

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

From: University of California
Physical & Environmental Planning
1111 Franklin Street, 7th Floor
Oakland, California 94607-5200

**Subject: Filing of Notice of Determination
in Compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number: 2021090375

Project Title: University Hills Area 12-2

Project Applicant: University of California, Irvine

Parties Undertaking Project: Irvine Campus Housing Authority

Project Location: University of California, Irvine South Campus, bordered to the north by East Peltason Drive, to the east by Los Trancos Drive, to the west by State and federally protected lands, and south by existing employee-occupied townhomes.

County: Orange


Project Description: The proposed Project would construct approximately 82 for-sale townhomes, consistent in design with the for-sale townhomes currently under construction in University Hills Area 12-1. The Project includes demolition of 50 Las Lomas apartment units which are currently utilized as temporary student housing while new residence halls are under construction. The project also includes a Ground Lease Amendment which would expand the University Hills community by adding 4.4 acres of campus land, including the 3.9-acre project site, to the 306 acres currently covered by the existing Ground Lease to allow for the construction of the townhomes.

This Notice of Determination is to advise that the University of California Lead Agency has approved the above-described project on *January 23, 2025*, and has made the following determinations:

1. The approved project will not have a significant effect on the environment.
2. An addendum to the Initial Study and Mitigated Negative Declaration for the University Hills Area 12-2 project was prepared for this project pursuant to the provisions of CEQA.
3. Relevant mitigation measures from the Initial Study/Mitigated Negative Declaration were made a condition of the approval of the project; no new project-specific mitigation measures are required.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that Addendum #2 to the Initial Study/Mitigated Negative Declaration (IS/MND) for the University Hills Area 12-1 Project and the IS/MND for the Project and record of project approval is available to the general public at:

<https://planningandsustainability.uci.edu/environmental/review.php> and at: University of California, Irvine, Office of Physical and Environmental Planning, 440 Aldrich Hall, Irvine, CA 92697; Attn: Lindsey Hashimoto, Principal Environmental Planner.

Signature: 

Brian Harrington
Title: Director, Physical and Environmental Planning
Date: January 23, 2025

Dated Received for filing at OPR: