

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS

ACTION ITEM

For Meeting of March 13, 2013

APPROVAL OF THE BUDGET FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVAL OF EXTERNAL FINANCING, SIERRA MADRE APARTMENTS, SANTA BARBARA CAMPUS

EXECUTIVE SUMMARY

The Sierra Madre Apartments (Sierra Madre) project (Project) received design approval from the Regents on September 21, 2004 and was subsequently permitted by the California Coastal Commission in 2006. The Project was analyzed in a Final Environmental Impact Report certified by the Regents for the Faculty and Family Student Housing, Open Space Plan, and for Amendment of the Long Range Development Plan (2004 Final EIR). Following design approval, the campus and the Public Private Partnership (PPP) developer were unable to reach mutually agreeable terms and terminated the development relationship, which has delayed its construction. Further, since 2004 the housing needs of the campus have changed and modifications to the Project occupancy are proposed.

Construction would commence in summer 2013 and the Project would be occupied in the fall of 2015. The construction of new student housing inventory will fulfill the campus' obligations under a legally binding agreement with the County of Santa Barbara and the City of Goleta that ties enrollment levels to the inventory of University-owned student housing. The Project is critical to maintain existing enrollment levels and provide inventory for modest enrollment growth. To respond to changed housing needs, the campus would construct the approved 151 new apartment-style units with a mix of single student and student/faculty/staff-family housing and make other minor modifications to the Project site plan, which reduce the size of the originally proposed Project site by 2.8 acres.

The Regents are being asked to: 1) approve the Project budget of \$80 million, to be funded from external financing (\$70 million) and Housing Auxiliary Reserves (\$10 million); 2) adopt California Environmental Quality Act findings; and 3) approve external financing (\$70 million).

RECOMMENDATION

The President recommends that the Committee on Grounds and Buildings recommend to the Regents that:

1. The 2012-2013 Budget for Capital Improvements be amended to include the following project:

Santa Barbara: Sierra Madre Apartments - Preliminary Plans, working drawings, construction, and equipment - \$80 million to be funded from external financing (\$70 million) and Housing Auxiliary Reserves (\$10 million).

2. The scope of the Sierra Madre Apartments shall entail constructing approximately 220,325 gross square feet (168,209 assignable square feet) in new apartment-style housing units ("Project"). The Project shall include approximately 151 units, common spaces, and site improvements, including parking, landscaping, sidewalks, site utilities, and utility connections.
3. In conjunction with the Regents approving Recommendations 1 and 2 herein, the Regents make a determination of California Environmental Quality Act (CEQA) compliance based on review and consideration of the 2004 certified Final Environmental Impact Report for the Faculty and Family Student Housing, Open Space Plan and for Amendment of the Long Range Development Plan and Addendum #2 thereto, and the adoption of CEQA Findings;
4. The President be authorized to obtain external financing in an amount not to exceed \$70 million to finance the Sierra Madre project. The President shall require that:
 - A. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - B. As long as the debt is outstanding, the general revenues of the Santa Barbara campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
 - C. The general credit of the Regents shall not be pledged.

BACKGROUND

At the November 2012 meeting of the Regents' Committee on Grounds and Buildings, a discussion item (*Update on Student Housing Projected Growth, Santa Barbara Campus*) provided an overview of the 2010 *Long Range Development Plan (LRDP)* as it related to housing and enrollment growth, the campus' housing plans over the next few years, and the relevant sections of the *2010 University of California, Santa Barbara Long Range Development Plan Mitigation Implementation and Settlement Agreement (Agreement)*. The discussion provided the Regents with context for significant housing projects that the campus anticipated bringing to the Regents for action in 2013. The Sierra Madre Apartments and the San Joaquin Apartments are two such projects; an action related to the San Joaquin project (*Approval of*

Preliminary Plans Funding, San Joaquin Apartments, Santa Barbara Campus) appears separately on the Committee's March 2013 agenda.

The Sierra Madre project would provide 151 apartment-style housing units on the Storke-Whittier Parcel, bounded by West Campus Family Apartments to the south, Storke Road to the east, Ocean Meadows Golf Course to the west, and Whittier Drive and the City of Goleta to the north. (See Attachment 4 – Project Site Map.) The Storke-Whittier parcel was acquired in 1994 with the intention of developing faculty and student housing on it, was specifically identified in the amended 1990 LRDP for student housing, and is currently undeveloped open space. The Sierra Madre Site is designated for *Housing* in the 2010 LRDP.

