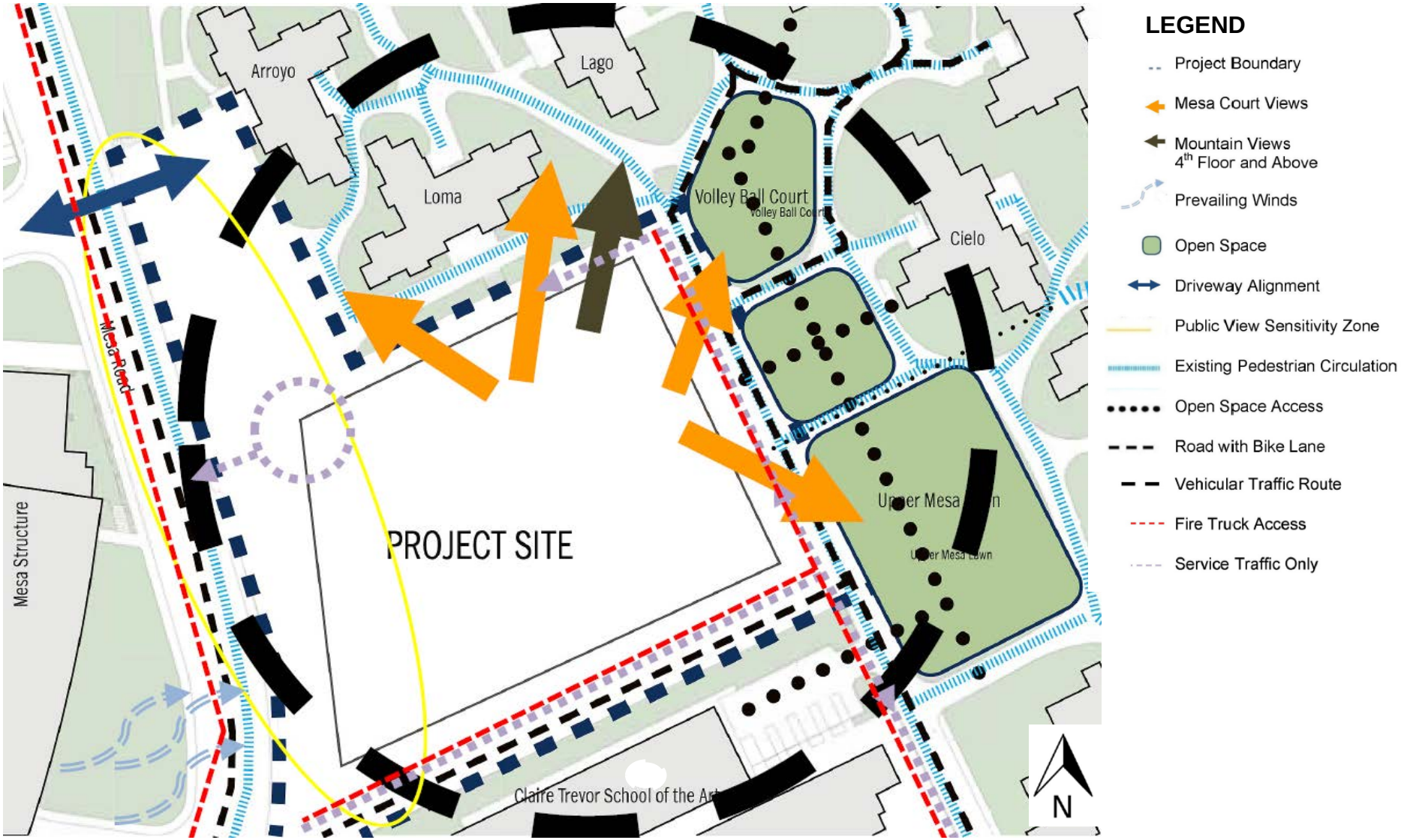
UCIRVINE

Site Plan



UCIRVINE

Design Parameters



UCIrvine

Design Parameters

1. Encourage student interaction and support academic development.

2. Building entries from outdoor green space serve as the “front door” to Mesa Commons. Hierarchy of public to private space enhancing:
    - Student and staff experience,
    - Reinforcing campus circulation, and
    - Outdoor interaction/dining space and public space.

3. Buildings and landscaping should enhance or frame important view corridors.
    - Building heights will be variable but will not exceed 6 stories, and
    - Native landscaping will be consistent with LRDP & UCI Green and Gold Plan.

4. Maximize natural lighting; use high performance clear glazing. Design roofs to reduce heat gain and support photovoltaic cells.

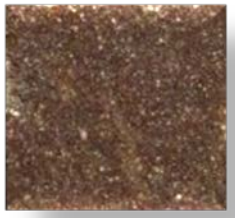
5. Primary materials/colors: Cement plaster, modular stone/brick, cast-in-place concrete, and architectural metal, with medium to strong earth tones.

6. Per UC Policy, project will be LEED Silver. Additional technical score points for designs exceeding LEED Silver.

Contextual Materials

Field Colors

Precast Window Sills



Stone Base
Rosso Trento
Porphyry

Stone Base
Porphyry

Colored Concrete
Omaha Tan

Colored Concrete
Sequoia Sand

Glass

Clear Float
Glass

Obscure
Glass

Miscellaneous Metals

Alum. Window/Door Frames
“Sun Storm Grey Velvet”

Alum. Window/Door Frames
“Sun Storm Bronze”

