PROJECT SUMMARY
UNIVERSITY OF CALIFORNIA, IRVINE
EAST CAMPUS STUDENT HOUSING PHASE III DEVELOPMENT PROJECT

UCI Project No. 662022

FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
State Clearinghouse No. 2008011093

February 2008

East Campus Student Housing Phase III Development Project

Summary of Final Initial Study/Mitigated Negative Declaration

Project Description

The University of California, Irvine (UCI) proposes to develop a student housing community on and a new parking structure on three separate sites. The proposed project would be located on approximately 21 acres in UC Irvine's East Campus sector. The proposed Project would consist of apartments and town homes to accommodate approximately 1,760 student residents, including community amenities and support facilities.

Site 1, approximately four acres, would accommodate approximately 562 graduate students within 386 one and two bedroom apartment units. The site will also accommodate approximately 50 parking spaces, storage for about 150 bicycles, a small maintenance storage area, and a community center.

Site 2, approximately 12 acres, would accommodate approximately 1,198 undergraduate students within 339 two, three, and four bedroom garden apartments and townhomes. The community on Site 2 would consist of 21 residential buildings, a community building, and a swimming pool. The site will also accommodate approximately 90 parking spaces, and 300 bicycle racks.

Site 3, about five acres, would accommodate approximately 1,700 parking spaces provided in a five to seven level structure to serve residents of Sites 1 and 2 as well as the existing needs of the Anteater Recreation Center. Approximately 315 surface spaces would also be provided on the site. Additional improvements accommodated by the project include:

- An approximately 3,000 square foot maintenance shop to support the student community on Site 2 as well as facilities on Site 3;
- Intersection and lane enhancements on California Avenue;
- Landscape improvements, including streetscape along Campus Drive and California Avenue;
- Off-site utility extensions and storm drainage improvements; and
- Relocation of the approximately .75 acre community garden currently located on Site 2 one-half mile away to an approximately .75 acre site adjacent Anteater Drive and north of California Avenue.

Project Objectives

The overall goal of the proposed Project is to provide additional student housing for UCI to achieve its teaching, research, and public service mission as a campus of the University of California. As described in UCI's 2007 Long Range Development Plan (LRDP), building a comprehensive university community includes creating high-quality residential neighborhoods for faculty, staff, and students. This includes housing 50 percent of student enrollment on campus, a goal identified in UCI's current academic plan. Objectives of the project are to:

- Address current and projected future demand for on-campus undergraduate and graduate student housing;
- Provide quality affordable housing to UCI students;
- Make substantial progress toward achieving the strategic goal of housing 50 percent of UCI's enrollment on campus;
- Limit traffic impacts on neighboring communities and impacts on the local housing market by providing sufficient on-campus housing for UCI students;

- Continue to develop UCI's East Campus residential community as identified in the campus LRDP, especially in proximity to the Anteater Recreation Center that serves as the "heart" for the new community; and
- Support UCI's teaching mission by providing students with an academic residential experience on campus.

Surrounding Land Uses and Environmental Setting

Containing about 430 acres, the East Campus sector accommodates a large student residential community comprised of a variety of housing and support facilities for undergraduate, graduate, professional, and student families. A key feature of this sector is the Anteater Recreation Center ("ARC"), a state-of-the-art sports and fitness facility which, together with its associated playfields, provides a social center for students living on the East Campus. Bicycle and pedestrian trails and an on-campus shuttle system link the East Campus to the academic core containing UCI's primary teaching and research facilities.

Site 1 currently serves as a commuter parking lot and is bordered by Campus Drive on the north, the Orange County headquarters of the American Heart Association on the east, Adobe Circle Road on the south, and another parking lot on the west. Site 2 is bordered by the Arroyo Vista student housing community on the north, Arroyo Drive on the east, and a deeply incised gully on the south that separates this parcel from the ARC playfields; this site is largely undeveloped, although it contains a portion of a parking lot serving Arroyo Vista as well as an approximately one-acre community garden used by residents and other UCI affiliates. Site 3 currently serves as a parking lot used primarily by patrons of the ARC and is bordered by California Avenue on the west, a gully on the north and east that separates this parcel from Arroyo Vista, and the ARC on the south.