The Project was previously proposed as a Public Private Partnership (PPP) development, and received design approval from the Regents in 2004. The Project was subsequently certified by the California Coastal Commission in 2006. Following a 22-month negotiation process, the campus and the PPP developer were unable to reach mutually agreeable terms and terminated the development relationship. In particular, the PPP developer determined it was unable to meet both the affordability parameters required by the campus and their desired return on investment.

Approval of a Project budget is necessary to allow University delivery of the Project. Because the budget approval did not precede design approval, this budget action is subject to CEQA. The Attached Addendum #2 to the *Faculty and Family Student Housing, Open Space Plan, and Long Range Development Plan Amendment EIR* (Final EIR) has been prepared to evaluate changes in existing environmental conditions and minor occupancy and site configuration changes of the Project. On the basis of the Final EIR and Addendum #2 analysis, the campus has concluded that no additional CEQA documentation is required and the adoption of CEQA Findings is recommended.

Project Drivers

The following are the primary project drivers:

- provide housing to address the campus' enrollment growth objective of 5,000 students by 2025 as identified in the UCSB *Strategic Academic Plan*;
- provide affordable student housing units to address current unmet demand; and
- provide increased student housing inventory to meet legally binding obligations to the County of Santa Barbara and the City of Goleta, most notably, the stipulation that the campus provide new student beds on campus land for students in excess of the baseline enrollment of 20,000.

In 2007 the campus published the *Strategic Academic Plan* (SAP) to update the vision for the academic program and guide campus growth for the coming decades. Key amongst the goals of the SAP was an enrollment growth target of 5,000 students by the year 2025. Subsequently, the LRDP was developed to provide the physical planning parameters to meet that enrollment growth, including identifying the capacity to provide housing to 50 percent of the planned

enrollment. The LRDP identified the Sierra Madre project site as an appropriate site for the development of student housing.

Following the expiration of the 1990 LRDP in 2006, the campus embarked on a new LRDP process and proactively negotiated issues with local constituents prior to Regental action in 2010. The campus sought to strengthen “Town-Gown” relations while securing much-needed growth capacity. Primary focal points of the negotiations and eventual agreement were enrollment growth above the 1990 LRDP cap and the provision of housing associated with that growth. The negotiations concluded with a campus commitment to construct 5,000 new student beds to meet the LRDP enrollment growth increment.

The resulting document, the *2010 University of California, Santa Barbara Long Range Development Plan Mitigation Implementation and Settlement Agreement (Agreement)* contains several key conditions germane to the project. Most notably, the Agreement stipulates that the campus provide new student beds for 100 percent of students in excess of the baseline enrollment of 20,000. The Agreement further stipulated that all new student housing must be built on existing campus property. Newly acquired residential buildings, or land acquired for residential development would not count towards the campus housing obligation. The Agreement includes a provision that the campus may temporarily accommodate students in existing or newly constructed housing facilities by converting up to 1,000 double-occupancy rooms to triple-occupancy. This provision allows the University time to plan and construct new student housing in coordination with enrollment growth. In the event that the campus enrollment exceeds student housing capacity beyond the threshold of 1,000 triple-occupancy rooms, the campus has agreed to freeze enrollment growth at the previous year’s level until sufficient new housing is developed to meet the need. The projected 2012-13 student enrollment is 20,778, equating to 778 students in excess of the baseline threshold.

Timing of this new student housing is critical to maintain existing enrollment levels and provide inventory to address modest enrollment growth. The Sierra Madre project would align student housing inventory with current unmet enrollment demand. The campus is also embarking on preliminary work to deliver a second housing project to address anticipated immediate term enrollment growth.

Enrollment levels are essential to achieve optimum academic and intellectual dimensions of the Strategic Academic Plan, notably driven by the goal for significant growth of graduate enrollment in support of the research mission. Enrollment growth is also necessary to accommodate UC enrollment growth as a whole, as well as to meet the civic responsibility of educating the workforce. Any delay in the provision of additional student housing inventory will necessitate a reduction in enrollment and undermine the academic aspirations of the campus.