UCIrvine

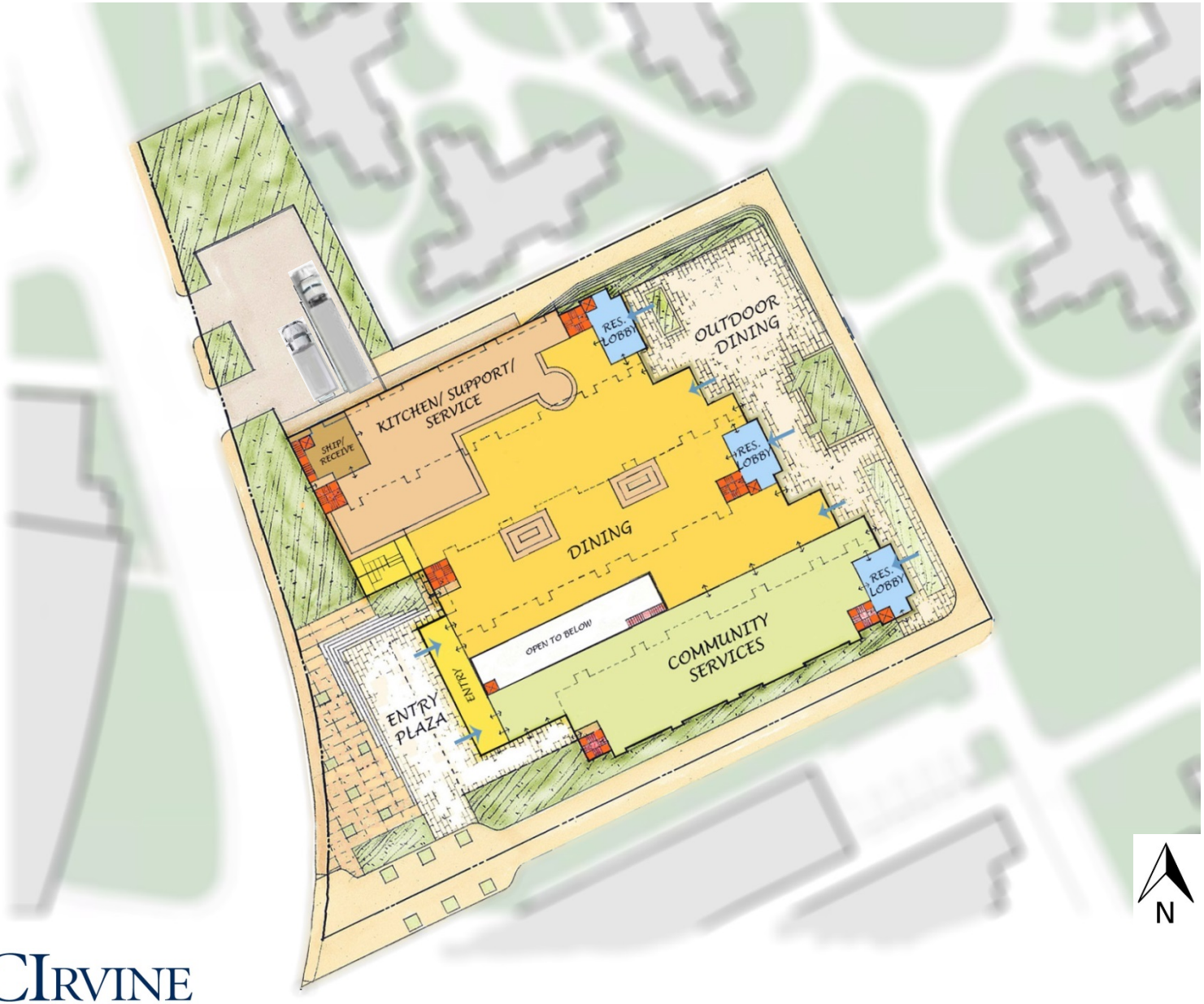
Conceptual – “Test to Fit” Site Plan

Legend:

Entry

UCIrvine

Conceptual – “Test to Fit” Ground Floor



Legend:

Entry

UCIrvine

Conceptual – "Test to Fit"
Residential Community-Building Spaces

TYPICAL RESIDENTIAL FLOOR

16 SUITES PER FLOOR

UCIrvine

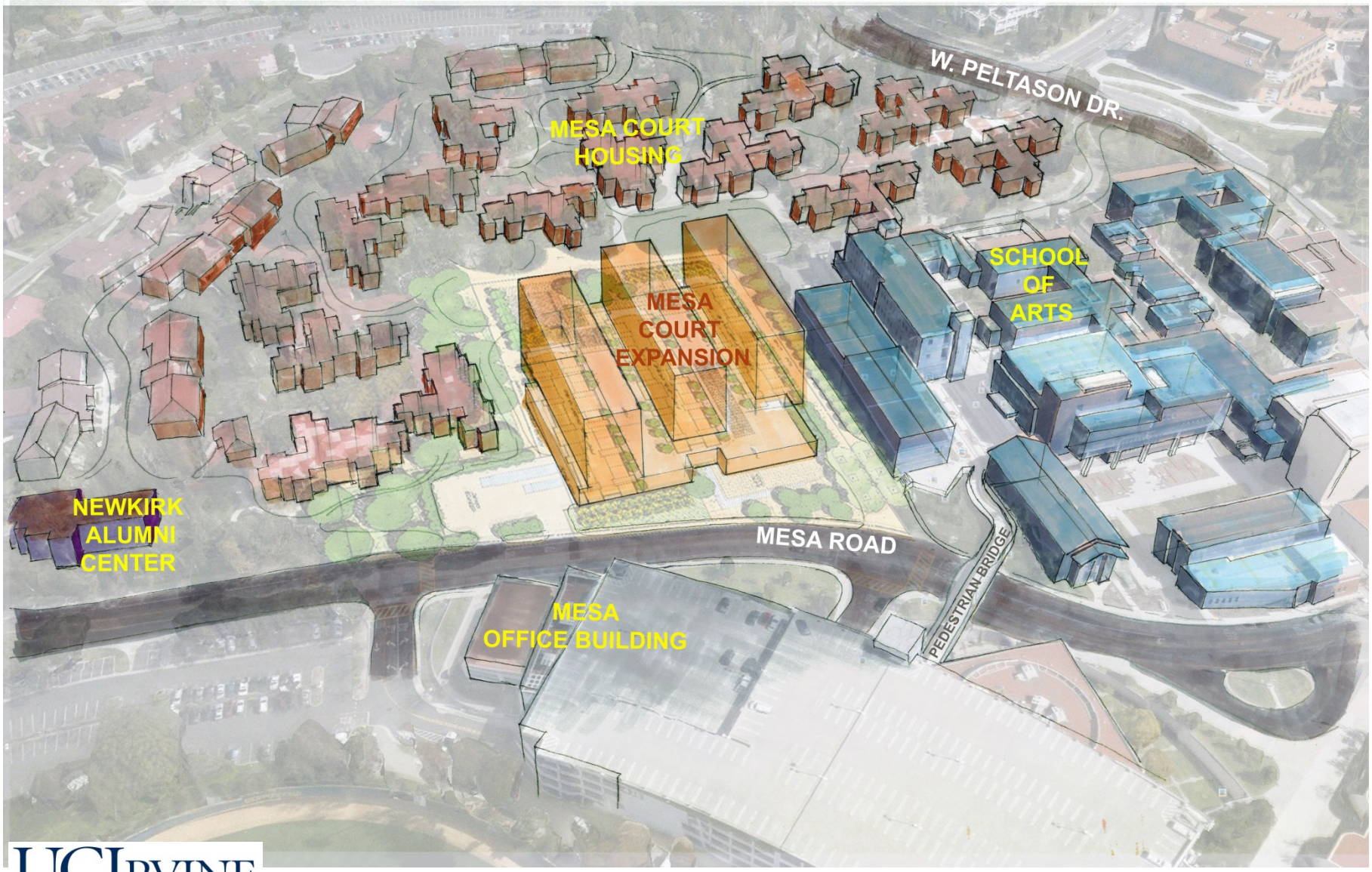
Conceptual – “Test to Fit” Residential Suite

