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Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE

ACTION ITEM

For Meeting of September 13, 2017

AMENDMENT OF THE BUDGET AND SCOPE, APPROVAL OF EXTERNAL FINANCING, AND APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INTERDISCIPLINARY SCIENCE AND ENGINEERING BUILDING, IRVINE CAMPUS

EXECUTIVE SUMMARY

At the November 2016 meeting, the Regents reviewed the Irvine campus's Interdisciplinary Science and Engineering Building (at that time known as the Interdisciplinary Sciences Building) and approved a total project budget of $120 million, funded with external financing supported by State appropriations ($50 million), external financing ($37.75 million), gift funds ($30 million), and campus indirect cost recovery reserves ($2.25 million). External financing and standby financing for the gift funds were approved at the same meeting. The approved budget and scope was for a 133,000-gross-square-foot (gsf), 79,700-assignable-square-foot (asf) building that would provide teaching, research, and office space for the Schools of Engineering, Physical Sciences, and Information and Computer Sciences. The Irvine campus is now proposing an approximately 181,700-gsf, 85,200-asf building that includes approximately 41,400 gsf of shell space as a cost-effective way of providing additional space for these schools or other science disciplines such as the School of Biological Sciences. A proposed $36,235,000 augmentation would fund: (1) approximately 41,400 gsf of additional shell space, (2) an additional 7,300 gsf (5,500 asf) of built-out research space, and (3) an increase in the equipment budget to outfit shared research support and scholarly activity spaces in the building.

In this item, the Regents are being asked to (1) approve a $36,235,000 augmentation for a total project budget of $156,235,000, (2) approve the scope increase, (3) approve a $35 million increase of external financing for a total of $72.75 million, (4) adopt Initial Study/Mitigated Negative Declaration and Findings in accordance with the California Environmental Quality Act, and (5) approve the design.

RECOMMENDATION

A. The President of the University recommends that the Finance and Capital Strategies Committee recommend to the Regents that:

(1) The 2017-18 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Irvine: Interdisciplinary Sciences Building – design, construction, and equipment – $120 million from external financing ($37.75 million), gift funds ($30 million), campus indirect cost recovery reserves ($2.25 million), and external financing supported by State appropriations under Sections 92493 through 92496 of the California Education Code ($50 million).

To: Irvine: Interdisciplinary Science and Engineering Building – design, construction, and equipment – $156,235,000 from external financing ($72.75 million), gift funds ($30 million), campus indirect cost recovery reserves ($3,485,000), and external financing supported by State appropriations under Sections 92493 through 92496 of the California Education Code ($50 million).

(2) The scope of the Interdisciplinary Science and Engineering Building shall consist of constructing an approximately 181,700-gross-square-foot (gsf), 85,200-assignable-square-foot (asf) building that would provide instructional laboratory and support space, research and scholarly activity space, academic and administrative offices, shared assembly and colloquium space, and approximately 41,400 gsf of shell space to be built out for laboratory and academic uses at a later date as gift funds and other non-State resources become available. The scope shall also include associated site development and utilities.

(3) The President be authorized to obtain external financing in an amount not to exceed $72.75 million plus additional related financing costs. The President shall require that:

a. Interest only, based on the amount drawn, shall be paid on the outstanding balance during the construction period.

b. As long as the 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 requirements of the authorized financing.

c. The general credit of the Regents shall not be pledged.

B. The President recommends that, following review and consideration of the environmental consequences of the proposed Interdisciplinary Science and Engineering Building project, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public

comment period, and the item presentation, the Finance and Capital Strategies Committee:

(1) Adopt the Initial Study/Mitigated Negative Declaration for the Interdisciplinary Science and Engineering Building project in accordance with CEQA.

(2) Adopt the CEQA Findings for the Interdisciplinary Science and Engineering Building project.

(3) Approve the design of the Interdisciplinary Science and Engineering Building project.

C. The President recommends that she be authorized, in consultation with the Office of the General Counsel, to execute all documents necessary in connection with the above.

BACKGROUND

The Interdisciplinary Science and Engineering Building (ISEB) as currently proposed would address the most urgent needs for instruction and research space for the Henry Samueli School of Engineering, the School of Physical Sciences, and the Donald Bren School of Information and Computer Sciences (ICS). Space shortages resulting from recent enrollment and program growth in these schools are hindering their instructional programs and the recruitment and retention of faculty.

Project Drivers

Between 2008-09 and 2016-17, enrollment growth in the Schools of Engineering, Physical Sciences, and ICS far surpassed the level of growth for the campus as a whole. Combined undergraduate enrollment in the three schools increased 62 percent in less than a decade, compared to 21 percent undergraduate growth for the campus.

Faculty recruitment has not kept pace with enrollment growth. Between 2008-09 and 2016-17, the three schools added only 37 faculty, a 13 percent increase. To correct this imbalance, the campus intends to recruit 88 new faculty in these schools by 2020-21.

In November 2016, the Regents approved a total project budget of $120 million to construct a 133,000-gross-square-foot (gsf), 79,700-assignable-square-foot (asf) building that would accommodate approximately 50 of the 88 new faculty being recruited for Engineering, Physical Sciences, and ICS.

At the time the project was planned, the campus recognized that this building would not fully accommodate expected faculty growth in science and engineering disciplines and was exploring the possibility of leasing additional space until a second sciences building could be constructed. Given the drawbacks of leased space, including cost, fragmentation of academic programs, and difficulty meeting stringent laboratory requirements, the campus is proposing to add $36,235,000 to the ISEB project to expand the building and provide additional equipment, as outlined below:

- Construction of a large component of shell space – approximately 41,400 gsf – that would be built out with gifts and other non-State resources at a future time. In conjunction with this space, the building's mechanical equipment would be upsized and additional fire-safety features incorporated to address high-rise code requirements. The shell space is intended to provide flexible research laboratory and academic space for the disciplines already slated to occupy the building, as well as potentially for Biological Sciences, which is anticipated to add another 23 faculty by 2020. Specific assignments would be determined at a later date.

  Expanding the ISEB project is a cost-effective solution for providing additional space since site development and infrastructure for the building are provided as part of the base project. Increasing the size of the building would also result in more efficient land use.

