UCI Division of Finance and Administration

Campus Planning & Sustainability
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NOTICE OF PREPARATION
DRAFT UC IRVINE 2027 LONG RANGE DEVELOPMENT PLAN ENVIRONMENTAL IMPACT REPORT

November 14, 2025

Project Title: UC Irvine 2027 Long Range Development Plan
Location: University of California, Irvine
Lead Agency: University of California, Irvine
County: Orange

Project Location and Setting: The University of California, Irvine (UC Irvine) is located in the southern portion of the City of Irvine, Orange County, California. UC Irvine is adjacent to the City of Newport Beach, and the City of Costa Mesa is located approximately 0.5 miles to the west of the campus. Please see Figures 1 and 2 for the project location. The City of Santa Ana and the City of Lake Forest are situated approximately 2.5 miles to the north and 5 miles to the east, respectively. UC Irvine is bounded generally by Campus Drive and Jamboree Road on the north, Culver Drive on the east, Bonita Canyon Drive on the south, and the State Route (SR) 73 and MacArthur Boulevard on the west as indicated on Figures 1 and 2.

The UC Irvine campus provides facilities that support the academic, research, student housing, employee housing, and recreational functions of the university. The UC Irvine campus consists of five planning sectors or neighborhoods: Academic Core, East Campus, University Hills, UC Irvine Research Park, and North Campus. These areas are connected both programmatically and physically to promote cohesiveness and interaction. Physical linkages include pedestrian pathways, bikeway systems, roadways, transit and shuttle service, and a network of open space connections. The UC Irvine Main Campus, consisting of the Academic Core, University Hills, and East Campus, is surrounded by single-family residential uses and University High School to the east; commercial and multi-family residential uses in the University Town Center, University Drive, and the San Joaquin Marsh to the north; UC Irvine Research Park and SR 73 to the west; and multi-family residential and institutional uses (Mariners Church, Tarbut V'Torah, Vista Verde Elementary School) to the south.

Project Description: UC Irvine proposes to prepare a new Long Range Development Plan (2027 LRDP) which will serve to guide physical planning and development at UC Irvine consistent with its teaching, research, and public service missions through the next 20 years. An LRDP is not a mandate for growth and does not commit the University to any specific enrollment level, campus population, or development. Facility development may not keep pace with demonstrated need due to funding constraints. Similarly, campus population may or may not grow at the rates projected in the LRDP. UC Irvine desires to update the existing 2007 LRDP and its associated Environmental Impact Report (EIR) due to various factors, including but not limited to, the campus nearing previously analyzed projections, changes in statewide and regional plans for greenhouse gas emissions, and changes in State regulations for transportation. UC Irvine has determined that a Program Environmental Impact Report (PEIR) needs to be prepared, which will analyze the environmental effects of the 2027 LRDP, determine impacts, and analyze alternatives and mitigation measures to avoid or reduce any significant impacts based on implementation of the 2027 LRDP. The Regents of the University of California, on behalf of its Irvine campus, will serve as the CEQA Lead Agency. The 2027 LRDP PEIR will be relied upon in the environmental analysis of projects that will serve to implement the 2027 LRDP for the next 20 years, as permitted under Section 15168 of the State CEQA Guidelines, which authorizes the use of program environmental impact reports.

The proposed 2027 LRDP identifies land uses to support the academic mission of UC Irvine through 2047. Please see Figure 3 comparing current and proposed LRDP land uses. The 2027 LRDP generally maintains the land use designations of the current 2007 LRDP, with adjustments in land use designations and the allowed uses therein to support redevelopment of and infill development on underutilized sites; expand student and faculty/staff housing; and further differentiate between the Open Space and Athletics and Recreation land use designations.

The 2027 LRDP planning projection for the campus population is 52,000 students and 29,850 faculty/staff and non-UCI affiliates in the 2047-48 academic year, compared to 35,836 students and 19,256 faculty/staff and non-UCI affiliates in the 2024-25 academic year. The gross square footage (GSF) of campus uses projected under the 2027 LRDP is projected to increase from just over 8,688,000 square feet in 2025 to a maximum of 14,650,000 square feet in 2047. In addition, the 2027 LRDP proposes to provide up to 32,200 total student housing beds and up to 2,800 total faculty/staff housing units.

Scope of PEIR: Probable environmental effects that will be addressed in the 2027 LRDP PEIR include: aesthetics; air quality; biological resources; cultural resources (historic, archeological, paleontological); energy, geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; recreation; transportation and traffic; tribal cultural resources; utilities and service systems and wildfire. A detailed analysis of agricultural and forestry resources and mineral resources is not anticipated to be included in the 2027 LRDP PEIR due to lack of these resources on the Project Site, as indicated in the analysis in Attachment A. Finally, the 2027 LRDP PEIR will include analysis of project alternatives, cumulative effects, and other required elements of a CEQA review.