TYPICAL SUITE UNIT

2 AND 3 PERSON CONFIGURATION

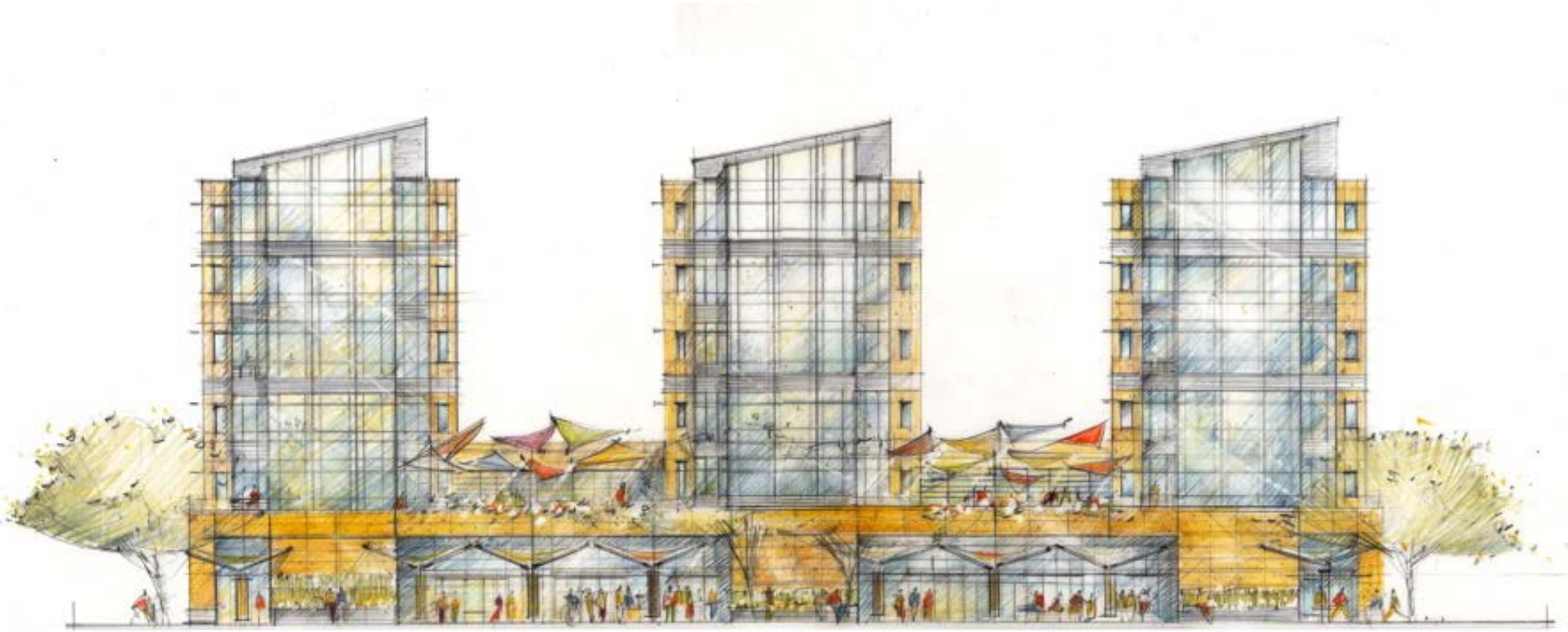
UCIrvine

Massing Relationships



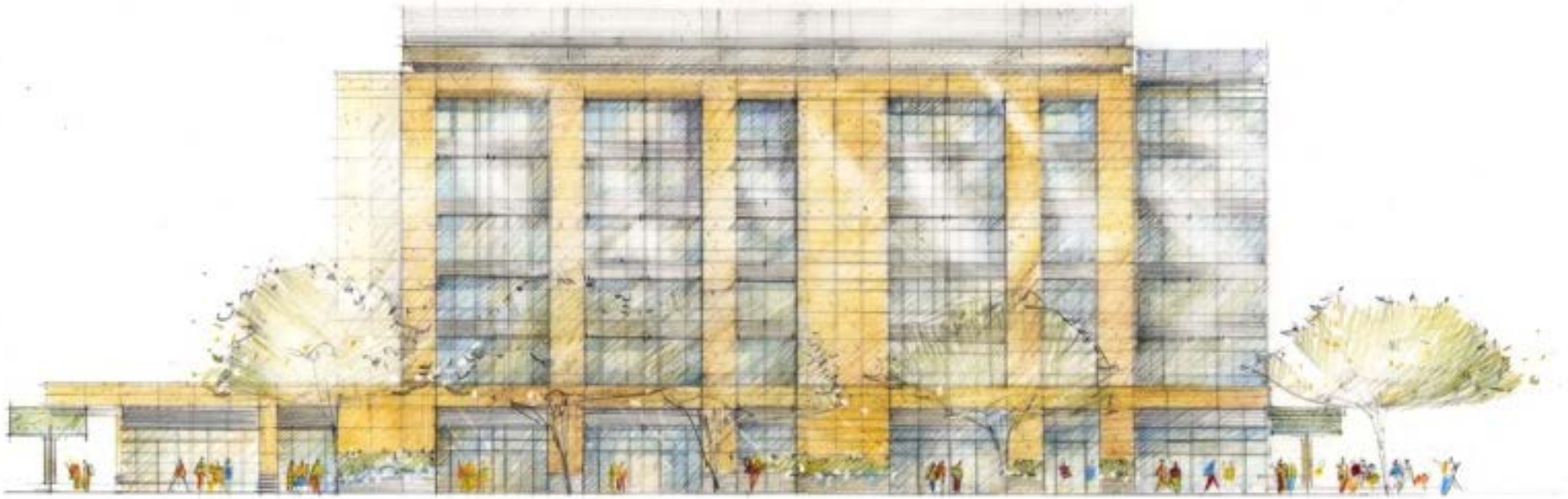
UCIRVINE

Conceptual – “Test to Fit” Exterior Elevations



UCIrvine

Conceptual – “Test to Fit” Exterior Elevations



UCIrvine

Sustainability Features

- LEED Silver Minimum; incentives for Gold or Platinum
- Natural ventilation
- Daylighting optimization
- Occupancy sensors for lighting efficiency
- High performance exterior envelope
- Light-reflecting materials/finishes to reduce heat island effect
- Energy efficient building systems
- Reduce water use through smart irrigation and low-flow plumbing fixtures
- Enhanced building commissioning for optimal energy performance
- High efficiency HVAC equipment
- Reduce solid waste disposal by diverting 75 percent of construction waste from landfills
- Reduce VOC emissions by use of low-VOC products
- Drought tolerant landscape materials

Design-Build Process

Regents Approval of Budget, Design Parameters & CEQA

Technical & Lump Sum Proposal

Owner Develops Program & Design Criteria

Pre-qualify Architects and DB Teams

Proposal Phase

Evaluation Process

NTP - Phase 1

Design Development

NTP- Phases 2&3

Construction Documents & Construction

UCIRVINE

ATTACHMENT 9

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

Environmental Review Process

Pursuant to State law and University procedures for the implementation of the California Environmental Quality Act, the potential environmental effects of the proposed Mesa Court Expansion Project (MCEP) were analyzed in a Final Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2013101096), dated December 2013. The Final IS is tiered from the 2007 Long Range Development Plan Final EIR (LRDP FEIR), certified by the Regents in November 2007.

A Notice of Intent to Adopt a Mitigated Negative Declaration based on a Draft Initial Study (IS/MND) was submitted on October 29, 2013 to the Governor's Office of Planning and Research, State Clearinghouse as well as local and regional agencies and other interested groups and individuals for a 30-day review period ending on November 27, 2013. The Draft IS/MND was posted on the Environmental Planning and Sustainability website and hard copies were delivered to UCI's Langson Library and the Orange County Public Library (Irvine University Park Branch).

Environmental Impacts

The IS/MND found that the MCEP would have less than or no significant impact on the environment in regard to biological resources, geology and soils, greenhouse gas emissions, land use planning, population and housing, public services, recreation, and utilities and service systems. With inclusion of the LRDP FEIR mitigation measures identified in the IS/MND, the MESP would have no significant environmental impacts in regard to aesthetics, air quality, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, and transportation/traffic. A Mitigation Monitoring and Reporting Program has been prepared and included in the Final Initial Study/Mitigated Negative Declaration.

Public Comments

During the public review period, comment letters were received from the City of Irvine, Irvine Ranch Water District, Irvine Unified School District, Orange County Public Works, State of California Department of Transportation District 12, and the State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. None of the comment letters raised any questions regarding the environmental analysis. Therefore, no changes or amendments to the IS/MND because of public comments were warranted. All comments received and the University's subsequent responses to them are included in the Final Initial Study and Mitigated Negative Declaration.

Findings

Based on the impact assessment in the attached Final Initial Study/Mitigated Negative Declaration, it has been determined that the proposed project, as mitigated, will not result in any significant direct, indirect, or cumulative environmental impacts. With the implementation of LRDP FEIR mitigation measures, impacts related to Aesthetics (light/glare), Air Quality (construction emissions), Cultural Resources (archaeological/paleontological resources), Hazards and Hazardous Materials (emergency response), Hydrology and Water Quality (erosion/water quality), Noise (ground borne/temporary ambient noise), and Transportation/Traffic (temporary road closure) would be less than significant. The attached Findings discuss the Project's impacts, mitigation measures, and conclusions regarding adoption the Final Initial Study/Mitigated Negative Declaration in conformance with CEQA.

PROJECT SUMMARY

UNIVERSITY OF CALIFORNIA, IRVINE
MESA COURT EXPANSION PROJECT

UCI Project No. 996296

FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

State Clearinghouse No. 2013101096

December 2013

Mesa Court Expansion Project
Summary of Final Initial Study/Mitigated Negative Declaration

Project Description

The University of California, Irvine (UCI) proposes to construct an approximately 224,000 gross square foot (gsf) facility in the Mesa Court Student Housing Complex. The proposed facility would replace the existing approximately 49,300 gsf two story Mesa Court Commons building with a new combined commons and student residence facility. The proposed project would include approximately 250 dormitory rooms and is anticipated to commence operation housing 500 students. Over the life of the project, depending on demand and operational considerations, a portion of the rooms could be occupied as triples (3 students per room). Thus, the project's environmental analysis considered the effects of a maximum project occupancy of 750. The proposed project site would encompass approximately 2.24 acres of land adjacent Mesa Road, including the existing Mesa Court Commons building, associated ancillary buildings such as the and site improvements.