- Construction of additional built-out laboratory support space that results in a net increase of approximately 7,300 gsf (5,500 asf) in the building. Completion of detailed planning, building massing, and conceptual floorplans resulted in building dimensions that allow for a small amount of additional space on the laboratory floors.

- Provision of $2 million of additional equipment funds to outfit shared research support and scholarly activity space so that the building will be fully functional upon opening. The project as previously approved provided equipment funding for furnishings and to equip the instructional space. Additional equipment funding for the shared research support and scholarly activity space is now proposed because these types of spaces typically would not be funded from research grants.

Project Scope

The proposed augmented scope of the Interdisciplinary Science and Engineering Building would construct a building of approximately 181,700 gsf that would provide approximately 140,300 gsf (85,200 asf) of built out space, plus approximately 41,400 gsf of shell space that would be built out as resources become available. The building will provide instructional computer laboratories, research and scholarly activity space to initially support approximately 50 research teams, academic and administrative office space, and shared auditorium and colloquium space.

Tables 1 and 2 below provide space breakdowns of the proposed building compared to the previously approved scope.

Table 1: Approved Total GSF vs. Proposed

Approved GSF	133,000
Proposed additional built-out space	7,300
Proposed additional shell space[1]	41,400
Total project GSF	**181,700**

[1] Approximate gsf shown. The proposed shell space could ultimately provide approximately 30,000 asf of laboratory and academic space.

Table 2: Program Summary - Approved ASF vs. Proposed

Assignable Space Type	Approved ASF	Proposed ASF	Difference
Instructional Labs & Support	3,500	3,200	-300
Research & Scholarly Activity	60,000	65,700	5,700
Academic & Administrative Office	12,000	11,900	-100
Shared Auditorium & Colloquium	4,200	4,400	200
Total ASF[1]	**79,700**	**85,200**	**5,500**

[1] Excludes proposed additional shell space.

APPROVAL OF DESIGN PARAMETERS

Approval of the conceptual design and site-planning parameters is being requested in order to include them in the bid documents for the design-build competition. The design parameters are consistent with the 2010 Physical Design Framework and the proposed use of the ISEB project is consistent with the Academic and Support land-use designation in the 2007 Long Range Development Plan. See Attachment 5 – Design Graphics.

Site

The project site is located in the Physical Sciences quadrangle of the campus, adjacent to the Physical Sciences Lecture Hall and Classroom Building to the north, and the Multipurpose Science and Technology Building to the south. Primary pedestrian circulation and access points for the project will be from the main pedestrian spine running through the Physical Sciences quad just to the west of the project site. A service road to the east of the building will be realigned and widened to provide service vehicle and fire truck access.

Physical Design Framework

In accordance with the architectural guidelines of the Physical Design Framework, the design of the building will be responsive to the context of the Physical Sciences quad 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, and the building and landscaping will enhance or frame important view corridors. The building will be eight stories in height.

Building Design

The design of the ISEB creates spaces that bring together faculty, students, and staff and foster the convergent integration of knowledge bases, tools and techniques, and modes of thinking from Engineering, Physical Sciences, and Computer Sciences. The design of the building will also foster the collaborative nature of research by providing open, shared research laboratories that

are modular and flexible to adapt to future needs. Postdoctoral and graduate student write-up stations will be immediately adjacent to the laboratories in an open-office environment and will have access and visual connection to the laboratories as well as to exterior views. Faculty office suites will be provided at the end of each laboratory floor, and research meeting rooms and informal interaction space will be integrated throughout the building to provide opportunities for both formal and impromptu meetings.

The building's primary entrance will be at the west end of the first floor, adjacent to the main pedestrian spine through the Physical Sciences quad. A shared auditorium and colloquium room will be located directly adjacent to the building entrance to provide easy access for students and community members attending scholarly events. The entrance lobby will also provide pre-function space for the auditorium.

Materials

The building will utilize materials consistent with the 2010 Physical Design Framework's campus design standards that express a quality of permanence and durability. All materials used will support the campus requirement for buildings to last a minimum of 70 years, with no major maintenance required for 20 years. Responding to the surrounding built environment, exterior colors will be of a medium to strong earth tone palette with color accents, and durable, low-maintenance materials including precast concrete, plaster, fiber cement board, architectural metal, and glass will be utilized.

Sustainability

The ISEB project will comply with the University of California Sustainable Practices Policy. Project sustainability targets and goals include Leadership in Energy and Environmental Design (LEED™) minimum building certification level of Gold, with incentives for Platinum. The project will comply with Laboratories for the 21st Century (Labs 21) Environmental Performance Criteria and participate in the Southern California Savings by Design energy conservation program, and will outperform the California Energy Code by 20 percent as required by UC policy.

The project will be connected to the efficient Central Plant utilities providing both chilled water and high-temperature hot water to the building. The annual energy performance of the building will be enhanced by the Central Plant's use of the chilled water thermal energy storage tank, and heat recovery from the central cogeneration facility. The project will also incorporate mandatory sustainable features outlined in the Cal-Green Building Code.

Project Delivery

The project will be constructed using the design-build method. 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 bid process is designed to manage potential risks associated with construction market conditions and to ensure that the

maximum amount of project scope is built with available funds. 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.

Design approval for the ISEB 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.

Funding Plan and Financial Feasibility

The project budget of $156,235,000 will be funded from a combination of external financing ($72.75 million), gift funds ($30 million), indirect cost recovery reserves ($3,485,000), and external financing supported by State appropriations under Sections 92493 through 92496 of the California Education Code ($50 million).

Financial Feasibility

At the November 2016 meeting, the Regents approved $37.75 million in external financing. At the March 2017 meeting, the Regents approved $50 million in external financing associated with the funding mechanism provided under Sections 92493 through 92496 of the California Education Code. In April 2017, this project was approved by the State in accordance with this same funding mechanism.

This action is proposing approval of an increase in external financing to a total of $72.75 million. Based on long-term debt of $72.75 million amortized over 30 years at six percent interest, the annual debt service is projected to be approximately $5.29 million, including principal and interest. Debt service will be funded from Facilities and Administrative cost recovery; operations and maintenance of the plant for the building will be drawn from campus general funds. The Summary of Financial Feasibility is provided as Attachment 3.

