

**UNIVERSITY HILLS AREA 12-2 FACULTY/STAFF  
HOUSING PROJECT**

**Addendum #2 to the  
University Hills Area 12 & LRDP Amendment #4  
Initial Study/Mitigated Negative Declaration**

**State Clearinghouse No. 2021090375**

**Campus Planning and Sustainability  
University of California, Irvine  
440 Aldrich Hall  
Irvine, CA 92697**

**January 2025**

## **1.0 PROJECT INFORMATION**

### **1.1 Project Title**

University Hills Area 12-2 Faculty/Staff Housing Project

### **1.2 Lead Agency Name and Address**

University of California, Irvine  
Office of Campus Planning and Sustainability  
440 Aldrich Hall, Irvine, CA 92697

### **1.3 Contact Person and Phone Number**

Lindsey Hashimoto, Principal Environmental Planner  
(949) 824-8692

### **1.4 Project Location**

The University of California, Irvine (UCI) is located in the city of Irvine, Orange County, California approximately four miles inland from the Pacific Ocean. The project site is located in UCI's South Campus at the intersection of East Peltason Drive and Los Trancos Drive.

### **1.5 Custodian of the Administrative Record**

University of California, Irvine  
Office of Campus Planning and Sustainability  
440 Aldrich Hall, Irvine, CA 92697

### **1.6 Previously Adopted IS/MND**

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines. This document has been prepared to serve as Addendum #2 to the previously adopted University Hills Area 12 and LRDP Amendment #4 Initial Study/Mitigated Negative Declaration (IS/MND). Addendum #1 was previously prepared in May 2023 and addressed the redesign of the first phase of the project analyzed in the IS/MND, University Hills Area 12-1. This Addendum #2 documents that none of the conditions described in Section 15162 of the CEQA Guidelines have occurred and that the redesign of the second phase of the project, University Hills Area 12-2, would not have new or substantially more severe significant effects that were not previously analyzed within the IS/MND.

The University Hills Area 12-2 project is within the scope of the UC Irvine 2007 Long Range Development Plan ("LRDP") and LRDP Amendment #4, as assessed in the IS/MND, and the IS/MND adequately describes the current activity for the purposes of CEQA.

## **2.0 Introduction**

### **2.1 Purpose of this Addendum**

After adoption of the University Hills Area 12 and LRDP Amendment #4 IS/MND by the Regents of the University of California (Regents) on November 18, 2021, the University is proposing a redesign of the second phase of the University Hills Area 12 project, University Hills Area 12-2. This Addendum describes the University Hills Area 12-2 project, its proposed revisions, and evaluates whether and how it is covered by the IS/MND for CEQA purposes. No subsequent CEQA document is required.

## **2.2 State CEQA Guidelines Regarding an Addendum**

If, after certification of an EIR or adoption of a negative declaration, minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, an Addendum may be prepared.

Public Resources Code (PRC) Section 21166 and Sections 15162 through 15163 of the State CEQA Guidelines describe the conditions under which a subsequent document shall be prepared. Pursuant to CEQA Guidelines Section 15162, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

- a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent document shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:
  - 1) Substantial changes are proposed in the Project that will require major revisions of the previous EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - 2) Substantial changes occur with respect to the circumstances under which the Project is undertaken that will require major revisions of the previous EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  - 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR or MND was certified as complete was adopted, shows any of the following:
    - A) The project will have one or more significant effects not discussed in the previous EIR or MND;
    - B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or MND;
    - C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of

the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR or MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The University Hills Area 12-2 project was analyzed in the 2021 University Hills Area 12 & LRDP Amendment #4 IS/MND and the current revisions do not entail significant changes that would require additional environmental review. As discussed in Section 3.0, Project Description, the modifications from the redesign of University Hills Area-2 as previously proposed are minimal.