Noticing: This Notice of Preparation is being issued to inform you that UC Irvine is preparing a Draft PEIR on the above-named project. As Lead Agency, we need to know the views of responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the environmental information. Agencies may need to use the EIR prepared by our agency when considering their permit or other approvals for the project.

In accordance with State law, the 30-day comment period will extend from November 14 to December 15, 2025. Your scoping comments must be sent at the earliest possible date, but not later than 5:00 p.m. on the thirtieth day after your receipt of the NOP. Please designate a contact person and send your response via email to Lindsey Hashimoto at ceqa@uci.edu or via mail to:

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

Scoping Meeting: A community information and Draft PEIR in-person only scoping meeting will be held at 5:30 p.m. on November 20, 2025, at UCI Newkirk Alumni Center, 450 Alumni Court, Irvine, CA 92617. Parking is available at the Newkirk Alumni Center for this meeting at no cost.

This Notice of Preparation is available on the campus planning website at: https://lrdp.uci.edu/eir/index.php. If you have any questions about the EIR, please contact Lindsey Hashimoto at ceqa@uci.edu.

Figures and Attachments:
Figure 1: Regional Map
Figure 2: Vicinity Map
Figure 3: Current and Proposed Land Uses

Attachment A: Initial Study *(This attachment is provided electronically on the UCI website shown above)*