Standby Financing for Gifts

The background material provided for the November 2016 Regents item requesting approval of the non-State budget and external financing, *Approval of the Non-State Budget, External Financing, and Standby Financing, Interdisciplinary Sciences Building Irvine Campus*, explained that the $30 million gift agreement for this project included a payment schedule of $3 million per year over ten years, starting on or before June 30, 2018. At that meeting, the Regents approved up to $30 million in standby financing to cover the ten-year period of the gift agreement, meeting Regental policy to have funds on hand at the time of contract award. An amendment to the gift agreement has since been executed that increases the gift commitment by $9 million to create a current use fund for faculty enhancement and recruitment. Per this agreement, payments over the first three years ($9 million) will be used for this purpose. As a result, the payment schedule has been extended by three years. There is no requested change to the standby financing term of ten years and the campus will use its own unrestricted funds to backstop the gifts if necessary. As gifts are received, they will be used to pay down the standby financing outstanding over the ten-year period. If gift funds are insufficient and some or all of the standby financing remains outstanding after the ten-year period, then unrestricted campus funds shall be used to pay down the standby financing.

Approval Request and Schedule

The requested scope and budget augmentation, external financing approval, adoption of the Initial Study/Mitigated Negative Declaration and Findings, and approval of design would enable the campus to move forward with bidding the project. Following these approvals, it is estimated that the design-build contact would be awarded in March 2018 with the goal of project completion by September 2020.

Key to Acronyms

ASF	Assignable-Square-Foot
CEQA	California Environmental Quality Act
GSF	Gross-Square-Foot
ICS	Information & Computer Sciences
ISEB	Interdisciplinary Science and Engineering Building
LEED	Leadership in Energy and Environmental Design

ATTACHMENTS

Attachment 1: Project Budget
Attachment 2: Comparable Project Information
Attachment 3: Summary of Financial Feasibility
Attachment 4: Site Plan
Attachment 5: Design Graphics
Attachment 6: Environmental Summary
Attachment 7: UC Irvine 2007 Long Range Development Plan and Environmental Impact Report

2007 Long Range Development Plan:
http://www.eps.uci.edu/PhysicalPlanning/2007LongRangeDevelopmentPlan.html

2007 Long Range Development Plan Environmental Impact Report:
http://www.ceplanning.uci.edu/EnvironmentalPlanning/UCILongRangeDevelopmentPlanFEIR.html

Attachment 8: ISEB Initial Study/Mitigated Negative Declaration

http://www.eps.uci.edu/EnvironmentalPlanning/17-08-24_ISEB_Final%20ISMND.pdf

Attachment 9: CEQA Findings

ATTACHMENT 1

PROJECT BUDGET
INTERDISCIPLINARY SCIENCE AND ENGINEERING BUILDING

CCCI 6566

Category	Approved Budget Nov 2016	Augmentation Request	Proposed Budget Sept 2017	% of Total
Site Clearance	$906,000		$906,000	0.6%
Building	$89,729,000	$27,618,000	$117,347,000	77.1%
Exterior Utilities	$3,487,000		$3,487,000	2.3%
Site Development	$2,949,000		$2,949,000	1.9%
A/E Fees[1]	$7,766,000	$2,209,000	$9,975,000	6.6%
Campus Administration[2]	$3,398,000	$967,000	$4,365,000	2.9%
Surveys, Tests, Plans	$1,456,000	$410,000	$1,866,000	1.2%
Special Items (excluding interest during construction)[3]	$2,205,000		$2,205,000	1.4%
Interest During Construction	$1,250,000	$1,650,000	$2,900,000	1.9%
Contingency	$4,854,000	$1,381,000	$6,235,000	4.1%
Total	$118,000,000	$34,235,000	$152,235,000	100%
Group 2 & 3 Equipment[4]	2,000,000	2,000,000	4,000,000	
Project Total	**$120,000,000**	**$36,235,000**	**$156,235,000**	
Project Statistics:	**Approved Budget**		**Proposed Budget**	
	Nov 2016		**Sept 2017**	
GSF	133,000		181,700[5]	
ASF (excludes shell space)	79,700		85,200[5]	
Efficiency Ratio: ASF/GSF	60%		47%	
Building Cost/GSF	$675		$646	
Project Cost/GSF	$887		$838	
Funding Schedule	**Nov 2016**		**Sept 2017**	
Design Phase	$4,800,000		$4,800,000	
Construction Phase	$113,200,000		$147,435,000	
Equipment	$2,000,000		$4,000,000	
Total	**$120,000,000**		**$156,235,000**	

[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 acoustician; agency review; commission building systems; environmental impact report; environmental monitoring during construction; Facilities Management utility coordination/shutdowns; geotechnical report; independent seismic review; laboratory planner; paleontologist/tribal monitor; parking; peer review for civil, architectural, and waterproofing; programming/project DPP; sampling (HAZMAT); special inspections for architectural, civil, waterproofing; topographic/as-built survey/CAD base sheets; utility infrastructure coordination; value engineering/constructability review; and wind study.
[4] The equipment budget is sufficient to operate the building at completion, and includes furnishings, and equipment for instructional space and shared research support and scholarly activity spaces. Research equipment will be funded separately from contract and grant funds and faculty start-up packages.
[5] Buildout of the shell space would result in approximately 30,000 additional ASF, for a total of approximately 115,200 ASF. With build-out, building efficiency would increase to approximately 63 percent.

ATTACHMENT 2

COMPARABLE PROJECT INFORMATION

Building Cost of Comparable Projects

Campus	Project	Year Complete	Original CCCI	GSF	Adjusted Building Cost/GSF	Adjusted Project Cost/GSF
Berkeley	Li Ka Shing Center	2011	6062	204,650	$937	$1,304
San Francisco	Mission Bay Cardiovascular Research Building (17A/B)	2010	5384	236,062	$923	$1,247
San Diego	Health Sciences Biomedical Research Facility 2	2014	5853	195,975	$712	$944
Riverside	Multidisciplinary Research Building 1	2018	6586	163,890	$634[1]	$888
San Diego	Biological and Physical Sciences Building	2018	6284	126,000	$696	$919
Pasadena	Cal-Tech Bio-Science Complex T4[2]	-	6055	160,835	$970	$1,210
Stanford	Stem Cell Research Building	2010	5135	209,000	$918	$1,150
Irvine	*Interdisciplinary Science & Engineering Building*	*2020*	*6566*			
	Without augmentation			*133,000*	*$675*	*$887*
	Additional space (41,400 gsf shell, 7,300 gsf built-out)			*48,700*	*$567*	*$703*
	Total Proposed			*181,700*	*$646*	*$838*

[1] Does not include approximately 15,200 GSF of shell space.
[2] Year of completion not available.