Environmental Analysis

The Initial Study and Mitigated Negative Declaration (IS/MND) evaluates the Project, potential environmental effects associated with its construction and operation, and measures 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/MND is an independent CEQA analysis; however, background and setting information applicable to the Project are based upon studies and analyses performed for the 2007 LRDP Environmental Impact Report ("LRDP EIR") (SCH #2006071024). Technical studies performed for the 2007 LRDP EIR were also relied upon for some of the impact analyses for the Project. The Project implements the LRDP program and mitigation measures consistent with those included in the certified 2007 LRDP EIR have been incorporated as relevant. This Initial Study (IS) analyzes the potential site-specific and localized environmental impacts of the project with regard to the following:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- 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 Initial Study and Mitigated Negative Declaration, the project would not result in any significant impacts to the environment. Required project specific mitigation measures 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-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 Best Management Practices (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 on-site 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 non-toxic 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 NO_x 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 public complaints and corrective actions taken to resolve complaints.

Bio-1A Prior to initiating on-site construction for future projects that implement the 2007 LRDP and involve land clearing, grading, or similar land development activities adjacent to designated habitat areas including the UCI NCCP Reserve Area, and San Joaquin Freshwater Marsh Reserve (SJFMR), UCI shall retain a qualified biologist to conduct a sensitive plant survey of the respective areas within 150 feet of the approved limits of disturbance. If sensitive plant

species are detected from the survey, then UCI shall approve contractor specifications that include measures to reduce indirect construction and post-construction impacts to the identified species, to the maximum extent feasible. These measures shall include, but are not limited to, the following:

i. A pre-construction meeting shall be held to ensure that construction crews are informed of the sensitive plants in the vicinity of the construction site. Prior to commencement of clearing or grading activities, a biologist (or other qualified person) shall supervise the installation of temporary construction fencing along the approved limits of disturbance to discourage errant intrusions into the identified sensitive plants by construction vehicles or personnel. All construction access and circulation shall be limited to designated construction zones. This fencing shall be removed upon completion of construction activities.

ii. Storm water treatment and erosion control measures or facilities shall be maintained in a manner that avoids the discharge of polluted runoff and erosion impacts to the identified sensitive plants. In areas that have been set aside as mitigation for project impacts or are known to support species listed as threatened or endangered, the work shall be overseen by a qualified biologist.

iii. Refer to mitigation measure Air-2B for dust control measures during construction.

iv. Staging areas for equipment and materials shall be located at least 50 feet from the identified sensitive plants. During and after construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances shall be enforced.

v. Equipment to extinguish small brush fires (such as from trucks or other vehicles) shall be present on-site during all construction phases, along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.

vi. A biological monitor shall be present on-site on at least a weekly basis during rough grading to ensure that the fenced construction limits are not exceeded.

vii. Irrigation for project landscaping shall be minimized and controlled in areas adjacent to the identified sensitive plants through measures such as designing irrigation systems to match landscaping water needs, satellite-controlled timers, water management systems, and automatic flow reducers/shut-off valves that are triggered by a drop in water pressure from broken sprinkler heads or pipes. To the extent practicable, drainage from development areas shall be directed away the identified sensitive plants. If this is not feasible, then energy dissipation measures shall be installed at the drainage outlets in the vicinity of the identified sensitive plants to prevent erosive flow velocities.

viii. Invasive species shall not be used in landscaped areas in the immediate vicinity of the identified sensitive plants.

ix. Integrated Pest Management principles shall be implemented in landscaped and revegetation areas adjacent to the identified sensitive plants for chemical pesticides, herbicides and fertilizers, through alternative weed/pest control measures (e.g., hand removal) and proper application techniques (e.g., conformance to manufacturer specifications and legal requirements).