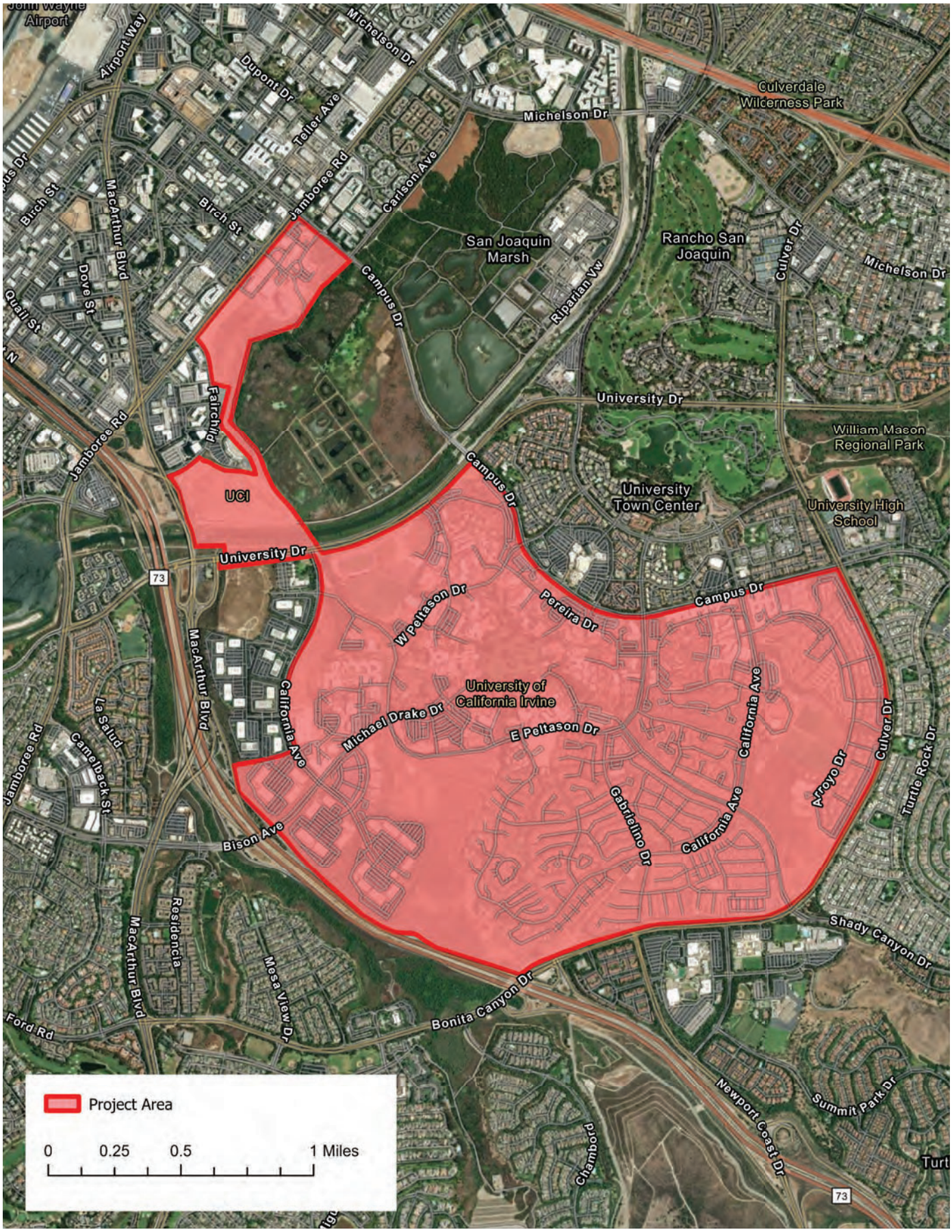


Source: ESRI, 2025

Figure 1: Regional Map

Not to scale

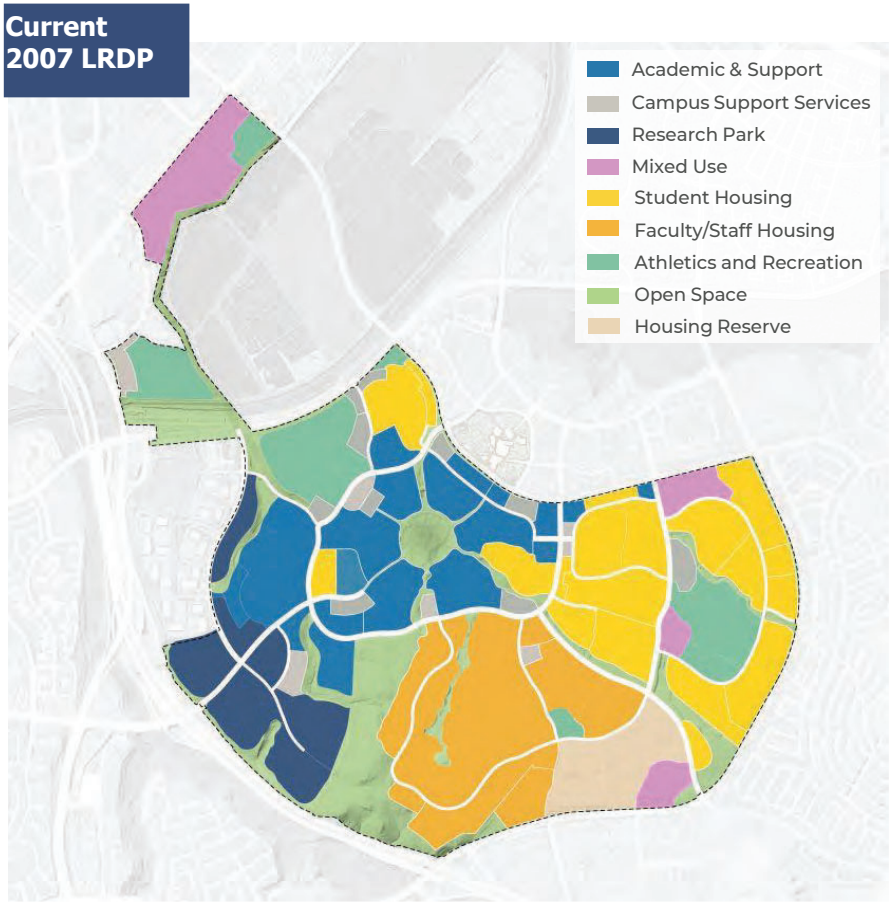
UCI 2027 Long Range Development Plan Environmental Impact Report