Section 15164 of the CEQA Guidelines provides that a lead agency may prepare an Addendum to a previously adopted EIR or negative declaration if some changes or additions are necessary, but none of the conditions described above from Section 15162 calling for preparation of a subsequent document have occurred. CEQA allows lead agencies to restrict review of modifications to a previously approved project to the incremental effects associated with the proposed modifications, compared against the anticipated effects of the previously approved project.

Changes to the approved University Hills Area 12-2 project and any altered conditions since adoption of the IS/MND in November 2021 would:

- not result in any new significant environmental effects, and
- not substantially increase the severity of previously identified significant effects.

In addition, no new information of substantial importance has arisen that shows that:

- the University Hills Area 12-2 project would have new significant effects,
- the University Hills Area 12-2 project would have substantially more severe effects,
- mitigation measures or alternatives previously found to be infeasible would in fact be feasible, or
- mitigation measures or alternatives that are considerably different from those analyzed in the IS/MND would substantially reduce one or more significant effects on the environment.

As described in Section 3, Project Description, and Section 4, Analysis of Project Modifications, none of the conditions described above from Section 15162 calling for preparation of a subsequent document have occurred. Therefore, the differences between the approved University Hills Area 12-2 project, as described in the adopted IS/MND, and the University Hills Area 12-2 project modifications now being considered constitute changes that are consistent with CEQA Guidelines Section 15164 and that may be addressed in an Addendum to the IS/MND.

### **3.0 Project Description**

#### **3.1 Project Location and Setting**

The approximately 9.8-acre proposed project site is located within the faculty/staff housing community, University Hills, in the South Campus at the University of California, Irvine (UCI). Surrounding uses include the UCI Ecological Preserve to the west; University Hills faculty/staff housing to the east and south; and Engineering Gateway, California Institute for Telecommunications and Information Technology (CalIT2), University Club, Bren Hall, Multipurpose Science and Technology Building, and Interdisciplinary Science and Engineering Building across East Peltason Drive to the north. Los Trancos Drive bisects the project site into an east site (University Hills Area 12-1) and a west site (University Hills Area 12-2).

The existing on-site uses are the multi-family faculty/staff housing complex, Las Lomas Apartments; surface parking lots, Lot 15A and 15B; pedestrian pathways; playgrounds; and ornamental landscaping.

#### **3.2 Proposed Modifications**

The University of California, Irvine (UCI) prepared the University Hills Area 12 & LRDP Amendment #4 IS/MND, which was adopted by the Regents on November 18, 2021 in support of approval of the design of University Hills Area 12-1. The IS/MND analyzed two phases together, University Hills Area 12-1 and Area 12-2, which consisted of demolishing 100 faculty/staff apartment units, or approximately 107,000 gross square feet (GSF), to construct up to 220 for-sale, attached faculty/staff housing units. Area 12-1 would demolish the 50 units on the east side of Las Lomas Apartments and construct approximately 110 for-sale, attached units. Area 12-2 would demolish the remaining 50 units on the west side of Las Lomas Apartments and construct approximately 110 for-sale, attached units. The structures would range between three-to-five-story stacked flats up to 65 feet. The IS/MND analyzed the construction of approximately 410,000 GSF of three-bedroom and two-bath units across the two phases. The IS/MND also included Amendment #4 to the 2007 Long Range Development Plan, which increased the on-campus faculty/staff housing capacity from 1,700 dwelling units to 1,830 units, an overall increase of 130 units.

In May 2023, Addendum #1 to the IS/MND was prepared, which analyzed the redesign of the first phase, University Hills Area 12-1, as attached townhomes that included 104 units in three-to-four-story buildings. Units ranged in size from 1,380 to 2,475 square feet, with an average size of 2,000 sf, or approximately 208,000 GSF total. Units included three-to-five bedrooms and three-to-four baths. No changes to the adopted LRDP Amendment occurred as part of the Area 12-1 modifications.