TABLE 1 – Projected Enrollment and Provision of Student Housing

<i>Academic Year</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>	<i>2017-18</i>	<i>2018-19</i>
LRDP Baseline Enrollment	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Projected Enrollment	20,778	20,568	20,746	20,986	21,094	21,373	21,589
New Beds Required	778	568	746	986	1,094	1,373	1,589
Current Bed Baseline	7,321						
Sierra Madre			515				
San Joaquin					1,000		
Total Housing Capacity	7,321	7,321	7,836	7,836	8,836	8,836	8,836
New Beds Above Baseline	-	-	515	515	1,515	1,515	1,515
Required Triple-Occupancy	778	568	231	471	N/A	N/A	74

In addition to the pressures of enrollment growth, the campus experiences a shortage of affordable apartment-style housing. The campus currently provides approximately 960 bed spaces in undergraduate apartments, which are priced approximately 30 percent below market. The price disparity between University-owned and market-rate apartments is exasperated by lease terms; University-owned apartments are provided with a nine-month lease whereas market-rate apartments require a twelve-month lease. Given the relative scarcity of these affordable apartments, there is considerable unmet demand. The campus attempted to address the provision of affordable apartments with the original PPP proposed project for Sierra Madre Apartments; the developer, however, was unable to accommodate the campus' affordability parameters. Table 2 below compares the cost of a University-owned apartment to the local market.

TABLE 2 – Annual Apartment Cost Comparison (per person)

	Monthly Rate	Annual Rate	Utilities	Annual Total
University-owned	\$570	\$5,130	included	\$5,130
Off-campus Privately Owned	\$740	\$8,880	\$426	\$9,306

Demand for campus undergraduate apartments greatly exceeds supply. The availability of campus undergraduate apartment inventory is further impacted by a guarantee of housing for incoming transfer students. Given the robust demand for limited campus apartments, current freshmen are not allowed to apply for campus apartments for their sophomore year. Even with this limit on potential applicants for campus apartments, requests for apartments this year exceeded supply by more than 750 students. One hundred of these applicants were accommodated by converting 100 double-occupancy rooms to triple-occupancy. The remaining 550 plus students were turned away. Given projected enrollment growth, this gap between supply and demand will increase each year until additional inventory is provided.

Additional information regarding the project drivers, and the alternatives evaluated, is provided in *Attachment 5: Site Alternatives* and *Attachment 6: Delivery Model*.

Consideration of Options

The Santa Barbara campus evaluated a variety of project sites, scopes, timing of delivery, and delivery models (campus delivery vs. developer delivery) against specific goals and criteria, such as proximity to existing student housing development, affordability, and proximity to public transportation and recreation amenities. Sites were evaluated on the North Campus, Storke Campus, and Main Campus properties. It was determined that campus delivery of new housing on the Sierra Madre site is the preferred alternative in meeting programmatic criteria, achieving the broad objectives of the UCSB Long Range Development Plan (LRDP), and meeting critical delivery timelines, given available resources. (See *Attachment 5: Site Alternatives* for additional details.)

Project Description

The Project is for construction of 151 units of apartment-style housing in six buildings surrounded by common green spaces and adjacent surface parking areas. The Project involves construction of some 220,325 gross square feet (GSF) (168,209 assignable square feet [ASF]) of housing and associated common space. The housing would include three-story buildings, with a maximum building height of 35 feet. Units would be stacked single-level flats with one, two, and three bedrooms. The Project would provide 515 undergraduate beds in 115 apartments; the remaining 36 apartments, yielding approximately 115 beds, would be leased to student, faculty, and staff families. The Project would include six one-bedroom apartments, 103 two-bedroom apartments, and 42 three-bedroom apartments.¹ Units would be designed with the flexibility to accommodate occupancy by either single undergraduate students or families.

In 2004 when the Sierra Madre Project received design approval, it was anticipated that the Project would be delivered as a PPP development project. The design of the apartment buildings provides unit access from central internal corridors. Ground-floor units are provided patio space, while the second- and third-floor units include balconies. Each building would include community laundry, storage, and electrical rooms.

In addition to housing units, the project would include an approximately 8,925 square-foot community building. The community building would provide office space for administration of residential services, study rooms, multipurpose rooms, a workout room, and a small convenience store. The outdoor space adjacent to the community building would be designed to integrate with the multipurpose room allowing indoor/outdoor programming.

¹ Bed counts are based on two beds per double-occupancy room for undergraduates. Two-bedroom units yield four beds; three-bedroom units yield six beds; and in Faculty/Staff/Family units, 1.5 beds for a one-bedroom, 2.5 beds for a two-bedroom, and 3.5 beds for a three-bedroom.