Project construction activities would involve demolition of approximately 52,000 gsf of existing buildings and construction of the new commons/residence hall facility. Existing site improvements such as pedestrian and bicycle paths, landscaping, and site lighting would also be demolished and new improvements constructed as part of the project. The project would also include improvements to Mesa Road to upgrade vehicle access to the new building. During construction, temporary dining services for existing Mesa Court residents would either be provided in the UCI Student Center or a mobile facility placed on Parking Lot 5 and amenities provided in the existing Mesa Commons building such as study, group activity, and recreation rooms would be offset by existing services in other UCI's campus facilities. A construction lay-down yard would be provided in the UCI west campus area on a site that has been previously utilized for such purposes. Construction of the project is anticipated to commence in June 2014 and be complete in August 2016.

The proposed facility anticipates approximately two floors of commons space with approximately four residential floors above for a total of approximately six floors above grade. Space usage in the new facility, including replacement space for existing uses on the site, is anticipated to be allocated as follows:

- Building Services (approximately 3,000 GSF): Storage, office space, maintenance etc.
- Community (approximately 15,000 GSF): Study rooms, mailroom, computer lab, housing staff offices, etc.
- Hospitality (approximately 51,000 GSF): Dining room, kitchen, service area, etc.
- Residential (approximately 155,000 GSF): Bedrooms, bathrooms, laundry, study rooms, resident director apartment, etc.

The project includes the construction of a pedestrian bridge connecting the Mesa Court community to adjacent areas of the central Academic Core as a project option to facilitate pedestrian circulation. The impacts associated with the construction and use of the pedestrian

bridge, if included within the scope of the project have been considered in the analysis in this Initial Study/Mitigated Negative Declaration (IS/MND). The campus would construct the pedestrian bridge if funding permits.

Surrounding Land Uses and Environmental Setting

The proposed project site is located is located in an urbanized portion of the campus, bordered to the east by other buildings in the Mesa Court student residence hall complex, the west by Mesa Road, and to the south by the buildings in the Arts Quad. Across from the site on the western side of Mesa Road are Parking Lot 14 and the Mesa Parking Structure. The proposed project site, as described above, includes the existing Mesa Court Commons building, its building maintenance/loading dock and vehicle driveway, concrete walkways, lawn areas, and ornamental landscaping. There are various trees and shrubs present, mixed with the ornamental landscaping and lawn areas; however, no rock outcroppings, water bodies, wetlands, riparian areas, or other distinctive natural features are present or adjacent the relatively flat project site.

Environmental Analysis

The IS/MND is tiered from 2007 Long Range Development Plan Final Environmental Impact (State Clearinghouse No. 2006071024), certified by the Regents in November 2007 and evaluates the Project, potential environmental effects associated with its construction and operation, and includes measures that would be taken to mitigate any potentially significant environmental effects identified. The analysis supports the conclusion that the Project, with mitigation incorporated, will not result in any potentially significant environmental effects. This IS analyzed the potential site-specific and localized impacts of the project with regard to the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

Impacts and Mitigation Measures

Based on the evaluation of environmental impacts and mitigation measures presented in the IS/MND, the project, with mitigation incorporated, would not result in any significant impacts to the environment. Required LRDP FEIR mitigation measures incorporated are as follows:

Aes-2A: Prior to project design approval for future projects that implement the 2007 LRDP, UCI shall ensure that the projects include design features to minimize glare impacts. These design features shall include use of non-reflective exterior surfaces and low-reflectance glass (e.g., double or triple glazing glass, high technology glass, low-E glass, or equivalent materials with low reflectivity) on all project surfaces that could produce glare.

Aes-2B: Prior to approval of construction documents for future projects that implement the 2007 LRDP, UCI shall approve an exterior lighting plan for each project. In accordance with UCI's Campus Standards and Design Criteria for outdoor lighting, the plan shall include, but not be limited to, the following design features:

i. Full-cutoff lighting fixtures to direct lighting to the specific location intended for illumination (e.g., roads, walkways, or recreation fields) and to minimize stray light spillover into adjacent residential areas, sensitive biological habitat, and other light sensitive receptors;
ii. Appropriate intensity of lighting to provide campus safety and security while minimizing light pollution and energy consumption; and
iii. Shielding of direct lighting within parking areas, parking structures, or roadways away from adjacent residential areas, sensitive biological habitat, and other light-sensitive receptors through site configuration, grading, lighting design, or barriers such as earthen berms, walls, or landscaping

Air-2A: During project level environmental review of future projects that implement the 2007 LRDP and that could result in a significant air quality impact from construction emissions, UCI shall retain a qualified air quality specialist to prepare an air quality assessment of the anticipated project-related construction emissions. The assessment shall quantify the project's estimated construction emissions with and without implementation of applicable Best Management Practices (BMPs) listed in mitigation measure Air-2B and compare them with established SCAQMD significance thresholds. In addition, the air quality assessment shall include analysis of temporal phasing as a means of reducing construction emissions.

If the estimated construction emissions are under SCAQMD's significance thresholds or if mitigation measure Air-2B would reduce emissions to below established thresholds, then the project's direct impact to air quality would be less than significant and no additional mitigation would be required. If the project's construction emissions would exceed established thresholds with implementation of applicable BMPs listed in mitigation measure Air-2B, and no additional mitigation to reduce the emissions below the threshold is feasible, then the project's direct impact to air quality would remain significant following mitigation.

Air-2B: Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall ensure that the project construction contract includes a construction emissions mitigation plan, including measures compliant with SCAQMD Rule 403 (Fugitive Dust), to be implemented and supervised by the on-site construction supervisor, which shall include, but not be limited to, the following BMPs:

i. During grading and site preparation activities, exposed soil areas shall be stabilized via frequent watering, non-toxic chemical stabilization, or equivalent measures at a rate to be determined by the on-site construction supervisor.
ii. During windy days when fugitive dust can be observed leaving the construction site, additional applications of water shall be required at a rate to be determined by the onsite construction supervisor.

iii. Disturbed areas designated for landscaping shall be prepared as soon as possible after completion of construction activities.

iv. Areas of the construction site that will remain inactive for three months or longer following clearing, grubbing and/or grading shall receive appropriate BMP treatments (e.g., revegetation, mulching, covering with tarps, etc.) to prevent fugitive dust generation.

v. All exposed soil or material stockpiles that will not be used within 3 days shall be enclosed, covered, or watered twice daily, or shall be stabilized with approved nontoxic chemical soil binders at a rate to be determined by the on-site construction supervisor.

vi. Unpaved access roads shall be stabilized via frequent watering, non-toxic chemical stabilization, temporary paving, or equivalent measures at a rate to be determined by the on-site construction supervisor.

vii. Trucks transporting materials to and from the site shall allow for at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer). Alternatively, trucks transporting materials shall be covered.

viii. Speed limit signs at 15 mph or less shall be installed on all unpaved roads within construction sites.

ix. Where visible soil material is tracked onto adjacent public paved roads, the paved roads shall be swept and debris shall be returned to the construction site or transported off site for disposal.

x. Wheel washers, dirt knock-off grates/mats, or equivalent measures shall be installed within the construction site where vehicles exit unpaved roads onto paved roads.

xi. Diesel powered construction equipment shall be maintained in accordance with manufacturer's requirements, and shall be retrofitted with diesel particulate filters where available and practicable.

xii. Heavy duty diesel trucks and gasoline-powered equipment shall be turned off if idling is anticipated to last for more than 5 minutes.

xiii. Where feasible, the construction contractor shall use alternatively fueled construction equipment, such as electric or natural gas-powered equipment or biofuel.

xiv. Heavy construction equipment shall use low NOx diesel fuel to the extent that it is readily available at the time of construction.

xv. To the extent feasible, construction activities shall rely on the campus's existing electricity infrastructure rather than electrical generators powered by internal combustion engines.

xvi The construction contractor shall develop a construction traffic management plan that includes the following:
• Scheduling heavy-duty truck deliveries to avoid peak traffic periods
• Consolidating truck deliveries

xvii. Where possible, the construction contractor shall provide a lunch shuttle or on-site lunch service for construction workers.

xviii. The construction contractor shall, to the extent possible, use pre-coated architectural materials that do not require painting. Water-based or low VOC coatings shall be used that are compliant with SCAQMD Rule 1113. Spray equipment with high transfer efficiency, such as the high volume-low pressure

spray method, or manual coatings application shall be used to reduce VOC emissions to the extent possible.

xix. Project constructions plans and specifications will include a requirement to define and implement a work program that would limit the emissions of reactive organic gases (ROG's) during the application of architectural coatings to the extent necessary to keep total daily ROG's for each project to below 75 pounds per day, or the current SCAQMD threshold, throughout that period of construction activity to the extent feasible. The specific program may include any combination of restrictions on the types of paints and coatings, application methods, and the amount of surface area coated as determined by the contractor.

xx. The construction contractor shall maintain signage along the construction perimeter with the name and telephone number of the individual in charge of implementing the construction emissions mitigation plan, and with the telephone number of the SCAQMD's complaint line. The contractor's representative shall maintain a log of any public complaints and corrective actions taken to resolve complaints.