For this Addendum #2, the second phase of the project, University Hills Area 12-2, would redesign the original project description of three-to-five-story stacked flats described in the IS/MND to instead be consistent with the redesign of the Area 12-1 townhomes as addressed in Addendum #1. The proposed Area 12-2 project would construct approximately 82 for-sale, attached

townhomes with a height of three-to-four stories. The floorplans would also be consistent with the Area 12-1 floorplans previously addressed in Addendum #1, where the units would range from 1,395 to 2,477 square feet for approximately 183,000 GSF of total space to be constructed. Each unit would contain three-to-five bedrooms and three-to-4.5 bathrooms. Although the units are slightly larger than initially analyzed in the IS/MND, a total of 186 units would be constructed for Area 12-1 and Area 12-2, or 34 units less than the 220 units analyzed in the IS/MND. No changes to the adopted LRDP Amendment would occur as part of the project modifications.

#### **4.0 Analysis of Project Modifications**

**Aesthetics.** The redesigned units would be consistent with the UCI Physical Design Framework and the surrounding University Hills community. Additionally, the modified project would result in lower overall building heights, and as the project site boundary has not changed, no additional impacts to scenic vistas, the visual character, nor scenic resources within a State Scenic Highway would occur. The project would also comply with LRDP EIR mitigation measures Aes-2A and Aes-2B to minimize potential light and glare impacts. Therefore, the modified project would not impact the conclusions in the IS/MND related to aesthetics.

**Air Quality.** The modified project is within the overall square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units due to site constraints. Due to the decrease in units, the modified project would not increase construction or operational air emissions above the original project, and therefore, would also not exceed the Southern California Air Quality Management District's (SCAQMD) thresholds analyzed within the IS/MND. No additional changes to the project would occur, and therefore, the modified project would not impact the conclusions in the IS/MND related to conflicting and/or obstructing with an air quality plan, exposure of sensitive receptors, or emission of odors.

**Biological Resources.** The modified project would not change the project boundary and would not result in additional impacts to biological resources. Project-specific mitigation measures, BIO-1 (nesting bird survey), BIO-2 (on-site biologist during vegetation clearing and performing periodic site inspections), BIO-3 (landscaping plan requirements), and BIO-4 (nesting bird management plan) were adopted as part of the IS/MND to reduce potential impacts to avian species to less than significant. As there is no change to the project site and vegetation removal and ground disturbance would remain the same as the originally approved project, the modified project would not result in additional biological impacts than previously analyzed in the IS/MND.

**Cultural Resources.** The modified project would not change the project boundary and would not result in additional impacts to cultural resources as the area of ground disturbance would remain the same. The modified project would comply with LRDP EIR mitigation measure Cul-1C, which requires archaeological monitoring and procedures in the event of a discovery, and would reduce impacts to archaeological resources to a less than significant level. As there is no change to the project site and vegetation removal and ground disturbance would remain the same as the original project, the modified project would not result in additional impacts to cultural resources than previously analyzed in the IS/MND.

**Energy.** The modified project is below the square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units. Energy usage would be consistent with or less than the usage assumed in the IS/MND due to the reduction in the number of units. Therefore, the modified project would not impact the conclusions in the IS/MND related to energy.

**Geology and Soils.** The modified project would not modify the project boundary and would not result in additional impacts to the original grading impacts assumed within the IS/MND. The project would comply with the California Building Code (CBC) and the UC Seismic Safety Policy and implement recommendations from the geotechnical study to ensure impacts to geology and soils would be less than significant. In addition, LRDP EIR mitigation measures Cul-4A, Cul-4B, and Cul-4C, which requires paleontological monitoring and procedures to implement in the event of a discovery, would reduce potential impacts to paleontological resources to a less than significant level. Therefore, the modified project would not impact the conclusions in the IS/MND related to geology and soils.

**Greenhouse Gas Emissions.** The modified project is within the overall square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units due to site constraints. Due to the decrease in units, the redesigned project would be consistent with or decrease the greenhouse gas emissions compared to the originally approved project, and therefore, would also not exceed the Southern California Air Quality Management District's (SCAQMD) thresholds analyzed within the IS/MND. Therefore, the modified project would not impact the conclusions in the IS/MND related to greenhouse gas emissions.