ATTACHMENT 3: SUMMARY OF FINANCIAL FEASIBILITY

IRVINE CAMPUS	
Project Name	**Interdisciplinary Science & Engineering Building**
Project ID	**999239**
Total Estimated Project Cost	$156,235,000
Anticipated Interest During Construction (included in total estimated project cost)	$2,900,000

PROPOSED SOURCES OF FUNDING[1]	
External Financing	$72,750,000
External Financing Supported by State Appropriations	$50,000,000
Gift Funds (Standby Financing)	$30,000,000
Campus Funds	$3,485,000
Total	**$156,235,000**

FINANCING ASSUMPTIONS – EXTERNALLY FINANCED PRJECTS	
External Financing Amount	$72,750,000
Anticipated Repayment Source	General Revenues of the Irvine campus
Anticipated Fund Source	Facilities & Administrative Cost Recovery of the Irvine campus
Financial Feasibility Rate	6.00%
First Year of Principal (e.g. FY 20XX)	2020-21
Term (e.g. 30 years)	30 years
Final Maturity (e.g. FY 20XX)	2049-50
Estimated Average Annual Debt Service	$5,285,000

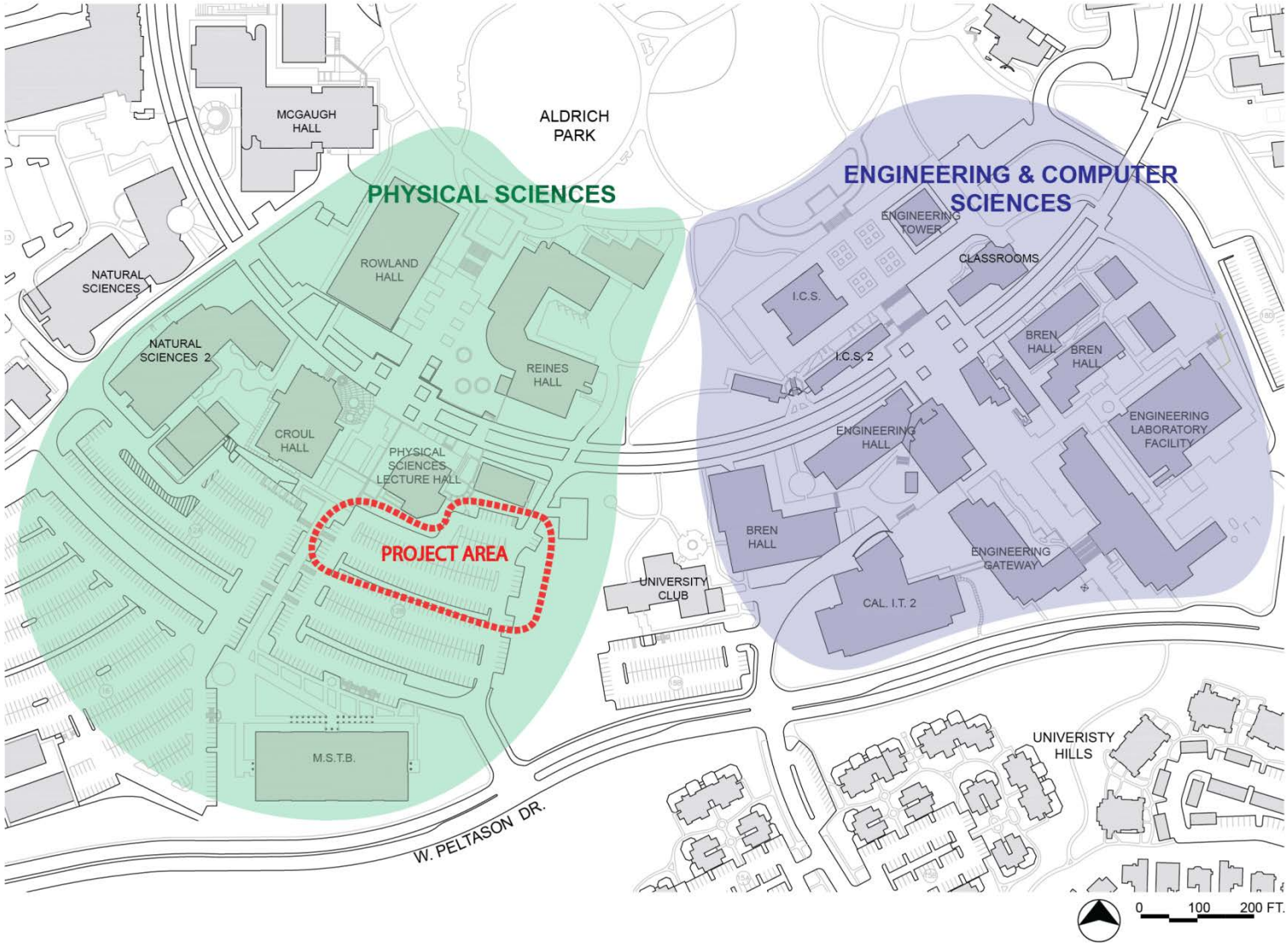
Below are results of the financial feasibility analysis for the proposed project using the campus' Debt Affordability Model. The model includes projections of the campus' operations and planned financings.

	CAMPUS FINANCING BENCHMARKS		
Measure	**10 Year Projections**	**Approval Threshold**	**Requirement**
Modified Cash Flow Margin[2]	2.5% (min), 2024 (yr)	≥ 0.0%	Must Meet
Debt Service to Operations[2]	4.1% (max), 2023 (yr)	≤ 6.0%	Must Meet 1 of 2
Expendable Resources to Debt[2,3]	N/A	≥ 1.00x	

[1] Fund sources for external financing shall adhere to University policy on repayment for capital projects.
[2] Modified Cash Flow Margin, Debt Service to Operations, and Expendable Resources to Debt are campus metrics.
[3] Expendable Resources to Debt is not projected. The ratio provided here is a snapshot as of the most recent fiscal year-end available.