Bio-2A Prior to initiating on-site construction for future projects in the east campus and west campus that implement the 2007 LRDP and involve land clearing, grading, or similar land development activities adjacent to suitable habitat for the western burrowing owl (i.e., large open areas of non-native grassland, ruderal (weedy) areas, and scrub habitat), UCI shall retain a qualified biologist to conduct a burrowing owl survey of the respective habitat areas within 300 feet of the approved limits of disturbance. If occupied burrows are detected from the survey, then they shall not be disturbed during the nesting season (February 1 through August 31) until the biologist verifies through noninvasive methods that either: (1) the birds have not begun egg-

laying and incubation; or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. If owls must be moved away from the disturbance area, passive relocation is preferable to trapping. A time period of at least one week is recommended to allow the owls to move and acclimate to alternate burrows. When destruction of occupied burrows is unavoidable, relocation burrows shall be created (by installing artificial burrows) at a ratio of 1:1 in suitable foraging habitat. The biologist shall document all findings and results in a report submitted to UCI.

Bio-2B Prior to initiating on-site construction for future projects that implement the 2007 LRDP and that involve land clearing, grading, or similar land development activities adjacent to habitat areas identified as suitable for sensitive wildlife species, UCI shall retain a qualified biologist to conduct a sensitive wildlife survey of the respective areas within 150 feet of the approved limits of disturbance. If sensitive wildlife species are detected from the survey, then UCI shall approve contractor specifications that include measures to reduce indirect construction and post-construction impacts to the identified species, to the maximum extent feasible. These measures shall include, but are not limited to, the following:

i. A pre-construction meeting shall be held to ensure that construction crews are informed of the sensitive wildlife and habitats in the vicinity of the construction site. Prior to commencement of clearing or grading activities, a biologist (or other qualified person) shall supervise the installation of temporary construction fencing along the approved limits of disturbance to discourage errant intrusions into the identified sensitive wildlife habitats by construction vehicles or personnel. All construction access and circulation shall be limited to designated construction zones. This fencing shall be removed upon completion of construction activities.
ii. If suitable habitat for raptors or protected bird species is present and raptors or protected bird species are observed in the vicinity, the pre-construction surveys for active nests shall be performed within 30 calendar days prior to commencement of clearing or grading activities during the breeding season for raptors and protected bird species (generally February 1 through August 31) at locations where suitable nesting habitat exists within 500 feet of the approved limits of disturbance. Construction activities within 500 feet of active raptor nests (300 feet for protected bird species) shall be monitored by the biologist and modified as directed by the biologist until the biologist determines that the nest is no longer active. Construction activity may encroach into the 500-foot buffer area only at the discretion of the biologist.
iii. Refer to mitigation measure Noi-2A for noise abatement measures during construction.
iv. Storm water treatment and erosion control measures or facilities shall be maintained in a manner that avoids the discharge of polluted runoff and erosion impacts to the identified sensitive plants.
v. Refer to mitigation measure Air-2B for dust control measures during construction.
vi. Night lighting shall be avoided during construction.. Any necessary lighting shall be shielded to minimize temporary lighting of the surrounding habitat.
vii. A biological monitor shall be present on-site on at least a weekly basis during rough grading to ensure that the fenced construction limits are not exceeded.
viii. Permanent lighting adjacent to natural habitat areas shall be selectively placed, shielded, and directed to minimize impacts to sensitive wildlife.

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-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.

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-2A Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall approve an erosion control plan for project construction. The plan shall include, but not be limited to, the following applicable measures to protect downstream areas from sediment and other pollutants during site grading and construction:

i. Proper storage, use, and disposal of construction materials.
ii. Removal of sediment from surface runoff before it leaves the site through the use of silt fences, gravel bags, fiber rolls or other similar measures around the site perimeter.
iii. Protection of storm drain inlets on-site or downstream of the construction site through the use of gravel bags, fiber rolls, filtration inserts, or other similar measures.
iv. Stabilization of cleared or graded slopes through the use of plastic sheeting, geotextile fabric, jute matting, tackifiers, hydro-mulching, revegetation (e.g., hydroseeding and/or plantings), or other similar measures.
v. Protection or stabilization of stockpiled soils through the use of tarping, plastic sheeting, tackifiers, or other similar measures.
vi. Prevention of sediment tracked or otherwise transported onto adjacent roadways through use of gravel strips or wash facilities at exit areas (or equivalent measures).