**Hazards and Hazardous Materials.** No changes in use would occur as part of the modified project. The project would remain residential uses, which is typically not a use associated with acutely hazardous materials. The modified project is within the overall square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units; therefore, the hazardous materials associated with the project would be consistent with or less than the usage assumed in the IS/MND due to the reduction in the number of units. Therefore, the modified project would not impact the conclusions in the IS/MND related to hazards and hazardous materials.

**Hydrology and Water Quality.** The modified project is below the square footages assumed in the IS/MND, results in less units assumed for Area 12-2, and the project area remains unchanged. Due to this, the impervious surfaces of the modified project is consistent with the original project analyzed within the IS/MND. Additionally, the modified project would comply with LRDP EIR mitigation measures Hyd-1A (preparation of a drainage study), Hyd-2A (erosion control plan), and Hyd-2B (operational design features) to reduce impacts to hydrology and water quality to a less than significant level. Therefore, the modified project would not impact the conclusions in the IS/MND related to hydrology and water quality.

**Land Use and Planning.** The modified project would not change the land use designation of the project site as it would remain Faculty and Staff Housing and no change in the project's use, residential housing, would occur. Additionally, the modified project would not divide the

community as it is replacing multi-family residential with for-sale residential units within an existing residential community. Therefore, the modified project would not impact the conclusions in the IS/MND related to land use and planning.

**Noise.** The modified project is within the overall square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units. As the project would result in less units, construction and operational noise and vibration levels would be consistent with or less than the levels analyzed within the IS/MND. As the project boundary has not changed with the modified project, no impacts due to an airstrip or plan would occur. Therefore, the modified project would not impact the conclusions in the IS/MND related to noise.

**Population and Housing.** The modified project is below the square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units. The demolition of the existing multi-family residential was analyzed within the IS/MND, including where existing residents would relocate, and no additional changes to the proposed demolition would occur as part of the modified project. Additionally, no changes in the conclusions regarding population growth would occur as there are less units, and thus, a lower population associated with the modified project. Therefore, the modified project would not impact the conclusions in the IS/MND related to population and housing.

**Public Services and Recreation.** The modified project is below the square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units. As there are less units than the original design, the modified project would result in a consistent or lower demand for public services, such as fire services, police services, schools, parks, libraries, or other recreational uses, than the original project analyzed in the IS/MND. Therefore, the modified project would not impact the conclusions in the IS/MND related to public services or recreation.

**Transportation.** The modified project is within the overall square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units. As such, no change would occur to the modeling and analyses within the IS/MND regarding vehicle miles traveled. No changes to the project boundary would occur; therefore, the modified project would not conflict with the existing circulation system, result in inadequate emergency access, or result in dangerous as the connections to Los Trancos would remain the same. No changes to the conclusions in the IS/MND would occur.

**Tribal Cultural Resources.** No changes to the project boundary would occur as part of the modified project and the overall ground disturbance would be consistent with the original project analyzed within the IS/MND. No historic resources or known cultural resources occur onsite. Additionally, project-specific mitigation measure TCR-1, which discusses procedures in the event cultural or tribal cultural resources are discovered during ground disturbance, would reduce potential impacts to less than significant. Therefore, the modified project would not impact the conclusions in the IS/MND related to tribal cultural resources.

**Utilities and Service Systems.** The modified project is within the overall square footages analyzed in the IS/MND and reduces the units assumed for Area 12-2 from 110 units to 84 units.



Additionally, no changes to the project boundary would occur. Therefore, the modified project would be consistent with the utilities, water supply, wastewater capacity, and solid waste assumptions analyzed within the IS/MND for the original project. Therefore, the modified project would not impact the conclusions in the IS/MND related to utilities and service systems.

**Wildlife.** No changes to the project boundary would occur, and thus, the modified project would not result in changes to the conclusions regarding impairment of an emergency plan, expose users to wildfire, or exacerbate fire risk in the IS/MND. Therefore, the modified project would not impact the conclusions in the IS/MND related to wildfire.