ATTACHMENT 4

PROJECT SITE MAP



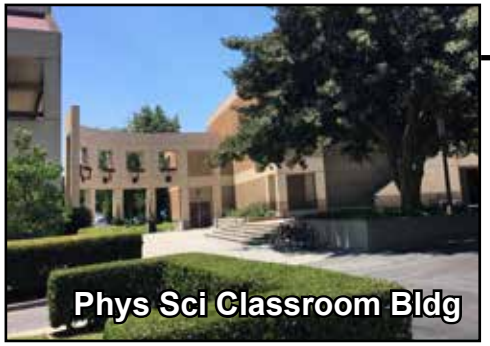
Interdisciplinary Science and Engineering Building

Project Location

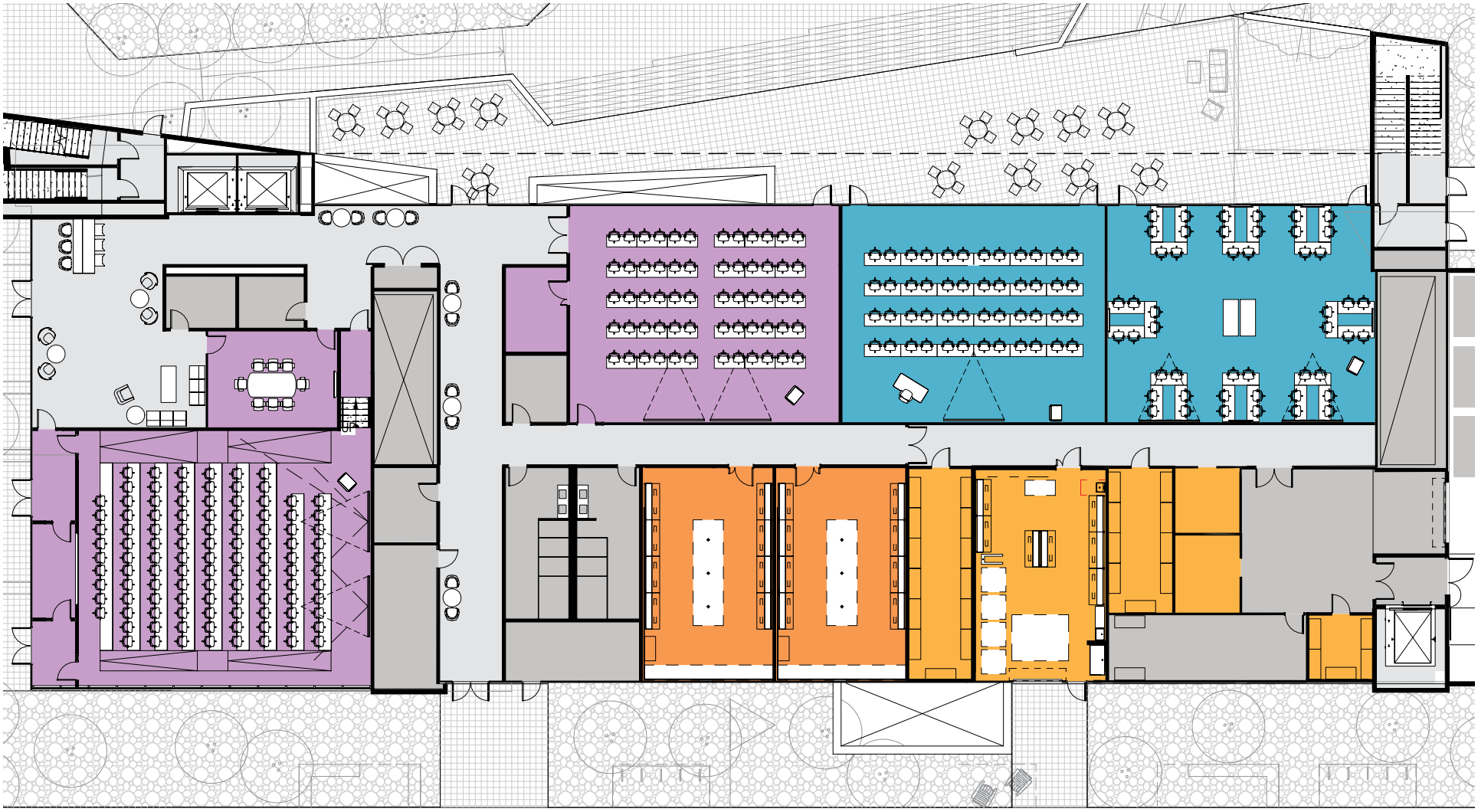
View Looking North

1. Multipurpose Science & Technology Building
2. Physical Sciences Lecture Hall
3. Physical Sciences Classroom Building
4. Rowland Hall
5. Reines Hall
6. Croul Hall

