

Chancellor Delegated Authority
Mesa Court Community Center Expansion

The University of California, Irvine (UCI) prepared the Mesa Court Residence Hall Expansion Subsequent Initial Study/Mitigated Negative Declaration (IS/MND), which was adopted by the Regents on March 16, 2023 along with the design of the project. The IS/MND analyzed the partial demolition of an existing surface parking lot, Lot 5, to construct a student housing tower located within the existing Mesa Court student housing community. The tower would consist of a multi-story building up to six stories in height and would house approximately 450 beds within quadruple occupancy rooms. The development would also include common areas throughout the building, including study areas, collective hubs with kitchens, and laundry facilities. Site work and development would include clearing of the existing parking lot; site grading; connection to campus utility and drainage systems; construction of the tower, pathways, ramps, sidewalks, and outdoor gathering spaces with wireless connectivity; and installation of site lighting and landscape improvements.

In May 2024, Addendum #1 proposed to remodel and expand the existing 7,442 gross-square-foot (GSF) Mesa Court Community Center. The project anticipated renovating the existing community center and constructing an additional approximately 9,000 assignable square feet (ASF) and approximately 13,000 GSF of expansion space for a total building size of approximately 20,442 GSF. Uses included a dining hall; group study, office, and building support space; a multipurpose room; and restrooms in support of the existing students living in the Mesa Court student housing community.

During the design phase for the Mesa Court Community Center Expansion project, it was determined that instead of expanding and renovating the existing building, full demolition and construction of a replacement building could be achieved within the same budget and similar schedule. As proposed, the existing 7,442 GSF Mesa Court Community Center would be demolished to construct a 19,183 GSF replacement structure, an overall 11,741 GSF increase from the existing building. The final structure would be approximately 1,259 GSF smaller than the expansion addressed in Addendum #1, and no program changes would occur.

As discussed in the previously adopted IS/MND, it was determined that with the incorporation of mitigation, the project would not have a significant effect on the environment. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, and 15164, Addendum #2 to the IS/MND has been prepared to address the Mesa Court Community Center Expansion. The Addendum found that Mesa Court Community Center Expansion Project is within the scope of the project analyzed in the IS/MND and the inclusion of the expansion would not result in any new significant environmental effects, substantially increase the severity of previously identified significant effects, or make any mitigation measures previously found to be infeasible now feasible than was previously analyzed in the IS/MND, and none of the conditions requiring the preparation of a subsequent document have occurred.

The design and CEQA determination are under review and are pending approval by the UCI Chancellor no earlier than April 11, 2025.