

University of California, Irvine
East Campus Student Apartments Phase 5 Project
Final Tiered Initial Study/Mitigated Negative Declaration



Lead Agency:

UNIVERSITY OF CALIFORNIA

Contact: Lindsey Hashimoto, Principal Environmental Planner
455 Aldrich Hall
Irvine, California 92697

Prepared By:

KIMLEY-HORN AND ASSOCIATES

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June 2026

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1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA), The University of California, as Lead Agency, has prepared a Tiered Initial Study/Mitigated Negative Declaration (IS/MND) for the East Campus Student Apartments Phase 5 Project (Project) (State Clearinghouse Number 2026041159). The IS/MND was made available for review and comment to the public, responsible and trustee agencies, interested groups, and organizations for a 30-day review period that occurred between April 23, 2026, and May 22, 2026. The IS/MND was prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section (§) 21000 et seq.) and its Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), along with the Amended University Procedures for Implementation of the California Environmental Quality Act effective March 17, 1989, to evaluate the potential environmental effects associated with the construction and operation of the Project.

2.0 RESPONSES TO COMMENTS

2.1 CEQA Requirements Regarding Comments and Responses

Although CEQA and the State CEQA Guidelines do not require a Lead Agency to prepare responses to comments for an IS/MND, as contrasted with the requirement to prepare responses to comments on a Draft Environmental Impact Report (State CEQA Guidelines §15088), the University of California has elected to prepare written responses in the spirit and with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. Written responses have been prepared to the comments that raised environmental concerns during the public review period.

State CEQA Guidelines Section 15204(b) states that in reviewing negative declarations “persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should:

1. Identify the specific effect,
2. Explain why they believe the effect would occur, and
3. Explain why they believe the effect would be significant.”

State CEQA Guidelines Section 15204(c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments.” Pursuant to State CEQA Guidelines Section 15064, “an effect shall not be considered significant in the absence of substantial evidence.” State CEQA Guidelines Section 15204(d) states, “Reviewing agencies or organizations should include with their comments the name of a contact person who would be available for later consultation if necessary. Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” State CEQA Guidelines Section 15204(e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

2.2 Format

This section is organized as follows:

Section 2.1 Provides an overview of CEQA requirements related to public comments and responses for an IS/MND.

Section 2.2. Provides an overview of the organization of this section.

Section 2.3 Identifies the IS/MND commenters.

Section 2.4 Provides responses to substantive comments received on the IS/MND. Responses are provided in the form of individual responses to comment letters received. Comment letters are followed immediately by the responses to each letter.

2.3 List of Respondents

In accordance with CEQA Guidelines Section 15132, the following is a list of public agencies and organizations that submitted comments on the IS/MND received as of close of the State Clearinghouse public review period on May 22, 2026.

Letter Reference	Commenter	Date of Correspondence	Page No.
Agencies			
1	Irvine Ranch Water District	May 14, 2026	5
2	Orange County Fire Authority	May 21, 2026	8
3	City of Irvine	May 22, 2026	10
Organizations			
4	Dodge Construction Network	May 12, 2026	17

2.4 Responses to Environmental Comments

This section is formatted so that the respective comment letters are followed immediately by the corresponding responses. Comment letters and specific comments are given letters and numbers, respectively, for reference purposes.

Comment Letter 1: Irvine Ranch Water District

Fiona Nye, Director of Water Resources

May 14, 2026



May 14, 2026

Lindsey Hashimoto
Principal Environmental Planner
Campus Planning & Sustainability
University of California, Irvine
455 Aldrich Hall
Irvine, CA 92697

Via email: ceqa@uci.edu

**Re: Notice of Intent to Adopt a Tiered Mitigated Negative Declaration East
Campus Student Apartments Phase 5**

Dear Ms. Hashimoto,

Irvine Ranch Water District (IRWD) has received the University of California, Irvine's (UCI) Notice of Intent (NOI) to adopt a Tiered Mitigated Negative Declaration (MND) for the East Campus Student Apartments Phase 5 (Project). The Project proposes the demolition of an existing vacant office building and surface parking lots and the construction of up to 1,100 student beds across two sites. The Project also proposes to construct common areas throughout the apartment buildings and site work which would include site grading; connection to campus utility and drainage systems; construction of building(s), pathways, ramps, and sidewalks; installation of site lighting and landscape improvements; and construction of outdoor gathering spaces with wireless connectivity. IRWD understands that the Project sites would connect to existing sewer mains and water mains for potable water, fire flow water, and irrigation water. IRWD has reviewed the NOI and Draft MND and offers the following comments.

1-A

IRWD has included the overall demands associated with UCI's 2007 Long Range Development Plan (LRDP) in IRWD's water demands and sewer flow projections. As projects in the LRDP are developed, IRWD will require UCI to complete studies analyzing the impact of the proposed projects on IRWD-owned facilities (potable, recycled, and sewer systems). These studies will verify if any additional off-site improvements to IRWD's existing systems are needed.

1-B

Prior to development plan submittal and approval, the developer shall coordinate with IRWD to develop a technical memorandum or Sub Area Master Plan (SAMP) addendum, identifying potential impacts to the potable, recycled, and sewer systems from this project. For questions about the LRDP studies or SAMP addendums, please contact Eric Akiyoshi at (949) 453-5552.

IRWD appreciates the opportunity to review and comment on the NOI and Draft MND. If you have any questions or require additional information, please contact me at (949) 453-5325 or Emily Le, Environmental Compliance Specialist, at (949) 453-5384.

1-C

Sincerely,



Fiona Nye

Director of Water Resources

cc: Eric Akiyoshi, IRWD
Emily Le, IRWD

Response 1-A

The commenter provides a summary of the Project. This comment does not raise a specific issue with the adequacy of the IS/MND or raise any other CEQA issue. Therefore, no further response is required.