Conceptual Test-to-Fit Site Plan



Conceptual Test-to-Fit Ground Floor Plan

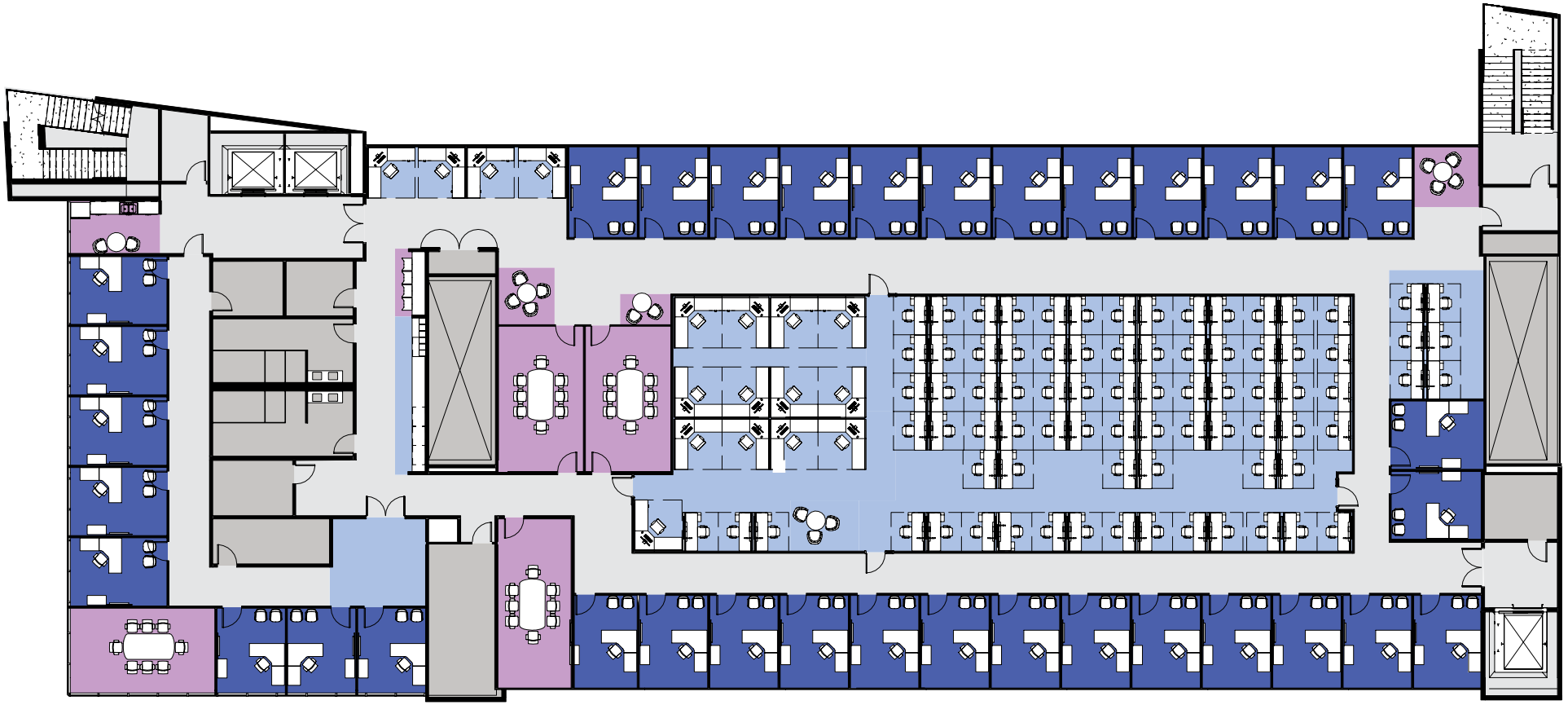


16' 8' 0' 16' 32'

Legend

Interaction | Instructional | Labs | Lab Support | Building Support | Circulation

Conceptual Test-to-Fit Office Level



Second Level

Legend

Interaction | Offices | Open Offices | Building Support | Circulation

Conceptual Test-to-Fit Lab Levels

Third-Sixth Levels

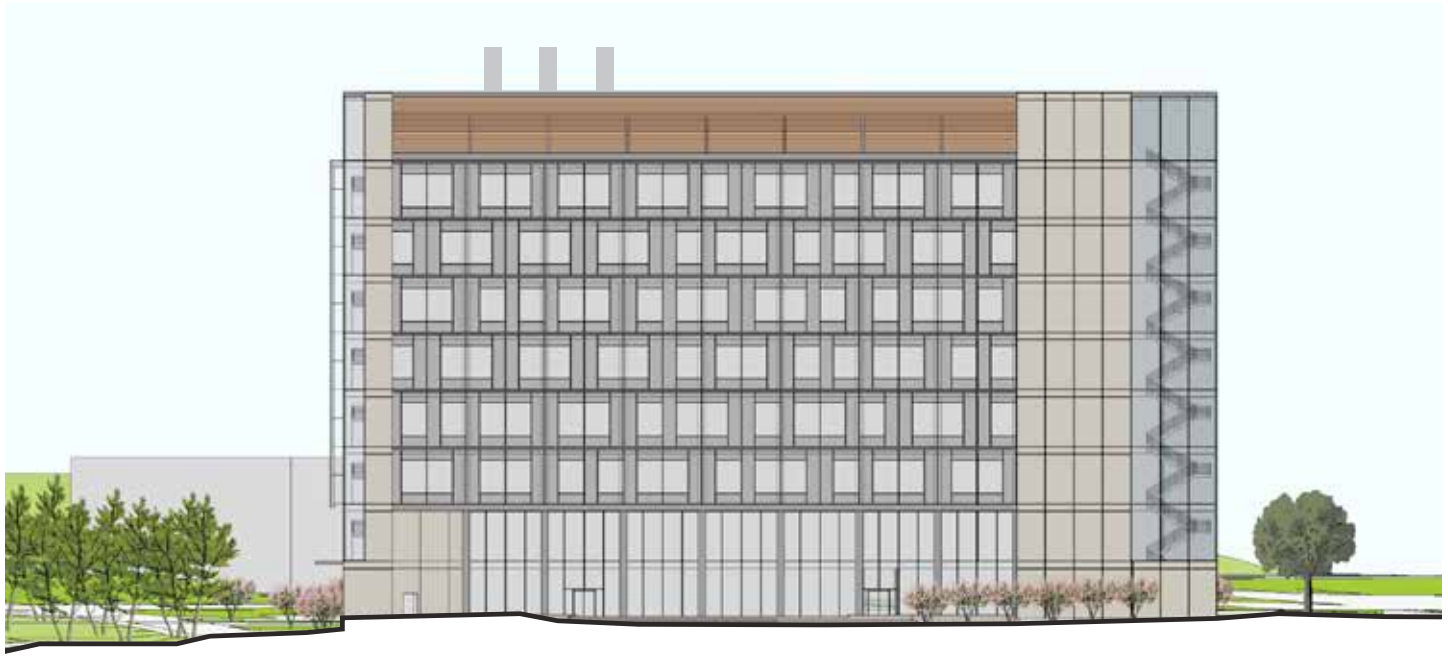
16' 8' 0' 16' 32'

Legend

Interaction | Offices | Open Offices | Labs | Lab Support | Building Support | Circulation