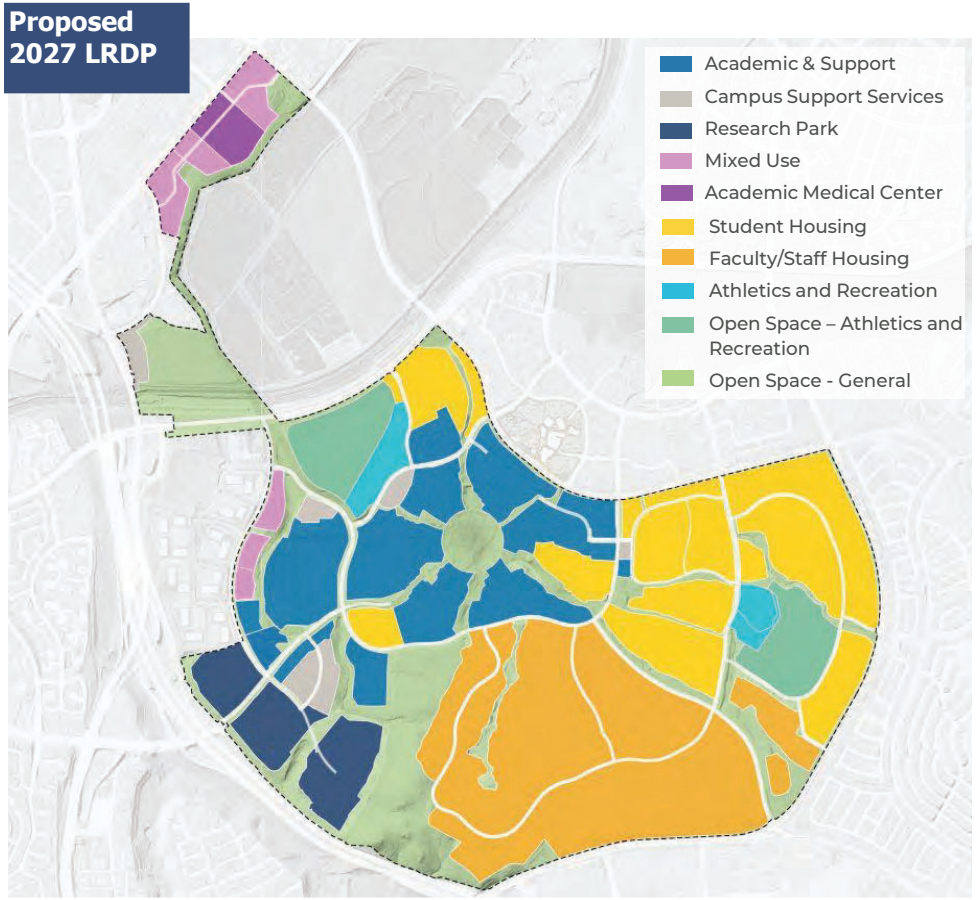


Source: ESRI, 2025

Figure 2: Vicinity Map

Not to scale





Source: ESRI, 2025

Figure 3: Current and Proposed Land Uses

Not to scale

Attachment A

UC Irvine 2027 Long Range Development Plan Program EIR: Factors Not Affected

The Environmental Impact Report (EIR) for the 2027 LRDP will determine whether the implementation of the proposed project may result in environmental impacts that require feasible mitigation measures to offset potential impacts. As briefly described below, the proposed project would have no impact on the following criteria, listed by environmental topic area, pursuant to Appendix G of the 2019 California Environmental Quality Act (CEQA) Guidelines and these issues will not be addressed in the Program EIR (PEIR).

AGRICULTURE AND FORESTRY RESOURCES

Issues	Potentially Significant Impact	Less Than Significant with Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g))?				**X**

d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

As a result of the proposed project's location in a primarily urbanized setting it would not have a significant effect on Agriculture and Forestry Resources. Maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency categorize land within the 2027 LRDP planning area as Urban and Built-Up Land. [1] The 2027 LRDP planning area does not contain farmland or grazing land.

No portion of the proposed project is under a Williamson Act contract. Due to the specific tax-exempt status of the University of California, land owned by the University of California is not subject to Williamson Act land use/tax contracts. Accordingly, implementation of the 2027 LRDP would not result in a conflict with existing zoning or with Williamson Act contracts.

Portions of the planning area contain land designated as Open Space, but do not contain State or national forest lands. Consequently, there would be no impacts regarding agriculture and forestry resources and this issue will not be discussed in the PEIR.

MINERAL RESOURCES

Issues	Potentially Significant Issues	Less Than Significant with Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

[1] California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/ Accessed 10/08/25

The California Geological Survey is responsible for classifying land into Mineral Resource Zones (MRZ) under the Surface Mining Control and Reclamation Act based on the known or inferred mineral resource potential of that land. There are four MRZ classifications, MRZ-1 through MRZ-4.[2] The Project Site area is located within areas classified as MRZ-3 which are areas containing known or inferred Portland cement concrete aggregate resource of undetermined mineral resource significance. However, no mining activities occur or are anticipated to occur on the proposed project site or on adjacent properties. The proposed project site does not include any locally-important mineral resource recovery site delineated in the City's General Plan or any specific plan or other land use plan. No impact would occur regarding mineral resources and this issue will not be discussed in the PEIR.

[2] City of Irvine. (2024). *2045 General Plan Conservation and Open Space Element, Figure 10: Mineral, Oil, and Gas Resources*. Retrieved from: https://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=35717. Accessed 10/08/25