Response 1-B

UCI concurs that projects developed under the LRDP would require coordination with IRWD regarding appropriate studies to analyze project impacts on IRWD-owner facilities, including off-site improvements. UCI met with IRWD staff in January 2025 and confirmed that the proposed Project is accounted for and consistent with the assumptions evaluated in the East Campus Sub Area Master Plan (SAMP), prepared by Dudek and submitted to IRWD in 2020. UCI will continue to work with IRWD on the specific design requirements for utility connections of the project to the existing facilities, including complying with existing laws and regulations pertaining to utility connections. This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Response 1-C

This comment is conclusionary in nature and does not raise a specific issue with the adequacy of the IS/MND or raise any other CEQA issue. Therefore, no further response is required.

Comment Letter 2: Orange County Fire Authority

Todd Letterman, Assistant Fire Marshal, Planning and Development
May 21, 2026



ORANGE COUNTY FIRE AUTHORITY
P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602-0125
TJ McGovern, Fire Chief (714) 573-6000 www.ocfa.org

May 21st, 2026 (SR 26002328)
Lindsey Hashimoto, Principle Environmental Planner
University of California
Subject: EIR for East Campus Student Apartments Phase 5

Dear Lindsey,

Thank you for the opportunity to review the subject document. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical services response to 23 cities in Orange County and all unincorporated areas. The OCFA operates 78 fire stations throughout Orange County.

Per Title 14 CCR § 15164 Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

We believe that the project will have less than a significant impact.
This project is required to have a Secured Fire Protection Agreement
Please contact me at 714-573-6102 if you have any questions.

Sincerely,

Todd Letterman
Assistant Fire Marshal
Planning and Development
toddletterman@ocfa.org
www.ocfa.org

2-A

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Garden Grove • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods
Lake Forest • La Palma • Los Alamitos • Mission Viejo • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana
Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

Response 2-A

The commenter states that the proposed Project would result in a less than significant impact related to fire protection services and notes that the Project would be required to obtain a Secured Fire Protection Agreement from the Orange County Fire Authority (OCFA). Per a follow-up email correspondence dated June 10, 2026 between Todd Letterman, Assistant Fire Marshal at OCFA, and Lindsey Hashimoto, Principal Environmental Planner at UCI, OCFA confirmed that the Secured Fire Protection Agreement requirement is not applicable to the project.

This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Comment Letter 3: City of Irvine

Stephanie Frady, AICP, Director of Community Development
May 22, 2026



Community Development

cityofirvine.org

City of Irvine, 1 Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

May 22, 2026

Ms. Lindsey Hashimoto
Principal Environmental Planner
University of California, Irvine
Campus Planning & Sustainability
455 Aldrich Hall
Irvine, CA 92697

Sent Via USPS and Emailcega@uci.edu

**Subject: Notice of Intent to Adopt a Tiered Mitigated Negative Declaration for the
East Campus Student Apartments Phase 5 Project**

Dear Ms. Hashimoto:

The City of Irvine appreciates the opportunity to comment on the Notice of Intent to adopt a Tiered Mitigated Negative Declaration (MND) for the East Campus Student Apartments Phase 5 Project ("Project"). The City requests continued coordination throughout the Project's environmental review and entitlement process, including opportunities for focused feedback at key milestones. Please keep the City apprised of upcoming opportunities for agency coordination.

3-A

To streamline review and support transparency with the community, the City requests coordination on the following:

Land Use and Planning

1. **Long Range Development Plan (LRDP) land use amendment.** Within the MND, acknowledge the proposed amendment to the 2007 UCI LRDP which will change the land use designation on Site A and Site B from Academic & Support to Student Housing. Confirm whether the proposed project, including the approximately 1,100 student beds and associated development intensity, falls within the development assumptions, growth projections, and environmental effects analyzed in the 2007 LRDP Program Environmental Impact Report (EIR).
2. **Construction coordination.** Coordinate with City staff on haul routes, construction staging, bicycle circulation impacts, and construction noise where activity may impact off-campus receptors or City rights-of-way.
3. **Operational impacts.** Evaluate potential operational impacts along campus edges adjacent to off-campus residential and mixed-use areas within the City, including, but not limited to, lighting, loading, circulation, noise, and pedestrian connectivity.

3-B

3-C

3-D

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Transportation

Assumptions: The proposed project consists of two sites, Site A and Site B, within the East Campus of UCI. Site A is located at the southwest corner of California Avenue and Campus Drive and Site B is located at the southeast corner of E. Peltason Drive and Campus Drive. The proposed project will demolish an existing vacant office building and surface parking lot and construct up to 512 beds on Site A and demolish an existing surface lot and construct up to 553 beds and a secured surface lot exclusively for Public Services Building on Site B. The proposed project will allow up to 1,100 beds. Sites A and B were designated as Academic & Support uses (classrooms, labs, and programs) and not as residential use in the 2007 LRDP. The 2007 LRDP assumed on-campus housing capacity of 17,637 beds; the 2019 LRDP amendment increased the housing capacity to 22,000 beds. Currently, there are 18,076 beds on the UCI campus. With the proposed project, the on-campus housing capacity would increase to 19,176 beds.