Cul-1C Prior to land clearing, grading, or similar land development activities for future projects that implement the 2007 LRDP in areas of identified archaeological sensitivity, UCI shall retain a qualified archaeologist (and, if necessary, a culturally-affiliated Native American) to monitor these activities. In the event of an unexpected archeological discovery during grading, the on-site construction supervisor shall redirect work away from the location of the archaeological find. A qualified archaeologist shall oversee the evaluation and recovery of archaeological resources, in accordance with the procedures listed below, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the archaeological find. A record of monitoring activity shall be submitted to UCI each month and at the end of monitoring. If an archaeological discovery is determined to be significant, the archaeologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:

i. Perform appropriate technical analyses;
ii. File any resulting reports with South Coastal Information Center; and
iii. Provide the recovered materials to an appropriate repository for curation, in consultation with a culturally-affiliated Native American.

Cul-4A Prior to grading or excavation for future projects that implement the 2007 LRDP and would excavate sedimentary rock material other than topsoil, UCI shall retain a qualified paleontologist to monitor these activities. In the event fossils are discovered during grading, the on-site construction supervisor shall be notified and shall redirect work away from the location of the discovery. The recommendations of the paleontologist shall be implemented with respect to the evaluation and recovery of fossils, in accordance with mitigation measures Cul-4B and Cul-4C, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the fossil discovery. A record of monitoring activity shall be submitted to UCI each month and at the end of monitoring.

Cul-4B If the fossils are determined to be significant, then mitigation measure Cul-4C shall be implemented.

Cul-4C For significant fossils as determined by mitigation measure Cul-4B, the paleontologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:

a. The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently curated with an appropriate institution with a research interest in the materials (which may include UCI);
b. The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and
c. The paleontologist shall ensure that curation of fossils are completed in consultation with UCI. A letter of acceptance from the curation institution shall be submitted to UCI.

Haz-6A Prior to initiating on-site construction for future projects that implement the 2007 LRDP and would involve a lane or roadway closure, the construction contractor and/or UCI Design and Construction Services shall notify the UCI Fire Marshal. If determined necessary by the UCI Fire Marshal, local emergency services shall be notified of the lane or roadway closure by the Fire Marshal.

Hyd-1A: As early as possible in the planning process of future projects that implement the 2007 LRDP and would result in land disturbance of 1 acre or greater, and for all development projects occurring on the North Campus in the watershed of the San Joaquin Freshwater Marsh, a qualified engineer shall complete a drainage study. Design features and other recommendations from the drainage study shall be incorporated into project development plans and construction documents. Design features shall be consistent with UCI's Storm Water Management Program, shall be operational at the time of project occupancy, and shall be maintained by UCI. At a minimum, all drainage studies required by this mitigation measure shall include, but not be limited to, the following design features:

i. Site design that controls runoff discharge volumes and durations shall be utilized, where applicable and feasible, to maintain or reduce the peak runoff for the 10-year, 6-hour storm event in the post-development condition compared to the pre-development condition, or as defined by current water quality regulatory requirements.
ii. Measures that control runoff discharge volumes and durations shall be utilized, where applicable and feasible, on manufactured slopes and newly-graded drainage channels, such as energy dissipaters, revegetation (e.g., hydroseeding and/or plantings), and slope/channel stabilizers.

Hyd-2B: Prior to project design approval for future projects that implement the 2007 LRDP and would result in land disturbance of 1 acre or more, the UCI shall ensure that the projects include the design features listed below, or their equivalent, in addition to those listed in mitigation measure Hyd-1A. Equivalent design features may be applied consistent with applicable MS4 permits (UCI's Storm Water Management Plan) at

that time. All applicable design features shall be incorporated into project development plans and construction documents; shall be operational at the time of project occupancy; and shall be maintained by UCI.

i. All new storm drain inlets and catch basins within the project site shall be marked with prohibitive language and/or graphical icons to discourage illegal dumping per UCI standards.
ii. Outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system shall be covered and protected by secondary containment.
iii. Permanent trash container areas shall be enclosed to prevent off-site transport of trash, or drainage from open trash container areas shall be directed to the sanitary sewer system.
iv. At least one treatment control is required for new parking areas or structures, or for any other new uses identified by UCI as having the potential to generate substantial pollutants. Treatment controls include, but are not limited to, detention basins, infiltration basins, wet ponds or wetlands, bio-swales, filtration devices/inserts at storm drain inlets, hydrodynamic separator systems, increased use of street sweepers, pervious pavement, native California plants and vegetation to minimize water usage, and climate controlled irrigation systems to minimize overflow. Treatment controls shall incorporate volumetric or flow-based design standards to mitigate (infiltrate, filter, or treat) storm water runoff, as appropriate.

Noi-2A: Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall approve contractor specifications that include measures to reduce construction/demolition noise to the maximum extent feasible. These measures shall include, but are not limited to, the following:

i. Noise-generating construction activities occurring Monday through Friday shall be limited to the hours of 7:00 am to 7:00 pm, except during summer, winter, or spring break at which construction may occur at the times approved by UCI.
ii. Noise-generating construction activities occurring on weekends in the vicinity of (can be heard from) off-campus land uses shall be limited to the hours of 9:00 am to 6:00 pm on Saturdays, with no construction occurring on Sundays or holidays.
iii. Noise-generating construction activities occurring on weekends in the vicinity of (can be heard from) on-campus residential housing shall be limited to the hours of 9:00 am to 6:00 pm on Saturdays, with no construction on Sundays or holidays. However, as determined by UCI, if on-campus residential housing is unoccupied (during summer, winter, or spring break, for example), or would otherwise be unaffected by construction noise, construction may occur at any time.
iv. Construction equipment shall be properly outfitted and maintained with manufacturer recommended noise-reduction devices to minimize construction-generated noise.
v. Stationary construction noise sources such as generators, pumps or compressors shall be located at least 100 feet from noise-sensitive land uses (i.e., campus

housing, classrooms, libraries, and clinical facilities), as feasible.

vi. Laydown and construction vehicle staging areas shall be located at least 100 feet from noise-sensitive land uses (i.e., campus housing, classrooms, libraries, and clinical facilities), as feasible.

vii. All neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of each construction project, except in an emergency situation.

viii. Loud construction activity such as jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations occurring within 600 feet of a residence or an academic building shall not be scheduled during any finals week of classes. A finals schedule shall be provided to the construction contractor.

Tra-1J If a campus construction project or a specific campus event requires an on-campus lane or roadway closure, or could otherwise substantially interfere with campus traffic circulation, the contractor or other responsible party will provide a traffic control plan for review and approval by UCI. The traffic control plan shall ensure that adequate emergency access and egress is maintained and that traffic is allowed to move efficiently and safely in and around the campus. The traffic control plan may include measures such as signage, detours, traffic control staff, a temporary traffic signal, or other appropriate traffic controls. If the interference would occur on a public street, UCI shall apply for all applicable permits from the appropriate jurisdiction.

Environmental Review Process

The IS/MND was prepared in conformance with the State CEQA Statutes and Guidelines and the University of California procedures for implementation of CEQA. The document was circulated for public review and comment between October 29 and November 27, 2013.