Conceptual Test-to-Fit Elevations

West



North

Conceptual Test-to-Fit Rendering

North West

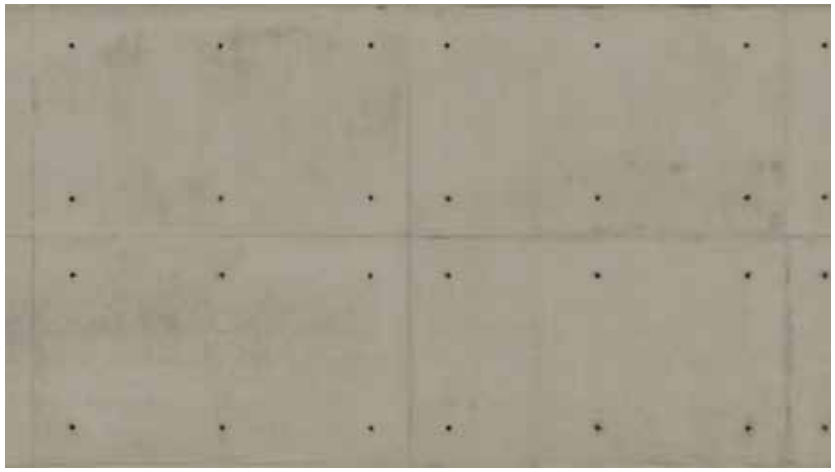
Conceptual Test-to-Fit Building Materials

Metal Louvers

Solarban Glass

Brushed Metal Panel

Fiber Cement Board



Precast Concrete

Plaster

Sustainability

ATTACHMENT 6

ENVIRONMENTAL IMPACT SUMMARY

Environmental Review Process

In accordance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the University of California Procedures for Implementation of CEQA, an Initial Study for the Integrated Science and Engineering Building (Project) has been prepared (SCH # 2017071051). The Initial Study is tiered from the UCI 2007 Long Range Development Plan Final Environmental Impact Report (LRDP FEIR, SCH #2006071024). A link to the 2007 LRDP FEIR may be found in Attachment 7.

A Notice of Intent to Adopt a Mitigated Negative Declaration based on the Draft Initial Study/ Mitigated Negative Declaration (IS/MND) was submitted on July 24, 2017 to the Governor's Office of Planning and Research, State Clearinghouse, as well as interested agencies, organizations, and individuals for a 30-day review period that concluded on August 22, 2017. The Draft IS/MND was made available at the UCI Office of Environmental Planning and Sustainability and digitally on its website.

Environmental Impacts

The IS/MND found that the Project would have less than significant or no impacts on the environment in regard to biological resources, geology and soils, greenhouse gas emissions, land use and planning, population and housing, public services, recreation, transportation and traffic, and utilities and service systems.

The IS/MND found that, with LRDP or project-specific mitigation measures incorporated, the Project's impacts would be reduced to a less than significant level in regard to aesthetics (light and glare), air quality (potential violations of air quality standards), cultural resources (archeological and paleontological resources), hazards and hazardous materials (emergency response), hydrology and water quality (water quality, erosion, and drainage), and noise (groundborne vibration and temporary noise).

Public Comments

During the public review period, three comment letters were received from Orange County Fire Authority, City of Irvine, and County of Orange, and responses are included as Appendix E in the Final IS/MND. The comment letters did not raise any new issues that were not adequately analyzed in the Draft IS/MND pursuant to CEQA. Therefore, no changes or amendments to the IS/MND were warranted based on public comments, and recirculation of the document was not required. A link to the Final IS/MND may be found in Attachment 8.

Findings

Based on the analysis in the Final IS/MND, all significant impacts related to aesthetics, air quality, cultural resources, hazards and hazardous materials, hydrology and water quality, and noise would be reduced to a less than significant level with the incorporation of LRDP and

project-specific mitigation measures. The attached Findings discuss the project's impacts, mitigation measures, and conclusions regarding adoption of the IS/MND in conformance with CEQA (Attachment 9).

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS IN CONNECTION WITH THE APPROVAL OF THE INTERDISCIPLINARY SCIENCE AND ENGINEERING BUILDING 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# 2017031061) prepared for the Interdisciplinary Science and Engineering Building (Project). Pursuant to Title 14, California Code of Regulations, Section 15074, the Board of Regents of the University of California (The Regents) 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 University of California, Irvine Long Range Development Plan Final Environmental Impact Report (SCH# 2006071024) (FEIR). The Regents received the Initial Study/Mitigated Negative Declaration for review and considered the information contained in these documents and any public comments prior to approving the design of the Project. The Regents hereby finds that the Initial Study/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 Regents pursuant to Title 14, California Code of Regulations, Section 15074 and The University of California Procedures for Implementation of CEQA in conjunction with the approval of the project, which is set forth in Section III, below.

A. Background

The Project would demolish an existing surface parking lot, 12B, and construct an up to 200,000-gross-square-foot (GSF) structure on a 3.5-acre site located in the Physical Sciences Quad of the Academic Core. The structure would be eight stories with an additional mechanical penthouse and basement level and would include wet laboratory, office, classroom/auditorium, and support space. Site improvements include paving and landscaping of the Physical Sciences pedestrian mall, along the edge of the project site, and between the project building and Physical Sciences Classroom Building and Physical Sciences Lecture Hall. The existing service road located to the east of the project site would be realigned and widened.

B. 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 is tiered from the FEIR, which was certified by The Regents in connection with its approval of the 2007 Long Range Development Plan (LRDP). The FEIR analyzed the overall projected effects of the University of California, Irvine (UCI) growth through the year 2025 and identified measures to mitigate the significant adverse impacts. The Project is consistent with the 2007 LRDP land use designations and objectives.

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; 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 and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; recreation; transportation and traffic; and utilities and 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 and project-specific 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, a Mitigated Negative Declaration was prepared 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 July 24, 2017 through August 22, 2017 (SCH# 2017071051). During that time, the document was reviewed by various federal, State, and local agencies, as well as by interested individuals and organizations. Comment letters were received from the Orange County Fire Authority dated August 9, 2017, City of Irvine dated August 17, 2017, and County of Orange dated August 18, 2017. None of the comments received identified a new significant impact not previously analyzed in the Draft Initial Study/Mitigated Negative Declaration. No significant changes or amendments to the Initial Study/Mitigated Negative Declaration resulted from public comments and recirculation of the document was not warranted. All comments received and the University's subsequent responses are included in the Final Initial Study/Mitigated Negative Declaration.

C. Relation of the Project to the LRDP EIR

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 the 2007 LRDP development, and included mitigation measures to reduce the impacts of such development to the extent feasible. The project is consistent with the 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.