1. The proposed 512 (Site A) and 553 beds (Site B) being proposed with this project along Campus Drive appear to be consistent with and within the maximum number of beds allowed in UCI's current LRDP. However, the LRDP did not identify any beds in this area of campus. Therefore, identify where the beds being proposed will be relocated from within the campus. 3-E
2. Since the project is proposing a residential use (housing) in a location not previously contemplated in the LRDP, evaluate the level of service (LOS) with the proposed project at E. Peltason Drive/Campus Drive and California Avenue/Campus Drive intersections. 3-F
3. Because off-campus intersections would be impacted by the project, an Access Analysis must be prepared for the project and submitted to the City for review, consistent with the requirements of the City of Irvine's adopted Traffic Study Guidelines (most recently updated in March 2023). The Access Study must address the following City of Irvine Transportation Design Procedures (TDPs):
 - a. TDP-1 (left-turn pocket length): Residential uses were not contemplated at the proposed site. Evaluate the following left-turn pockets to determine adequacy of pocket lengths.
 - i. California Avenue/Campus Drive: Northbound left on California Avenue and westbound left on Campus Drive; and
 - ii. E. Peltason Drive (Berkeley Avenue)/Campus Drive: Northbound left on E. Peltason Drive on Berkeley Avenue, southbound left on Berkeley Avenue, and westbound left on Campus Drive. 3-H
 - b. TDP-3 (left turn in/out access): It is unclear from the figure shown whether there will be a driveway on California Avenue serving Site A. The figure shows "secondary entry" on California Avenue; however, it is unclear whether 3-I

Ms. Lindsey Hashimoto
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this entry is intended for pedestrians or vehicles. The text in the Transportation Section states that Site A will be accessed via two driveways on Adobe Circle, but there is no mention of driveway on California Avenue. Please clarify. If there is vehicular access on California Avenue, clarify whether this driveway would be restricted to right in/right out only. City staff does not recommend a full-access driveway from California Avenue located just south of Campus Drive. This type of access presents a concern to City staff as Irvine public roadways would be adversely affected if vehicle queues from campus back onto city streets.

3-I

- c. TDP-4 (right-turn lane at uncontrolled driveway): Because it is unclear from the figure shown whether there will be a driveway on California Avenue serving Site A, City staff is concerned that right-turning vehicles on California Avenue may queue onto Campus Drive, a City public street. Evaluate the need for a right-turn lane on California Avenue to ensure inbound project traffic does not queue onto California Avenue. For new driveway(s) being proposed on E. Peltason Drive, evaluate the need for a right-turn lane on that street to ensure inbound traffic does not adversely affect through traffic.

3-J

- d. TDP-14 (driveway lengths): If a driveway is proposed on California Avenue serving Site A, evaluate the length of the on-site driveway to ensure inbound traffic does not queue onto City streets. At the new driveway being proposed on E. Peltason Drive, evaluate the adequacy of the proposed driveway length to ensure vehicle queues do not adversely affect through traffic.

3-K

The City looks forward to continued collaboration throughout the environmental review process and implementation of the Project to ensure neighborhood compatibility at the campus boundaries and within adjacent City rights-of-way. Confirm that City staff will be included in future coordination and technical review associated with the Project.

3-L

For coordination, please contact Senior Planner Brett Cannon at 949-724-6687 or via email at bcannon@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

cc: Marika Poynter, Chief of Planning and Policy
Alyssa Matheus, Planning Manager
Sun-Sun Murillo, Manager of Transportation Planning
Lisa Thai, Transportation Strategist
Chris Chung, Principal Planner

Response 3-A

The commenter provides introductory remarks and requests continued coordination throughout the proposed Project's environmental review and entitlement process. The University acknowledges this request and will continue to coordinate with the City, as appropriate. This comment does not raise a specific issue regarding the adequacy of the IS/MND or identify any other CEQA concern. Therefore, no further response is required.

Response 3-B

As discussed in *Section 2.0, Project Description*, under the *LRDP Amendment #5 and Consistency with the LRDP* heading, the proposed Project would require Long Range Development Plan (LRDP) Amendment #5 to change the land use designation on both sites to Student Housing. While residential development was not specifically assumed on these sites in the 2007 LRDP, the 2007 LRDP EIR analyzed an on-campus student housing capacity of 17,637 beds, which was subsequently increased to 22,000 beds through the 2019 LRDP Student Housing Amendment. The proposed Project would increase the campus housing inventory to approximately 19,176 beds, which remains within the approved student housing capacity. The beds associated with the proposed Project were envisioned in the East Campus, where a large portion of student housing currently exists on campus, as part of the 2007 LRDP and the Student Housing Amendment. Although the two project sites, A and B, were not originally designated Student Housing in the LRDP, they are located within the East Campus and directly adjacent to existing student housing. Accordingly, the IS/MND concluded that the proposed Project is consistent with the student housing assumptions and growth projections evaluated in the 2007 LRDP EIR and its subsequent amendments and would not result in any new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts beyond those previously analyzed.

Response 3-C

UCI will continue to coordinate with the City of Irvine where applicable. The proposed Project does not include any improvements, or construction staging, within City rights-of-way, therefore would not result in bicycle circulation impacts. Further, as discussed in *Section 4.13, Noise* and shown in Table 24, construction noise levels would not exceed a construction noise threshold of 75 dBA at any off-campus sensitive receptor and therefore would not result in a construction-related noise impact. This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or raise any other CEQA issue. Therefore, no further response is required.

Response 3-D

Operational impacts associated with the proposed Project were addressed in *Section 4.1, Aesthetics*, *Section 4.13, Noise*, and *Section 4.17, Transportation*. As discussed in *Section 4.1, Aesthetics*, operational impacts to light and glare would be less than significant with implementation of LRDP EIR Mitigation Measures Aes-2A and Aes-2B, which require non-reflective materials, low-reflectance glass, and a shielded lighting plan consistent with Campus Design Standards. Given these measures and the Project's urban setting with existing ambient lighting, it would not introduce substantial new light or glare or adversely affect nearby sensitive receptors. As discussed in *Section 4.13, Noise*, stationary operational noise (i.e., typical noise associated with land use including mechanical equipment, parking, and landscape maintenance) would primarily occur during the "daytime" activity hours of 7:00 a.m. to 10:00 p.m., and as shown in Table 25, would not exceed the 3 dBA increase above ambient noise threshold, including

sensitive receptors located off-campus, following compliance with LRDP EIR Mitigation Measures Noi-1A and Noi-1B. As mentioned in *Section 4.17, Transportation*, the Project would include construction of a new sidewalk on Project Site A frontage along Adobe Circle, which would provide connectivity to the existing sidewalk facilities. Additional pedestrian improvements include crosswalk and sidewalk improvements at the East Peltason Drive and Periera Drive intersection would be included to enhance pedestrian access to the Academic Core. Site A would shift the eastern driveway approximately 100 feet west compared to its existing location along Adobe Circle. Site B would include one new full-access driveway off East Peltason Drive. There are no proposed driveway improvements along Campus Drive or California Avenue, or project improvements within City rights-of-way. Thus, the proposed Project would not conflict with a roadway circulation system. This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Response 3-E

