

**NOTICE OF INTENT TO ADOPT A TIERED MITIGATED NEGATIVE DECLARATION  
EAST CAMPUS STUDENT APARTMENTS PHASE 5**

April 22, 2026

**Project Title:** East Campus Student Apartments Phase 5  
**Location:** University of California, Irvine  
**Lead Agency:** University of California  
**County:** Orange

Notice is hereby given that the University of California has determined that the Initial Study for the East Campus Student Apartments Phase 5 Project (Project), described below, will not result in a significant adverse impact on the environment. Therefore, in accordance with the California Environmental Quality Act (CEQA), the University of California (UC) is preparing to adopt a Tiered Mitigated Negative Declaration (MND) as it provides the appropriate level of environmental review.

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.

Project Site A and Site B are designated Academic & Support in the 2007 UCI Long Range Development Plan (LRDP). The proposed Project would amend the LRDP to change the land use designation on both sites to Student Housing.

The Tiered Initial Study/Mitigated Negative Declaration (IS/MND) is available for a public review period of 30 days from April 23, 2026 through May 22, 2026 in accordance with State CEQA Guidelines. The Tiered IS/MND, including technical appendices, can be accessed online at <https://planningandsustainability.uci.edu/environmental/review.php>. Viewing of hard copies of the documents in-person can also be scheduled by appointment through the contact listed below. Comments on the Tiered IS/MND will be received through May 22, 2026 and can be emailed to [ceqa@uci.edu](mailto:ceqa@uci.edu) or mailed to the address below. Comments sent via email should include "East Campus Student Apartments Phase 5 Project" in the subject line.

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

The Tiered IS/MND, along with comments received during the public review period, will be considered by the University of California Regents in conjunction with project approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Umashankar', with a stylized, cursive script.

R. Umashankar, Executive Director  
Campus Planning & Sustainability