D. Project Impacts that are Less Than Significant without Mitigation or No Impact

The Initial Study/Mitigated Negative Declaration found that the following impacts would be less than significant without mitigation incorporated into the project: geology and soils (See Final IS/MND, pg. 4.5-1), greenhouse gas emissions (see Final IS/MND, pg. 4.6-1), land use and planning (see Final IS/MND, pg. 4.9-1), population and housing (see Final IS/MND, pg. 4.11-1), public services (see Final IS/MND, pg. 4.12-1), recreation (see Final IS/MND, pg. 4.13-1), transportation and traffic (see Final IS/MND, pg. 4.14-1), and utilities and service systems (see Final IS/MND, pg. 4.15-1).

E. Project Impacts Mitigated to Less Than Significant Levels

The following discusses potentially significant impacts of the proposed project identified in the Initial Study/Mitigation Negative Declaration. Implementation of the mitigation measures identified in the Initial Study/Mitigation Negative Declaration would reduce impacts to a less than significant level.

Aesthetics

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

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:

- 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;
- Appropriate intensity of lighting to provide campus safety and security while minimizing light pollution and energy consumption; and
- Shielding 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 FEIR MMs Aes-2A and Aes-2b would reduce potentially significant impacts related to the creation of new substantial light or glare to a less than significant level (see Final IS/MND, page 4.1-2).

The proposed project would not impact other aesthetic thresholds. No additional mitigation is required.

Air Quality

1. **Violate any air quality standard or contribute substantially to an existing or projected air quality violation; and**

2. **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)**

AQ-1: Prior to initiating construction, 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:

- 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.

- 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.

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

- 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.

- 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.

- 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.

- 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.

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

- 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.

- 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.

- 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.

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

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

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

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

- 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.

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

- 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.

- 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.

- 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 project-specific MM AQ-1 would reduce potentially significant impacts related to violations of air quality standards and net increases of criteria pollutants to a less than significant level (see Final IS/MND, pages 4.2-4 and 4.2-9).

The proposed project would not impact other air quality thresholds. No additional mitigation is required.

Biological Resources

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

BR-1: In order to avoid impacts to nesting birds, project activities shall occur outside of the peak avian breeding season, which runs from February 1st through August 31st. If project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting bird breeding surveys shall conduct surveys for nesting birds, within three days prior to the work in the area, and ensure no nesting birds in the project area would be impacted by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 300 feet (500 feet for raptors), be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or other possible factors.

Implementation of project-specific MM Bio-1 would reduce potentially significant impacts to candidate, sensitive, and special status species to a less than significant level (see Final IS/MND, pages 4.3-2).

The proposed project would not impact other biological resources thresholds. No additional mitigation is required.

Cultural Resources

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

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 archaeological 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:

a. Perform appropriate technical analyses;

b. File an resulting reports with South Coast Information Center; and

c. Provide the recovered materials to an appropriate repository for curation, in consultation with a culturally-affiliated Native American.

Implementation of FEIR MM Cul-1C would reduce potentially significant impacts related to archaeological to a less than significant level (see Final IS/MND, page 4.4-2)

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

Cul-4A: Prior to grading or excavation for future project 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 ay 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.

Implementation of FEIR MMs Cul-4A, Cul-4B, and Cul-4C would reduce potentially significant impacts related to paleontological resources to a less than significant level (see Final IS/MND, page 4.4-2).

The proposed project would not impact other cultural resources thresholds. No additional mitigation is required.

Hazards and Hazardous Materials

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

Haz-6A: Prior to initiating on-site construction for future projects that implement the 2007 LRDP and would involve a land 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 FEIR MM Haz-6A would reduce potentially significant impacts due to the impairment or interference of an emergency plan a less than significant level (see Final IS/MND, page 4.7-5).

The proposed project would not impact other hazards and hazardous materials thresholds. No additional mitigation is required.

Hydrology and Water Quality

1. **Violate any water quality standards or waste discharge requirements; and**

2. **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.**

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:

- Proper storage, use, and disposal of construction materials.
- 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.
- 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.

- 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.

- Protection or stabilization of stockpiled soils through the use of tarping, plastic sheeting, tackifiers, or other similar measures.

- Prevention of sediment tracked or otherwise transported onto adjacent roadways through use of gravel strips or wash facilities at exit areas (or equivalent measures).

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

- 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.

- 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.

- Outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system shall be covered and protected by secondary containment.

- 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.

- 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.

Implementation of FEIR MMs Hyd-2A and Hyd-2B would reduce potentially significant impacts due to the violation of water quality standards and altering a drainage pattern that would result in erosion or siltation to a less than significant level (see Final IS/MND, page 4.8-3 and page 4.8-4).

3. **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.**

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:

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.

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 FEIR MM Hyd-1A would reduce potentially significant impacts due to altering a drainage pattern that would result in flooding to a less than significant level (see Final IS/MND, page 4.8-4).

The proposed project would not impact other hydrology and water quality thresholds. No additional mitigation is required.

Noise

1. **Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies;**

2. **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.**

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:

- 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.

- 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.

- 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 amto 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.

- Construction equipment shall be properly outfitted and maintained with manufacturer

recommended noise-reduction devices to minimize construction-generated noise.

- 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.

- 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.

- 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.

- 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 FEIR MM Noi-2A would reduce potentially significant impacts to noise standards and temporary and permanent ambient noise levels to a less than significant level (see Final IS/MND, page 4.10-2 and 4.10-3).

Impacts to other noise thresholds are less than significant. No additional mitigation is required.

F. 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, 2007 LRDP, FEIR, and 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 project 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 Regents.

3. Various documents and other materials constitute the record of proceedings upon which The Regents bases the findings and decisions contained herein. Most documents related to the Initial Study/Mitigated Negative Declaration are located in the Environmental Planning and Sustainability Office, located at 4199 Campus Drive, Suite 380, Irvine, California. The custodian for the record of the proceedings is the Assistant Vice Chancellor, Environmental Planning and Sustainability, Irvine Campus.

G. Summary

Based on the foregoing Findings and the information contained in the record, The Regents 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 addressed in the FEIR.

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

III. APPROVALS

Based on the information contained herein and the prior documentation referenced above, The Regents hereby takes the following action:

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

B. Adopts the Findings in their entirety as set forth in Section II, above.

C. Approves the design of the Interdisciplinary Science and Engineering Project.