The commenter provides a summary of the Project. This comment does not raise a specific issue with the adequacy of the IS/MND or raise any other CEQA issue. Therefore, no further response is required.

Response 3-F

The 2007 LRDP delineates the UCI campus into five planning sectors: Academic Core, East Campus, West Campus, North Campus and South Campus. Student housing is allocated in the Academic Core and East Campus, with a large portion of existing student housing within the East Campus sector. The proposed Project is within the East Campus sector and is part of the planned growth for the East Campus. The 2007 LRDP EIR evaluated an on-campus student housing capacity of 17,637 beds, which was subsequently increased to 22,000 beds through the 2019 LRDP Student Housing Amendment. With implementation of the proposed Project, UCI's on-campus housing inventory would increase to approximately 19,176 beds, which remains within the student housing capacity evaluated under the 2019 LRDP Student Housing Amendment. As discussed in Response 3-B, the beds associated with the proposed project were envisioned in the East Campus, where a large portion of student housing currently exists on campus, as part of the 2007 LRDP and the Student Housing Amendment. Although the two project sites, A and B, were not originally designated Student Housing in the LRDP, they are located within the East Campus and directly adjacent to existing student housing. This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Response 3-G

SB 743 required the Governor's Office of Planning and Research (OPR), now named the Governor's Office of Land Use and Climate Innovation (LCI), to amend the CEQA Guidelines to provide alternative level of service metrics for transportation impact evaluations. In January 2019, the Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of the SB 743 modifications. The CEQA Guidelines shift traffic analysis from delay and operations to vehicle miles traveled (VMT) when evaluating transportation impacts under CEQA. As such, Vehicle Miles Traveled (VMT) was used instead to align with current State CEQA guidelines and better reflect transportation impacts. As discussed in *Section 4.17, Transportation*, of the IS/MND, the proposed Project qualifies for the Transit Oriented screening criteria and is presumed to have a less than significant transportation impact, and would not conflict or be inconsistent with CEQA Guidelines §15064.3(b). This comment is noted for the record and

does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Response 3-H

As shown in Attachment A: Trip Generation Comparison Memorandum, the proposed Project would not generate more peak hour trips than the Academic and Support land use designation for the Project sites and evaluated in the 2007 LRDP Traffic Study within TAZ 71, which includes Site A, and TAZ 20, which includes Site B. The proposed Project would result in a net decrease of 59 AM peak-hour trips, 57 PM peak-hour trips, and 417 average daily trips compared to the land uses evaluated in the 2007 LRDP Traffic Study. Therefore, while LRDP Amendment #5 is required to redesignate the Project sites for Student Housing, the proposed Project would not exceed the approved campuswide student housing capacity or growth assumptions evaluated in the 2007 LRDP EIR and subsequent amendments, nor would it result in greater trip generation than the land uses previously evaluated for the Project sites. The Project would result in a net decrease in trips and therefore would not result in new or greater traffic volumes at nearby off-site intersections, including the intersections identified in the comment. Therefore, additional intersection operations or access analysis is not required to support the CEQA analysis. The University will continue to coordinate with the City, as appropriate. This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Response 3-I

As shown on Figure 5: Conceptual Site Plan A of the IS/MND, no driveways are proposed along California Avenue as part of the proposed Project. This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Response 3-J

As discussed in Response 3-I above, no driveways are proposed along California Avenue as part of the proposed Project. With respect to the driveway proposed on E. Peltason Drive for Site B, the associated parking would exclusively serve the existing Public Services Building, specifically for UCI Police Department use, and would not provide access to the student housing building. As discussed above in Response 3-H, and shown in Attachment A: Trip Generation Comparison Memorandum, the proposed Project would not generate more peak hour trips than the Academic and Support land use designation for the Project sites as evaluated in the 2007 LRDP Traffic Study within TAZ 71, which includes Site A, and TAZ 20, which includes Site B. Therefore, while LRDP Amendment #5 is required to redesignate the Project sites for Student Housing, the proposed Project would not exceed the approved campuswide student housing capacity or growth assumptions evaluated in the 2007 LRDP EIR and subsequent amendments, nor would it result in greater trip generation than the land uses previously evaluated for the Project sites. Therefore, the proposed driveway on E. Peltason Drive would not result in new or greater traffic volumes at nearby off-site intersections. Therefore, additional intersection operations or access analysis is not required to support the CEQA analysis. This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Response 3-K

As noted in Response 3-I, no driveways are proposed along California Avenue as part of the Project. With respect to the driveway proposed on E. Peltason Drive for Site B, the associated parking would exclusively serve the existing Public Services Building, specifically for UCI Police Department use, and would not provide access to the student housing building. As discussed above in Response 3-J, and shown in Attachment A: Trip Generation Comparison Memorandum, the proposed Project would not generate more peak hour trips than the Academic and Support land use designation for the Project sites as evaluated in the 2007 LRDP Traffic Study within TAZ 71, which includes Site A, and TAZ 20, which includes Site B. Therefore, the proposed driveway on E. Peltason Drive would not result in new or greater traffic volumes at nearby off-site intersections. Therefore, additional intersection operations or access analysis is not required to support the CEQA analysis. This comment is noted for the record and does not raise a specific issue with the adequacy of the IS/MND or any other CEQA issue. Therefore, no further response is required.