Comments and Responses

The IS/MND was reviewed by various state, regional and local agencies, and by a number of interested individuals and organizations, both on and off campus. Five written comments were received and are included in Appendix D of the Final IS/MND. None of the comment letters raised any new potentially significant environmental impacts that had not already been adequately addressed in the IS/MND, and no changes were made to the IS/MND as a result of public comment. Responses to the comments are included in Appendix D.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS IN CONNECTION WITH THE APPROVAL OF THE UCI MESA COURT EXPANSION PROJECT

UNIVERSITY OF CALIFORNIA, IRVINE

I. ADOPTION OF THE MITIGATED NEGATIVE DECLARATION

The findings set forth below support the adoption of the Mitigated Negative Declaration (SCH# 2013101096) prepared for the UCI Mesa Court Expansion Project (the Project) and design approval of the Project. Pursuant to Title 14, California Code of Regulations, Section 15074(b), the Chancellor of the University of California, Irvine campus (the campus) pursuant to authority delegated from the Board of Regents of the University of California (The Regents) (hereinafter referred to collectively as "The University"), hereby finds that an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. (CEQA) on the basis of which the adoption of the Mitigated Negative Declaration is proposed. The Initial Study is tiered from the 2007 Long Range Development Plan Final Environmental Impact Report (SCH# 2006071024) (FEIR).

The Regents received the proposed Mitigated Negative Declaration, the Initial Study, the FEIR, and the LRDP FEIR Findings, and reviewed and considered the information contained in these documents and any public comments on these documents prior to approving the design of the Project. The University hereby finds that the Initial Study and proposed Mitigated Negative Declaration reflect the independent judgment and analysis of The University and adopts the Mitigated Negative Declaration.

II. FINDINGS

The following Findings are hereby adopted by The University pursuant to Title 14, California Code of Regulations, Section 15074 and The University's procedures for implementing CEQA, in conjunction with the Approval of the Project, which is set forth in Section III, below.

A. Environmental Review Process

An Initial Study/Mitigated Negative Declaration was prepared for the Project in accordance with CEQA and the University of California Procedures for Implementation of CEQA. The Initial Study for the Project is tiered from the FEIR, which was certified by The University in connection with its approval of the 2007 LRDP on November 15, 2007. The FEIR analyzed the overall projected effects of campus growth through the academic year 2025-2026 and identified measures to mitigate the significant adverse impacts associated with that growth. The Project is consistent with the 2007 LRDP land use designations, objectives, and population projections.

The tiering of the environmental analysis for the Project allowed the Initial Study to rely on the FEIR for: a discussion of general background and setting information for environmental topic areas; overall growth-related issues; issues that were evaluated in sufficient detail in the FEIR for which there is no significant new information or change in circumstances that would require further analysis; and long-term cumulative impacts. The purpose of the tiered Initial Study was

to evaluate the potential environmental impacts of the Project with respect to the FEIR to determine what level of additional environmental review, if any, is appropriate. The tiered Initial Study analyzed the potential Project impacts in relation to the environmental analysis in the FEIR with regard to the following topic areas: aesthetics; air quality; biological resources; cultural resources; geology/soils; greenhouse gas emissions; hazards/hazardous materials; hydrology/water quality; land use/planning; noise; population/housing; public services; recreation; transportation/traffic; and utilities/service systems.

Based on the analysis contained in the Initial Study, the Project is within the scope of, and consistent with the 2007 LRDP and its impacts were fully analyzed in the FEIR. The Project will not result in any new impacts or increase any previously identified impacts. LRDP mitigation measures identified in the Initial Study will be implemented to reduce impacts to a level below significance. No new information or change in circumstances was identified in the Initial Study which required further analysis. As a result, the campus prepared a Mitigated Negative Declaration that reflects these conclusions.

The Draft Initial Study/Mitigated Negative Declaration was submitted to the Office of Planning and Research's State Clearinghouse and circulated for a 30-day public review period beginning on October 29, 2013 and ending on November 27, 2013. During that time, the document was reviewed by various state and local agencies, as well as by interested individuals and organizations. Comment letters were received during public review from the City of Irvine, Irvine Ranch Water District, Irvine Unified School District, Orange County Public Works, State of California Department of Transportation District 12, and the State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. None of the comments received identified a new significant impact not previously analyzed in the Draft Initial Study/Mitigated Negative Declaration. No changes or amendments to the Initial Study and Mitigated Negative Declaration or **recirculation of the Draft Initial Study/Mitigated Negative Declaration** as a result of public comments were warranted. All comments received and The University's subsequent responses to them are included in Appendix D in the Final Initial Study and Mitigated Negative Declaration.

B. Relation of the Project to the FEIR

The Project implements a portion of the 2007 LRDP. The FEIR, a Program EIR prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.) and Section 21080.09 of the Public Resources Code, identified potentially significant environmental impacts resulting from implementation of 2007 LRDP development, and included mitigation measures to reduce the impacts of such development to the extent feasible. The Project is consistent with the campus development that was anticipated and evaluated in the FEIR. All mitigation measures in the FEIR that are relevant to the Project, as identified in the project Initial Study, and project components described in the Initial Study, are included in the Approvals and are made conditions of the Project.

C. Project Impacts that are Less Than Significant without Mitigation

The Tiered Initial Study/Mitigated Negative Declaration found that the following impacts would

be less than significant without mitigation incorporated into the Project: biological resources (see Final IS/MND pages 27-30); geology/soils (see Final IS/MND pages 34-38); greenhouse gas emissions (see Final IS/MND pages 38-40); hydrology/water quality (see Final IS/MND pages 45-53); land use/planning (see Final IS/MND pages 54-56); population/housing (see Final IS/MND pages 62-64); public services (see Final IS/MND pages 65-69); recreation (see Final IS/MND pages 70); and utilities and service systems (see Final IS/MND pages 77-82).

D Project Impacts that would be Mitigated to Less Than Significant Levels

The following discusses potentially significant impacts of the proposed Project identified in the Tiered Initial Study/Mitigation Negative Declaration. Implementation of the FEIR mitigation measures identified in the Tiered Initial Study/Mitigation Negative Declaration would reduce all potentially significant impacts to below a level of significance.

Aesthetics

1. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

LRDP MM Aes-2A: Prior to project design approval for future projects that implement the 2007 LRDP, UCI shall ensure that the projects include design features to minimize glare impacts. These design features shall include use of non-reflective exterior surfaces and low-reflectance glass (e.g., double or triple glazing glass, high technology glass, low-E glass, or equivalent materials with low reflectivity) on all project surfaces that could produce glare.

LRDP MM Aes-2B: Prior to approval of construction documents for future projects that implement the 2007 LRDP, UCI shall approve an exterior lighting plan for each project. In accordance with UCI's Campus Standards and Design Criteria for outdoor lighting, the plan shall include, but not be limited to, the following design features:

i. Full-cutoff lighting fixtures to direct lighting to the specific location intended for illumination (e.g., roads, walkways, or recreation fields) and to minimize stray light spillover into adjacent residential areas, sensitive biological habitat, and other light sensitive receptors;
ii. Appropriate intensity of lighting to provide campus safety and security while minimizing light pollution and energy consumption; and
iii. Shielding of direct lighting within parking areas, parking structures, or roadways away from adjacent residential areas, sensitive biological habitat, and other light-sensitive receptors through site configuration, grading, lighting design, or barriers such as earthen berms, walls, or landscaping.

Implementation of LRDP MMs Aes-2A and 2B will reduce potentially significant impacts related to day or nighttime views to a less than significant level (see pages 19-20 of the Project IS).

The Project would have less than significant or no impact with respect to other aesthetic issues and no additional mitigation is required.

Air Quality

2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

LRDP MM Air-2A: During project level environmental review of future projects that implement the 2007 LRDP and that could result in a significant air quality impact from construction emissions, UCI shall retain a qualified air quality specialist to prepare an air quality assessment of the anticipated project-related construction emissions. The assessment shall quantify the project's estimated construction emissions with and without implementation of applicable Best Management Practices (BMPs) listed in mitigation measure Air-2B and compare them with established SCAQMD significance thresholds. In addition, the air quality assessment shall include analysis of temporal phasing as a means of reducing construction emissions.

