



Area 10 construction update – July 2014

Project Summary

The construction of the final 2 parcels of faculty and staff housing in University Hills Area 10 began July 22, 2014. These projects will provide 45 homes and 120 rental units for employees of UC Irvine along with various walkways, a vista point, and passive open space for the community. The project is developed by Irvine Campus Housing Authority and is being constructed by California Pacific Homes.

Facts

- Located near the south east corner of Gabrielino Drive and California Avenue in University Hills. <http://icha.uci.edu/The-Community/>
- Approximately 20 acres.
- Area 10-2 will consist of 45 homes similar to the 950 Series Homes and will be completed in fall 2015.
- Area 10-4 will consist of 120 rental townhomes and will be completed in spring 2016.
- The grading operation will continue for 3 to 4 months
- The project will move 400,000 cubic yards of soil to be used by UC Irvine for yet-to-be-identified future campus projects. <http://www.eps.uci.edu/finallrdp.html>
- The grading operation uses reclaimed water exclusively. Water and compaction are required to build geologically sound building pads for the future neighborhoods.
- The temporary irrigation sprinklers are hydrating the first few feet of the site to reduce dust migration during grading and to pre-hydrate the soil in advance of permanent, compacted placement. These sprinklers are also using reclaimed water.
- Over 25% of all water used in Irvine is reclaimed water. <http://irwd.com/services/recycled-water>
- The grading equipment used on this operation are all California Air Resource Board (CARB) certified Tier 3 and meet the most stringent emission standards for this type of equipment. CARB Tier 3 regulations require significant reduction in nitrous oxide, sulfur dioxide, carbon dioxide, carbon monoxide, and other small and medium particulates. <http://www.arb.ca.gov/homepage.htm>
- The approved hours of operations from UC Irvine for this project is Monday through Friday 7 AM to 7 PM (or sunset, whichever is earlier) and Saturday 9 AM to 5 PM. No Sunday or Federal Holiday work is allowed.

Area 10 Plan



Images



The Area 10-4 Rental Townhomes – front elevation



The 950 Series Homes in Area 10-2 will be similar, but not identical to the 920 Series Homes pictured here.

Future University Hills Community Map

(Construction Sites in **RED** oval)