Response 3-L

The City requests continued collaboration throughout the environmental review process. UCI will continue to coordinate with the City, as appropriate given UC's constitutional autonomy to pursue its education mission. The comment does not raise a specific issue with the adequacy of the IS/MND or raise any other CEQA issue. Therefore, no further response is required.

Comment Letter 4: Dodge Construction Network

Anne Vyorka, Dodge Construction Network
May 12, 2026

From: [Anne Vyorka](#)
To: cega@uci.edu
Subject: UCI East Campus Student Apartments Phase 5
Date: Tuesday, May 12, 2026 9:11:16 AM

Good Day!

I hope this message finds you well. I work with Dodge Construction Network, a firm that researches publicly funded construction projects for industry professionals. I'm reaching out to request additional information regarding the UCI East Campus Student Apartments Phase 5 construction project. Specifically, I'm seeking the following:

Project Description & Scope

A brief overview of the project's purpose and major components

Project address

Design Team

Name and office location of the architect

Names and office locations of the supporting engineers (structural, mechanical, electrical)

Core Project Details

Number of buildings

Number of stories (above and below grade)

Type of structural framing

Total square footage

Timeline & Cost

Estimated release date for bid to contractors

Estimated construction cost

Anticipated construction start and completion dates

If you could share any available documentation or direct me to the appropriate contact for this information, I would greatly appreciate it.

Thank you for your time and assistance.

Thank you for your attention and for helping us improve the quality of our work!

Best Regards,

Anne Vyorka

National Public Planning Researcher

+1 844 326 3826, 7460 ext.

anne.vyorka@construction.com

4-A

Response 4-A

The commenter requests information pertaining to the project description and scope, design team, core project details, and timeline and cost associated with the proposed Project. UCI Campus Planning and Sustainability will coordinate with Dodge Construction Network. This comment is noted for the record. The comment does not raise a specific issue with the adequacy of the IS/MND. Therefore, no further response is required.

3.0 MITIGATION MONITORING AND REPORTING PROGRAM

3.1 Purpose of Mitigation Monitoring and Reporting Program

When approving projects with Initial Studies (IS) that identify significant impacts, the California Environmental Quality Act (CEQA) requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The program must be designed to ensure project compliance with mitigation measures during project implementation.

Specifically, Public Resources Code Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- (b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- (c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory

authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or an agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

State CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The University of California is the Lead Agency for the East Campus Student Apartments Phase 5 Project and is therefore responsible for ensuring implementation of the MMRP. The MMRP has been drafted as a fully enforceable monitoring program to meet Public Resources Code Section 21081.6 requirements.

3.2 Organization

The Mitigation Monitoring and Reporting Program (MMRP) identifies the mitigation measures and compliance requirements for the Project. The MMRP defines the following for each Mitigation Measure:

- **Mitigation Measures.** This column presents mitigation measures identified in the Initial Study leading to a Mitigated Negative Declaration (IS/MND). Some Project impacts are adequately mitigated to a “Less Than Significant” level through use of Mitigation Measures identified in the LRDP EIR. As a result, these measures are included in the MMRP and are distinguished by an “LRDP EIR” label in the Mitigation Number column. Project-specific Mitigation Measures that will reduce a potential impact to a “Less Than Significant Impact” are also included in the MMRP.
- **Implementation Phase.** In each case, a timeframe is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of Project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.
- **Enforcing Agency.** This column contains an assignment of responsibility for the monitoring and reporting tasks.
- **Verification of Compliance.** This column will be used by the lead agency to document the person who verified the implementation of the mitigation measure, the initials associated with the individual providing verification of compliance, and any subsequent remarks.

3.3 Enforcement

All mitigation measures for significant impacts and standard conditions must be carried out to fulfill the requirements of approval. A number of the mitigation measures would be implemented during the course of the development review process. These measures would be checked on plans, in reports, and in the field prior to construction. Other measures would be implemented during construction or Project implementation.

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Aesthetics						
LRDP EIR 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 nonreflective exterior surfaces and low reflectance glass (for example, 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.	Prior to approval of final building design	UCI Campus Planning and Sustainability			
LRDP EIR 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 (for example, 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	Prior to approval of final construction documents	UCI Campus Planning and Sustainability			

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	design, or barriers such as earthen berms, walls, or landscaping.					
Air Quality						
LRDP EIR Air-2B	Prior to initiating on-site construction for future projects that implement the 2007 LRDP, UCI shall ensure that the project construction contract includes a construction emissions mitigation plan, including measures compliant with SCAQMD Rule 403 (Fugitive Dust), to be implemented and supervised by the on-site construction supervisor, which shall include, but not be limited to, the following BMPs: i. During grading and site preparation activities, exposed soil areas shall be stabilized via frequent watering, non-toxic chemical stabilization, or equivalent measures at a rate to be determined by the on-site construction supervisor. ii. During windy days when fugitive dust can be observed leaving the construction site, additional applications of water shall be required at a rate to be determined by the onsite construction supervisor. iii. Disturbed areas designated for landscaping shall be prepared as soon as possible after completion of construction activities. iv. Areas of the construction site that will remain inactive for three months or longer following clearing, grubbing and/or grading shall receive appropriate BMP treatments (e.g., revegetation, mulching, covering with tarps, etc.) to prevent fugitive dust generation.	Prior to initiating on site construction. Throughout construction activities.	UCI Campus Planning and Sustainability			

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	v. All exposed soil or material stockpiles that will not be used within 3 days shall be enclosed, covered, or watered twice daily, or shall be stabilized with approved nontoxic chemical soil binders at a rate to be determined by the on-site construction supervisor. vi. Unpaved access roads shall be stabilized via frequent watering, non-toxic chemical stabilization, temporary paving, or equivalent measures at a rate to be determined by the on-site construction supervisor. vii. Trucks transporting materials to and from the site shall allow for at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and the top of the trailer). Alternatively, trucks transporting materials shall be covered. viii. Speed limit signs at 15 mph or less shall be installed on all unpaved roads within construction sites. ix. Where visible soil material is tracked onto adjacent public paved roads, the paved roads shall be swept and debris shall be returned to the construction site or transported off site for disposal. x. Wheel washers, dirt knock-off grates/mats, or equivalent measures shall be installed within the construction site where vehicles exit unpaved roads onto paved roads. xi. Diesel powered construction equipment shall be maintained in accordance with manufacturer's requirements, and shall be retrofitted with					

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	diesel particulate filters where available and practicable. xii. Heavy duty diesel trucks and gasoline powered equipment shall be turned off if idling is anticipated to last for more than 5 minutes. xiii. Where feasible, the construction contractor shall use alternatively fueled construction equipment, such as electric or natural gas-powered equipment or biofuel. xiv. Heavy construction equipment shall use low NOx diesel fuel to the extent that it is readily available at the time of construction. xv. To the extent feasible, construction activities shall rely on the campus's existing electricity infrastructure rather than electrical generators powered by internal combustion engines. xvi. The construction contractor shall develop a construction traffic management plan that includes the following: - Scheduling heavy-duty truck deliveries to avoid peak traffic periods - Consolidating truck deliveries xvii. Where possible, the construction contractor shall provide a lunch shuttle or on-site lunch service for construction workers. xviii. The construction contractor shall, to the extent possible, use pre-coated architectural materials that do not require painting. Water-based or low VOC coatings shall be used that are compliant with SCAQMD Rule 1113. Spray equipment with high transfer efficiency, such as the high volume-low pressure spray method, or manual coatings					

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	application shall be used to reduce VOC emissions to the extent possible. xix. Project constructions plans and specifications will include a requirement to define and implement a work program that would limit the emissions of reactive organic gases (ROG's) during the application of architectural coatings to the extent necessary to keep total daily ROG's for each project to below 75 pounds per day, or the current SCAQMD threshold, throughout that period of construction activity to the extent feasible. The specific program may include any combination of restrictions on the types of paints and coatings, application methods, and the amount of surface area coated as determined by the contractor. xx. The construction contractor shall maintain signage along the construction perimeter with the name and telephone number of the individual in charge of implementing the construction emissions mitigation plan, and with the telephone number of the SCAQMD's complaint line. The contractor's representative shall maintain a log of any public complaints and corrective actions taken to resolve complaints.					
Biological Resources						
BIO-1	If grading or site disturbance is to occur between January 1 through August 15 for raptors and February 15 through August 31 for all other avian species, a nesting bird survey shall be conducted within all suitable habitat, onsite and within 300-feet	If grading or site disturbance is to occur between January 1 through August 31, nesting	UCI Campus Planning and Sustainability			

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	surrounding the sites (as feasible), by a qualified biologist within no more than 5 days of scheduled vegetation removal or start of ground disturbing activities, to determine the presence of nests or nesting birds. If active nests are identified, the biologist shall establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers shall be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with the no-work buffers and verify the nesting effort has finished. Work can resume when no other active nests are found onsite or within the surrounding buffer area. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas of an active nest with preparation and implementation of a Nesting Bird Management Plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared documenting mitigation monitoring compliance. If ground disturbances have not commenced within 5 days of a negative survey or if construction activities have stopped for 5 days or longer, the nesting survey must be repeated to confirm the absence of nesting birds.	bird survey 5 days prior. Throughout construction activities				

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Cultural Resources						
LRDP EIR 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: i. Perform appropriate technical analyses; ii. File any resulting reports with South Coast Information Center; and iii. Provide the recovered materials to an appropriate repository for curation, in consultation with a culturally affiliated Native American.	Prior to land clearing, grading, or similar land development activities. Throughout construction activities.	UCI Campus Planning and Sustainability			

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Geology and Soils						
LRDP EIR 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.	Prior to grading or excavation. Throughout construction activities.	UCI Campus Planning and Sustainability Native American Consulting Tribe			
LRDP EIR Cul-4B	If the fossils are determined to be significant, then mitigation measure Cul-4C shall be implemented	Throughout construction activities	UCI Campus Planning and Sustainability			
LRDP EIR 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);	Throughout construction activities	UCI Campus Planning and Sustainability			

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	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.					
Hazards and Hazardous Materials						
LRDP EIR Haz-6A	Prior to initiating on-site construction for future projects that implement the 2007 LRDP and that would involve a lane or roadway closure, the construction contractor and/or UCI Design and Construction Services shall notify the UCI Fire Marshal. If determined necessary by the UCI Fire Marshal, local emergency services shall be notified of the lane or roadway closure by the Fire Marshal.	Prior to initiating on-site construction	UCI Fire Marshal UCI Campus Planning and Sustainability			
LRDP EIR Haz-6C	All electronically-operated gates installed within the UCI Campus shall include emergency opening devices, as approved by the Orange County Fire Authority.	Prior to project operation	UCI Campus Planning and Sustainability			
Hydrology and Water Quality						
LRDP EIR 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	Prior to approval of final building designs	UCI Campus Planning and Sustainability			

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	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.					
LRDP EIR 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,	Prior to approval of final building designs	UCI Campus Planning and Sustainability			

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	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.					
LRDP EIR 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	Prior to approval of final building designs	UCI Campus Planning and Sustainability			

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	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 icon to discourage illegal dumping per UCI standards. ii. Outdoor areas for storage 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,					

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	filter, or treat) storm water runoff, as appropriate.					
Noise						
LRDP EIR 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.	Prior to approval of final building designs	UCI Campus Planning and Sustainability			
LRDP EIR 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	Prior to approval of final building designs	UCI Campus Planning and Sustainability			

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	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 (multifamily 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 the satellite utilities plant, as applicable: • Use low-speed fans, baffles, mufflers, or other mechanical system design features to reduce emitted noise; • Increase the distance from the noise source to sensitive receptors with setbacks; • Place equipment inside buildings or within solid enclosures; • Construct earthen berms, noise walls, or other solid barriers for noise attenuation; • Eliminate glass, louvers, openings, or vents in the exterior walls of the plant, particularly those facing noise-sensitive land uses. If openings are necessary, install acoustical louvers or baffles on project components at all exterior openings;					

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	• Install silencers on the intake and exhaust system; • Place cooling towers as close to plant buildings as possible to utilize the buildings as noise barriers; and • Install integrated noise barriers on the sides of cooling towers. ii. Implementing the following noise reduction measures into the design of new major HVAC systems, as applicable: • Install acoustical shielding (parapet wall or near-field noise barrier) around all new equipment; and • Place equipment below grade in basement space. iii. 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.					
LRDP EIR 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:	Prior to initiating on-site construction.	UCI Campus Planning and Sustainability			

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	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.	Throughout construction activities.				

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	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.					
Tribal Cultural Resources						
TCR-1	If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction all work shall halt within a 50-foot radius of the discovery, the Construction Manager shall immediately notify UCI Campus Planning & Sustainability. The Construction Manager shall also immediately coordinate with the tribal monitor and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by UCI to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided	Throughout vegetation clearing through construction	UCI Campus Planning and Sustainability Native American Consulting Tribe			

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	to UCI in writing for UCI's review and approval. If recommended by the qualified professional and consulting tribes, and approved by UCI, this may include modification of the no work radius. The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal cultural resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal cultural resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. The following processes shall apply, depending on the nature of the find, subject to the review and approval of UCI: • Response to False Alarms: If the professional archaeologist in consultation with the tribal					

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	representative determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from UCI's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to UCI. • Response to Non-Tribal Discoveries: If at the time of discovery a professional archaeologist and tribal representative determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, UCI shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures. • Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the tribe and UCI shall be notified. UCI will consult with the tribe on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in §15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in §21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within a 50-foot radius until UCI, through consultation as appropriate, determines that					

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	the site either: 1) is not a Historical Resource under CEQA, as defined in §15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in §21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify UCI and the Orange County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If no					

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Mitigation Number	Mitigation Measure	Implementation Phase	Enforcing Agency	Verification of Compliance		
				Initials	Date	Remarks
	agreement is reached, UCI shall rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the Orange County Clerk's Office (AB 2641). Work shall not resume within the no-work radius until UCI, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction					

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ATTACHMENT A:
TRIP GENERATION COMPARISON MEMORANDUM



Memo

To: Lindsey Hashimoto

From: Maria Morris and Daryl Zerfass

Project/File: 2042726800

Date: June 11, 2026

Reference: East Campus Student Apartments Phase V Trip Generation Summary

This memorandum summarizes a trip generation summary for the proposed East Campus Student Apartments Phase V (Project). The Project consists of two sites (Site A and Site B) on the University of California, Irvine campus. Site A is located at the southwestern corner of the Campus Drive and California Avenue intersection, and Site B is located at the southeast corner of the Campus Drive and East Peltason Drive intersection. Together, the two sites are anticipated to include 1100 beds.

The current UCI Long Range Development Plan (LRDP) was adopted in 2007 and established a land use plan and physical planning framework to accommodate projected enrollment levels, additional academic facilities and housing, and the on-campus circulation system. The Project site's land use is designated in the LRDP and the LRDP Traffic Study as Academic and Support. Site A is located in the UCI Main Campus Traffic Model (UCIMCTM) in traffic analysis zones (TAZ) 71 and is designated as Support use and Site B is located in TAZ 20 and is designated as Academic use. The Project would replace the Academic and Support designation to Residential use.

Table 1 summarizes the estimated trip generation for the proposed Project and the estimated trip generation for TAZ 71 (Site A) and TAZ 20 (Site B) from the 2007 LRDP. Trip generation worksheets are attached to this memorandum. As shown in Table 1, the Project would result in a net decrease in peak hour trips, specifically 59 less trips in the AM peak hour and 57 less trips in the PM peak hour. ADT would also decrease by approximately 417 ADT. Since there is a net decrease in peak hour trips, the Project is not anticipated to negatively impact nearby off-site intersections.

Table 1 Project Trip Generation Comparison

Description	AM Peak Hour			PM Peak Hour			ADT
	In	Out	Total	In	Out	Total	
Project							
Beds	4	40	44	35	21	56	767
Staff	2	0	2	1	2	3	29
Total Project	6	40	46	36	23	59	796
2007 LRDP							
TAZ 20 Students	68	6	74	17	64	81	853
TAZ 20 Staff	19	2	21	5	18	23	240

Reference: East Campus Student Apartments Phase V Trip Generation Summary

TAZ 71 Support	8	2	10	4	8	12	120
Total TAZ 20 & 71	95	10	105	26	90	116	1,213
Difference							
Difference (Project versus 2007 LRDP uses)	(-89)	30	(-59)	10	(-67)	(-57)	(-417)

Sincerely,

Stantec Consulting Services Inc.



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Attachment: Trip Generation Worksheets

Proposed Project Beds Trip Generation Worksheet

ADT Trip Rate					
Land Use	Unit	Rate A	Rate B	Rate A Description	Rate B Description
Residential	BED	0.656	0.041	Non-academic vehicle trips (Off-Campus)	Internal academic vehicle trips (On-campus)
Source: 2007 LRDP EIR Traffic Study and UCI Staff for East Campus Student Apartments Phase 5 Permit Take Rate of 41%.					
Note: The ADT trip rate for Single Undergrad Housing category in the 2007 LRDP is 1.6 per unit (BED) Rate A and .10 for Rate B. A vehicle ownership factor of 41% was applied to 1.6 (Rate A) and .01 (Rate B) to derive the trip rates shown in the table above.					

Peak Hour Trip Rates (Percent of ADT)				
Land Use	AM Peak Hour		PM Peak Hour	
	Inbound	Outbound	Inbound	Outbound
Residential	0.50%	5.30%	4.60%	2.80%

Source: 2007 LRDP EIR Traffic Study

Project ADT Trip Generation					
Land Use	Amount	Unit	Rate A Off-Campus vehicle trips (1100 * 0.656)	Rate B On-Campus vehicle trips (1100 * 0.041)	Total
Residential	1100	BED	722	45	767
Total					767

Project Peak Hour Trip Generation						
Land Use	AM Peak Hour			PM Peak Hour		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Off-Campus Vehicle Trips						
Residential	4	38	42	33	20	53
On-Campus Vehicle Trips						
Residential	0	2	2	2	1	3
Total Trips	4	40	44	35	21	56

Proposed Project Staff Trip Generation Worksheet

ADT Trip Rate					
Land Use	Unit	Rate A	Rate B	Rate A Description	Rate B Description
UCI Staff	PER	0.84	1.9	Proportion of Commuters	Person Trips / Commuter
UCI Staff average vehicle occupancy of 1.1 persons per vehicle					
Source: 2007 LRDP EIR Traffic Study					

Project ADT Trip Generation					
Land Use	Amount	Unit	Rate A (20 * 0.84)	Rate B (17 * 1.9)	Total (32 / 1.1)
UCI Staff	20	PER	17	32	29
Total					29

Peak Hour Trip Rates (Percent of ADT)				
Land Use	AM Peak Hour		PM Peak Hour	
	Inbound	Outbound	Inbound	Outbound
UCI Staff	8.00%	0.70%	2.00%	7.50%

Source: 2007 LRDP EIR Traffic Study

Project Peak Hour Trip Generation							
Land Use	AM Peak Hour			PM Peak Hour			ADT
	Inbound	Outbound	Total	Inbound	Outbound	Total	
UCI Staff	2	0	2	1	2	3	29

TAZ 20 Trip Generation Worksheet

ADT Trip Rate					
Land Use	Unit	Rate A	Rate B	Rate A Description	Rate B Description
UCI Staff	PER	0.84	1.9	Proportion of Commuters	Person Trips / Commuter
UCI Staff average vehicle occupancy of 1.1 persons per vehicle					
Source: 2007 LRDP EIR Traffic Study					

Project ADT Trip Generation					
Land Use	Amount	Unit	Rate A (166 x 0.84)	Rate B (139 x 1.9)	Total (264 / 1.1)
UCI Staff	166	PER	139	264	240
Total					240

Peak Hour Trip Rates (Percent of ADT)				
Land Use	AM Peak Hour		PM Peak Hour	
	Inbound	Outbound	Inbound	Outbound
UCI Staff	8.00%	0.70%	2.00%	7.50%

Source: 2007 LRDP EIR Traffic Study

Project Peak Hour Trip Generation							
Land Use	AM Peak Hour			PM Peak Hour			ADT
	Inbound	Outbound	Total	Inbound	Outbound	Total	
UCI Staff	19	2	21	5	18	23	240

TAZ 20 Trip Generation Worksheet

ADT Trip Rate					
Land Use	Unit	Rate A	Rate B	Description	Description
Student	PER	0.5	1.9	Proportion of Commuters	Person Trips / Commuter
Student vehicle occupancy of 1.2 persons per vehicle					
Source: 2007 LRDP EIR Traffic Study					

Project ADT Trip Generation					
Land Use	Amount	Unit	Rate A (1077 x 0.5)	Rate B (539 x 1.9)	Total (1024 / 1.2)
Student	1077	PER	539	1024	853
Total					853

Peak Hour Trip Rates (Percent of ADT)				
Land Use	AM Peak Hour		PM Peak Hour	
	Inbound	Outbound	Inbound	Outbound
Student	8.00%	0.70%	2.00%	7.50%

Source: 2007 LRDP EIR Traffic Study

Project Peak Hour Trip Generation							
Land Use	AM Peak Hour			PM Peak Hour			ADT
	Inbound	Outbound	Total	Inbound	Outbound	Total	
Student	68	6	74	17	64	81	853

TAZ 71 Trip Generation Worksheet

ADT Trip Rate					
Land Use	Unit	Rate A	Rate B	Rate A Description	Rate B Description
Support	TSF	10	2	External Vehicle Trips	Internal academic vehicle trips (On-campus)
Source: 2007 LRDP EIR Traffic Study					

Peak Hour Trip Rates (Percent of ADT)				
Land Use	AM Peak Hour		PM Peak Hour	
	Inbound	Outbound	Inbound	Outbound
Support	6.50%	1.50%	3.00%	6.50%

Source: 2007 LRDP EIR Traffic Study

Project ADT Trip Generation					
Land Use	Amount	Unit	Rate A Off-Campus vehicle trips (10 x 10)	Rate B On-Campus vehicle trips (10 x 2)	Total
Support	10	TSF	100	20	120
Total					120

Project Peak Hour Trip Generation						
Land Use	AM Peak Hour			PM Peak Hour		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Off-Campus Vehicle Trips						
Support	7	2	9	3	7	10
On-Campus Vehicle Trips						
Support	1	0	1	1	1	2
Total Trips	8	2	10	4	8	12