

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: East Campus Student Apartments Phase 5

Lead Agency: University of California, Irvine Contact Person: Lindsey Hashimoto
Mailing Address: 455 Aldrich Hall Irvine Phone: (949) 824-8692
City: Irvine Zip: 92697 County: Orange

Project Location: County: Orange City/Nearest Community: Irvine
Cross Streets: Campus Drive and California Avenue and Campus Drive and E Peltason Drive Zip Code: 92617, 92612
Longitude/Latitude (degrees, minutes and seconds): 33 ° 38 ' 50 " N / 117 ° 50 ' 5 " W Total Acres: 3.25
Assessor's Parcel No.: 120-591-27, 120-581-18, 120-581-04 Section: 16, 17 Twp.: 6S Range: 9W Base: SBBM
Within 2 Miles: State Hwy #: SR-73 and I-405 Waterways: San Diego Creek
Airports: John Wayne Airport Railways: None Schools: University High School

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: LRDP Amendment, Design Approval

Development Type:

- [] Residential: Units 1,100 beds Acres 3.25
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

2007 LRDP land use designation Academic & Support

Project Description: (please use a separate page if necessary)

The proposed Project would be located in the East Campus of the University of California, Irvine (UCI). The Project encompasses two sites, Site A and Site B. Site A is approximately 1.75 acres located at the southwest corner of the Campus Drive and California Avenue intersection. Site B is approximately 1.5 acres, located at the southeast corner of the Campus Drive and East Peltason Drive intersection. The proposed Project would provide up to 1,100 student beds across the two sites. The Project would demolish the existing vacant office building and surface parking lot on Site A to construct one approximately 137,000 gross square-foot (gsf) student apartment building. The Project would also demolish the existing surface parking lot, Lot 1C, on Site B to construct one approximately 155,000 gsf student apartment building and a secured surface parking lot to exclusively serve the existing Public Services Building, specifically the UCI Police Department. The proposed building height for both Site A and Site B is seven stories, stepping down to six stories along the Campus Drive frontage. The proposed Project would include common areas throughout the apartment buildings, including study areas, furnished courtyards, bike storage, and laundry facilities. Additional site work and development would include clearing of the existing uses; 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. The proposed Project would amend the 2007 LRDP to change the land use designation on both sites to Student Housing.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

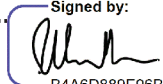
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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>12</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 23, 2026 Ending Date May 22, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn</u>	Applicant: <u>University of California, Irvine</u>
Address: <u>1100 W Town and County, Suite 700</u>	Address: <u>455 Aldrich Hall</u>
City/State/Zip: <u>Orange, CA 92868</u>	City/State/Zip: <u>Irvine, CA 92697</u>
Contact: <u>Addie Sedoff</u>	Phone: <u>(949) 824-8692</u>
Phone: <u>714-939-1030</u>	

Signed by:  _____
Signature of Lead Agency Representative: _____ **Date:** 04/23/26
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.