If the estimated construction emissions are under SCAQMD's significance thresholds or if mitigation measure Air-2B would reduce emissions to below established thresholds, then the project's direct impact to air quality would be less than significant and no additional mitigation would be required. If the project's construction emissions would exceed established thresholds with implementation of applicable BMPs listed in mitigation measure Air-2B, and no additional mitigation to reduce the emissions below the threshold is feasible, then the project's direct impact to air quality would remain significant following mitigation.

LRDP MM Air-2B: Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall ensure that the project construction contract includes a construction emissions mitigation plan, including measures compliant with SCAQMD Rule 403 (Fugitive Dust), to be implemented and supervised by the on-site construction supervisor, which shall include, but not be limited to, the following BMPs:

i. During grading and site preparation activities, exposed soil areas shall be stabilized via frequent watering, non-toxic chemical stabilization, or equivalent measures at a rate to be determined by the on-site construction supervisor.
ii. During windy days when fugitive dust can be observed leaving the construction site, additional applications of water shall be required at a rate to be determined by the onsite construction supervisor.
iii. Disturbed areas designated for landscaping shall be prepared as soon as possible after completion of construction activities.
iv. Areas of the construction site that will remain inactive for three months or longer following clearing, grubbing and/or grading shall receive appropriate BMP treatments (e.g., revegetation, mulching, covering with tarps, etc.) to prevent fugitive dust generation.
v. All exposed soil or material stockpiles that will not be used within 3 days shall be enclosed, covered, or watered twice daily, or shall be stabilized with approved nontoxic chemical soil binders at a rate to be determined by the on-site construction supervisor.

vi. Unpaved access roads shall be stabilized via frequent watering, non-toxic chemical stabilization, temporary paving, or equivalent measures at a rate to be determined by the on-site construction supervisor.
vii. Trucks transporting materials to and from the site shall allow for at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer). Alternatively, trucks transporting materials shall be covered.
viii. Speed limit signs at 15 mph or less shall be installed on all unpaved roads within construction sites.
ix. Where visible soil material is tracked onto adjacent public paved roads, the paved roads shall be swept and debris shall be returned to the construction site or transported off site for disposal.
x. Wheel washers, dirt knock-off grates/mats, or equivalent measures shall be installed within the construction site where vehicles exit unpaved roads onto paved roads.
xi. Diesel powered construction equipment shall be maintained in accordance with manufacturer's requirements, and shall be retrofitted with diesel particulate filters where available and practicable.
xii. Heavy duty diesel trucks and gasoline powered equipment shall be turned off if idling is anticipated to last for more than 5 minutes.
xiii. Where feasible, the construction contractor shall use alternatively fueled construction equipment, such as electric or natural gas-powered equipment or biofuel.
xiv. Heavy construction equipment shall use low NOx diesel fuel to the extent that it is readily available at the time of construction.
xv. To the extent feasible, construction activities shall rely on the campus's existing electricity infrastructure rather than electrical generators powered by internal combustion engines.
xvi. The construction contractor shall develop a construction traffic management plan that includes the following:
    - Scheduling heavy-duty truck deliveries to avoid peak traffic periods
    - Consolidating truck deliveries
xvii. Where possible, the construction contractor shall provide a lunch shuttle or on-site lunch service for construction workers.
xviii. The construction contractor shall, to the extent possible, use pre-coated architectural materials that do not require painting. Water-based or low VOC coatings shall be used that are compliant with SCAQMD Rule 1113. Spray equipment with high transfer efficiency, such as the high volume-low pressure spray method, or manual coatings application shall be used to reduce VOC emissions to the extent possible.
xix. Project constructions plans and specifications will include a requirement to define and implement a work program that would limit the emissions of reactive organic gases (ROG's) during the application of architectural coatings to the extent necessary to keep total daily ROG's for each project to below 75 pounds per day, or the current SCAQMD threshold, throughout that period of construction activity to the extent feasible. The specific program may include any combination of restrictions on the types of paints and coatings, application methods, and the amount of surface area coated as determined by the contractor.
xx. The construction contractor shall maintain signage along the construction perimeter with the name and telephone number of the individual in charge of implementing the

construction emissions mitigation plan, and with the telephone number of the SCAQMD's complaint line. The contractor's representative shall maintain a log of any public complaints and corrective actions taken to resolve complaints.

Implementation of LRDP MMs Air-2A and 2B will reduce potentially significant impacts related to air quality standards or to an existing or projected air quality violation to a less than significant level (see pages 22-24 of the Project IS).

The Project would have less than significant or no impact with respect to other air quality issues and no additional mitigation is required.

Cultural Resources

3. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

LRDP MM Cul-1C: Prior to land clearing, grading, or similar land development activities for future projects that implement the 2007 LRDP in areas of identified archaeological sensitivity, UCI shall retain a qualified archaeologist (and, if necessary, a culturally-affiliated Native American) to monitor these activities. In the event of an unexpected archeological discovery during grading, the on-site construction supervisor shall redirect work away from the location of the archaeological find. A qualified archaeologist shall oversee the evaluation and recovery of archaeological resources, in accordance with the procedures listed below, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the archaeological find. A record of monitoring activity shall be submitted to UCI each month and at the end of monitoring. If an archaeological discovery is determined to be significant, the archaeologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:

i. Perform appropriate technical analyses;
ii. File any resulting reports with South Coastal Information Center; and
iii. Provide the recovered materials to an appropriate repository for curation, in consultation with a culturally-affiliated Native American.

Implementation of LRDP MM Cul-1C will reduce potentially significant impacts related to archaeological resources to a less than significant level (see pages 32-33 of the Project IS)

4. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

LRDP MM Cul-4A: Prior to grading or excavation for future projects that implement the 2007 LRDP and would excavate sedimentary rock material other than topsoil, UCI shall retain a qualified paleontologist to monitor these activities. In the event fossils are discovered during grading, the on-site construction supervisor shall be notified and shall redirect work away from the location of the discovery. The recommendations of the paleontologist shall be implemented with respect to the evaluation and recovery of fossils, in accordance with mitigation measures

Cul-4B and Cul-4C, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the fossil discovery. A record of monitoring activity shall be submitted to UCI each month and at the end of monitoring.

LRDP MM Cul-4B: If the fossils are determined to be significant, then mitigation measure Cul-4C shall be implemented.

LRDP MM Cul-4C: For significant fossils as determined by mitigation measure Cul-4B, the paleontologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:

i. The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently curated with an appropriate institution with a research interest in the materials (which may include UCI);
ii. The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and
iii. The paleontologist shall ensure that curation of fossils are completed in consultation with UCI. A letter of acceptance from the curation institution shall be submitted to UCI.

Implementation of LRDP MMs Cul-4A, B, and C will reduce potentially significant impacts related to paleontological resources to a less than significant level (see pages 33-34 of the Project IS)

The Project would have no impact with respect to other cultural resources impacts and no additional mitigation is required.

Hazards and Hazardous Materials

5. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

LRDP MM Haz-6A: Prior to initiating on-site construction for future projects that implement the 2007 LRDP and would involve a lane or roadway closure, the construction contractor and/or UCI Design and Construction Services shall notify the UCI Fire Marshal. If determined necessary by the UCI Fire Marshal, local emergency services shall be notified of the lane or roadway closure by the Fire Marshal.

Implementation of LRDP MM Haz-6A will reduce potentially significant impacts to emergency response and evacuation plans to a less than significant level (see page 44-45 of the Project IS).

The Project would have less than significant or no impact with respect to other hazards and hazardous materials issues and no additional mitigation is required.

Hydrology and Water Quality

6. 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.