vii. Removal of sediment tracked or otherwise transported onto adjacent roadways through periodic street sweeping.

viii. Maintenance of the above-listed sediment control, storm drain inlet protection, slope/stockpile stabilization measures

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-1A Prior to project design approval for future projects that implement the 2007 LRDP and include noise-sensitive land uses (i.e., campus housing, classrooms, libraries, and clinical facilities), UCI shall ensure that the project design will adhere to the following state noise standards: 60 dBA CNEL (single-family campus housing); 65 dBA CNEL (multi-family campus housing, dormitories, lodging); and 70 dBA CNEL (classrooms, libraries, clinical facilities). Applicable project design features may include, but are not limited to, the following:

i. Specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit within habitable rooms and the 50 dBA CNEL limit within classrooms can only be achieved with a closed window condition.

ii. Setbacks; orientation of usable outdoor living spaces, such as balconies, patios, and common areas, away from roadways; and/or landscaped earthen berms, noise walls, or other solid barriers.

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.

Noi-1B As early as possible in the planning process of future projects that implement the 2007 LRDP and would include new or modified stationary noise sources such as utility plant facilities (constant noise source), major HVAC systems (constant noise source), and parking structures (constant and/or intermittent noise source), UCI shall ensure they are designed in a manner that would minimize the exposure of noise-sensitive land uses (i.e., campus housing, classrooms, libraries, and clinical facilities) to noise levels that exceed the following state noise standards: 60 dBA CNEL (single-family campus housing); 65 dBA CNEL (multi-family campus housing, dormitories, lodging); and 70 dBA CNEL (classrooms, libraries, clinical facilities). If the affected noise-sensitive land uses are already exposed to noise levels in excess of these standards, then the new or modified stationary noise sources shall not increase the ambient noise level by more than 3 dBA. These criteria shall be achieved by:

i. Implementing the following noise reduction measures into the design of new parking structures:

- Incorporate architectural design features that attenuate noise including solid panels at locations facing noise-sensitive land uses; and
- Construct earthen berms, noise walls, or other solid barriers between noise-sensitive land uses and parking structures.

Tra-1A To reduce on- and off-campus vehicle trips and resulting impacts, UCI will continue to implement a range of Transportation Demand Management (TDM) strategies. Program elements will include measures to increase transit and shuttle use, encourage alternative transportation modes including bicycle transportation, implement parking polices that reduce demand, and implement other administrative mechanisms that reduce vehicle trips to and from the campus. UCI shall monitor the performance of TDM programs through annual surveys.

Tra-1B UCI will continue to pursue the implementation of affordable on-campus housing to reduce peak-hour commuter trips to the campus.

Tra-1C To enhance transit systems serving the campus and local community, UCI will work cooperatively with the City of Irvine, City of Newport Beach, OCTA and other local agencies to coordinate service and routes of the UCI Shuttle with existing and proposed shuttle and transit programs including the proposed Jamboree/IBC Shuttle, proposed Orange County Great Park Shuttle, Irvine Spectrum Shuttle, and other community transit programs.

Environmental Review Process

The Initial Study and Mitigated Negative Declaration 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 January 24 and February 22, 2008.

Comments and Responses

The Initial Study/Mitigated Negative Declaration was reviewed by various state, regional and local agencies, and interested individuals and organizations, both on and off campus. Eight letters were received and are included in the Final Initial Study and Mitigated Negative Declaration. None of the comment letters raised any new potentially significant environmental impacts that had not already been adequately addressed in the Initial Study/Mitigated Negative Declaration, and no changes were made to the Initial Study/Mitigated Negative Declaration as a result of public comment.