LRDP MM Hyd-1A: As early as possible in the planning process of future projects that implement the 2007 LRDP and would result in land disturbance of 1 acre or greater, and for all development projects occurring on the North Campus in the watershed of the San Joaquin Freshwater Marsh, a qualified engineer shall complete a drainage study. Design features and other recommendations from the drainage study shall be incorporated into project development plans and construction documents. Design features shall be consistent with UCI's Storm Water Management Program, shall be operational at the time of project occupancy, and shall be maintained by UCI. At a minimum, all drainage studies required by this mitigation measure shall include, but not be limited to, the following design features:

i. Site design that controls runoff discharge volumes and durations shall be utilized, where applicable and feasible, to maintain or reduce the peak runoff for the 10-year, 6-hour storm event in the post-development condition compared to the pre-development condition, or as defined by current water quality regulatory requirements.
ii. Measures that control runoff discharge volumes and durations shall be utilized, where applicable and feasible, on manufactured slopes and newly-graded drainage channels, such as energy dissipaters, revegetation (e.g., hydroseeding and/or plantings), and slope/channel stabilizers.

Implementation of LRDP MM Hyd-1A would reduce impacts related to erosion to a less than significant level (see pages 48-49 of the project IS).

7. Otherwise substantially degrade water quality

LRDP MM Hyd-2B: Prior to project design approval for future projects that implement the 2007 LRDP and would result in land disturbance of 1 acre or more, the UCI shall ensure that the projects include the design features listed below, or their equivalent, in addition to those listed in mitigation measure Hyd-1A. Equivalent design features may be applied consistent with applicable MS4 permits (UCI's Storm Water Management Plan) at that time. All applicable design features shall be incorporated into project development plans and construction documents; shall be operational at the time of project occupancy; and shall be maintained by UCI.

i. All new storm drain inlets and catch basins within the project site shall be marked with prohibitive language and/or graphical icons to discourage illegal dumping per UCI standards.
ii. Outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system shall be covered and protected by secondary containment.
iii. Permanent trash container areas shall be enclosed to prevent off-site transport of trash, or drainage from open trash container areas shall be directed to the sanitary sewer system.

iv. At least one treatment control is required for new parking areas or structures, or for any other new uses identified by UCI as having the potential to generate substantial pollutants.
vi. Treatment controls include, but are not limited to, detention basins, infiltration basins, wet ponds or wetlands, bio-swales, filtration devices/inserts at storm drain inlets, hydrodynamic separator systems, increased use of street sweepers, pervious pavement, native California plants and vegetation to minimize water usage, and climate controlled irrigation systems to minimize overflow.
vii. Treatment controls shall incorporate volumetric or flow-based design standards to mitigate (infiltrate, filter, or treat) storm water runoff, as appropriate.

Implementation of LRDP MM Hyd-2B will reduce impacts related to water quality degradation to less than significant (see pages 50-52 of the project IS).

The Project would have less than significant or no impact with respect to other hydrology and water quality issues and no additional mitigation is required.

Noise

8. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

LRDP MM Noi-2A(iii): Loud construction activity such as jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations occurring within 600 feet of a residence or an academic building shall not be scheduled during any finals week of classes. A finals schedule shall be provided to the construction contractor.

Implementation of LRDP MM Noi-2A(iii) would reduce impacts related to groundborne vibration or groundborne noise levels to a less than significant level (see page 58-59) of the Project IS).

9. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (including construction)?

LRDP MM Noi-2A: Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall approve contractor specifications that include measures to reduce construction/demolition noise to the maximum extent feasible. These measures shall include, but are not limited to, the following:

i. Noise-generating construction activities occurring Monday through Friday shall be limited to the hours of 7:00 am to 7:00 pm, except during summer, winter, or spring break at which construction may occur at the times approved by UCI.
ii. Noise-generating construction activities occurring on weekends in the vicinity of (can be heard from) off-campus land uses shall be limited to the hours of 9:00 am to 6:00 pm on Saturdays, with no construction occurring on Sundays or holidays.

iii. Noise-generating construction activities occurring on weekends in the vicinity of (can be heard from) on-campus residential housing shall be limited to the hours of 9:00 am to 6:00 pm on Saturdays, with no construction on Sundays or holidays. However, as determined by UCI, if on-campus residential housing is unoccupied (during summer, winter, or spring break, for example), or would otherwise be unaffected by construction noise, construction may occur at any time.
iv. Construction equipment shall be properly outfitted and maintained with manufacturer recommended noise-reduction devices to minimize construction-generated noise.
v. Stationary construction noise sources such as generators, pumps or compressors shall be located at least 100 feet from noise-sensitive land uses (i.e., campus housing, classrooms, libraries, and clinical facilities), as feasible.
vi. Laydown and construction vehicle staging areas shall be located at least 100 feet from noise-sensitive land uses (i.e., campus housing, classrooms, libraries, and clinical facilities), as feasible.
vii. All neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of each construction project, except in an emergency situation.
viii. Loud construction activity such as jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations occurring within 600 feet of a residence or an academic building shall not be scheduled during any finals week of classes. A finals schedule shall be provided to the construction contractor.

Implementation of LRDP MM Noi-2A will reduce potentially significant impacts to temporary ambient noise levels related to construction activities to a less than significant level (see pages 60-61 of the Project IS).

The Project would have less than significant or no impact with respect to other noise issues and no additional mitigation is required.

Transportation/Traffic

10. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

LRDP MM Tra-1J: If a campus construction project or a specific campus event requires an on-campus lane or roadway closure, or could otherwise substantially interfere with campus traffic circulation, the contractor or other responsible party will provide a traffic control plan for review and approval by UCI. The traffic control plan shall ensure that adequate emergency access and egress is maintained and that traffic is allowed to move efficiently and safely in and around the campus. The traffic control plan may include measures such as signage, detours, traffic control staff, a temporary traffic signal, or other appropriate traffic controls. If the interference would

occur on a public street, UCI shall apply for all applicable permits from the appropriate jurisdiction

Implementation of LRDP MM Tra-1J will reduce potentially significant temporary traffic circulation impacts related to construction activities to a less than significant level (see pages 72-73 of the Project IS).

The Project would have less than significant or no impact with respect to other transportation/traffic issues and no additional mitigation is required.

E Additional Findings

1. These Findings incorporate by reference in their entirety the text of the Final Initial Study/Mitigated Negative Declaration prepared for the Project, the 2007 LRDP, the FEIR, and the Findings adopted by The Regents in connection with its approval of the 2007 LRDP. Without limitation, this incorporation is intended to elaborate on the scope and nature of and cumulative development impacts, related mitigation measures, and the basis for determining the significance of such impacts.

2. CEQA requires the Lead Agency approving a project to adopt a monitoring program for changes to the project that it adopts or makes a condition of project approval in order to mitigate or avoid significant effects on the environment and ensure compliance during project implementation. The Mitigation Monitoring and Reporting Program that accompanies the Final Initial Study/Mitigated Negative Declaration has been prepared to serve this purpose, and is hereby adopted by The University.

3. Various documents and other materials constitute the record of proceedings upon which The University bases the findings and decisions contained herein. Most documents related to the Initial Study and Mitigated Negative Declaration are located in the Campus Environmental Planning and Sustainability Office, located at 750 University Tower, Irvine, California. The custodian for the record of the proceedings is the Director, Environmental Planning and Sustainability, Irvine Campus.

F. Summary

Based on the foregoing Findings and the information contained in the record, The University finds with respect to the Project:

1. Changes or alterations have been required in, or incorporated into, the Approval for the Project, which mitigate to a less than significant level or avoid the potentially significant environmental effects of the Project as identified in the Final Initial Study/Mitigated Negative Declaration. No significant effects would occur beyond those effects previously and adequately analyzed in the FEIR.

2. There is no substantial evidence in the record that the Project as revised may have a significant effect on the environment that was not previously identified and adequately analyzed in the FEIR.

3. The Initial Study/Mitigated Negative Declaration reflects The University's independent judgment and analysis.

III. APPROVALS

The University intends to take the following action:

A. Adopt the Final Initial Study/Mitigated Negative Declaration for the Project as described in Section I, above.

B. Approve, incorporate, and make a condition of the Project all Project elements, relevant FEIR mitigation measures, and the Project-specific monitoring program identified in the Final Initial Study/Mitigated Negative Declaration.

C. Adopt the Findings in their entirety as set forth in Section II, above.

D. Approve the Project