Parking

The project would include a total of 333 surface parking spaces. Each unit would have two parking spaces, one of which must be proximate to the unit. The complex would also provide a total of 670 bicycle parking spaces. The frontage along Storke Road would be occupied by a landscaped parking lot. A landscape buffer and Class II bike path and multi-use trail would separate the parking area from Storke Road.

Schedule

Construction would commence in summer 2013, and the Project would be occupied in the fall of 2015.

ATTACHMENTS:

Attachment 1: Project Statistics

Attachment 2: Project Funding

Attachment 3: Summary of Financial Feasibility

Attachment 4: Project Site Map

Attachment 5: Site Alternatives

Attachment 6: Delivery Model

Attachment 7: Housing Rate Impacts

Attachment 8: Policy Compliance

Attachment 9: Previous Actions

Attachment 10: CEQA documentation:

- a. *Addendum #2 to the Faculty and Family Student Housing, Open Space Plan, and Long Range Development Plan Amendment EIR*
- b. *Faculty and Family Student Housing, Open Space Plan, and Long Range Development Plan Amendment EIR*
- c. **Findings**

PROJECT STATISTICS
CCCI 5565

<u>Cost Category</u>	<u>Amount</u>	<u>% of Total</u>
Site Clearance	\$ 443,000	0.6
Building	\$ 54,352,000	70.6
Exterior Utilities	\$ 3,214,000	4.2
Site Development	\$ 4,188,000	5.4
A/E Fees ^(a)	\$ 3,324,000	4.3
Campus Administration ^(b)	\$ 2,572,000	3.3
Surveys, Tests	\$ 918,000	1.2
Special Items (excluding financing) ^(c)	\$ 1,181,000	1.5
Financing Costs	\$ 2,454,000	3.2
Contingency	\$ 4,354,000	5.7
Total	\$ 77,000,000	100.0
Group 2 & 3 Equipment	\$ <u>3,000,000</u>	
Total Project	\$ 80,000,000	

Statistics

Gross Square Feet (GSF) ^(d)	220,325
Assignable Square Feet (ASF) ^(e)	168,209
Ratio ASF/GSF (%)	76%
Building Cost/GSF ^(d)	\$247
Project Cost/GSF ^(e)	\$349
Number of Beds	630
GSF/Bed	350
Project Cost/Bed ^(e)	\$122,222

Comparable Projects

<u>Name</u>	<u>CIB</u> <u>Date</u>	<u>Bldg/</u> <u>GSF</u>	<u>Project</u> <u>Cost/GSF</u>	<u>Building</u> <u>Cost/Bed</u>	<u>Project</u> <u>Cost/Bed</u>
BK – Anna Head West Student Housing	Jan-12	\$374	\$533	\$134,000	\$189,000
LA – Landfair & Glenrock ^(f)	Dec-12	\$306	\$399	\$106,000	\$139,000
RV-Glen Mor2	Jun-12	\$257	\$396	\$105,000	\$163,000

a. Fees include executive architect and other professional design contract costs.

b. Campus administration includes project management and inspection.

c. Special Items include sustainability consultants, peer review consultants, wetland habitat restoration plans, legal services, monitoring and inspection fees, EIR analysis, and pre-constructability review.

d. Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (ASF) is the net usable area.

e. Project Cost excludes Group 2 & 3 Equipment.

f. Excludes subterranean parking costs.

PROJECT FUNDING

The 220,325 GSF Sierra Madre Apartments project has a budget of \$80,000,000 to be funded from external financing (\$70,000,000) and Housing Auxiliaries Reserves (\$10,000,000). The anticipated fund source for the debt service is the Housing Net Revenues from the Santa Barbara campus

SUMMARY OF FINANCIAL FEASIBILITY

SANTA BARBARA CAMPUS	
Project Name	Sierra Madre Apartments
Project ID	986265
Total Estimated Project Costs	\$80,000,000
Anticipated Interest During Construction	\$2,454,000

PROPOSED SOURCES OF FUNDING	
External Financing	\$70,000,000
Housing Reserves	\$10,000,000
Total	\$80,000,000

Fund sources for external financing, including standby and interim financing, shall adhere to University policy on repayment for capital projects.

For Externally Financed projects, please refer to Section I.

SECTION I. Externally Financed Projects (if applicable)

Long-term external financing assumptions are listed below.

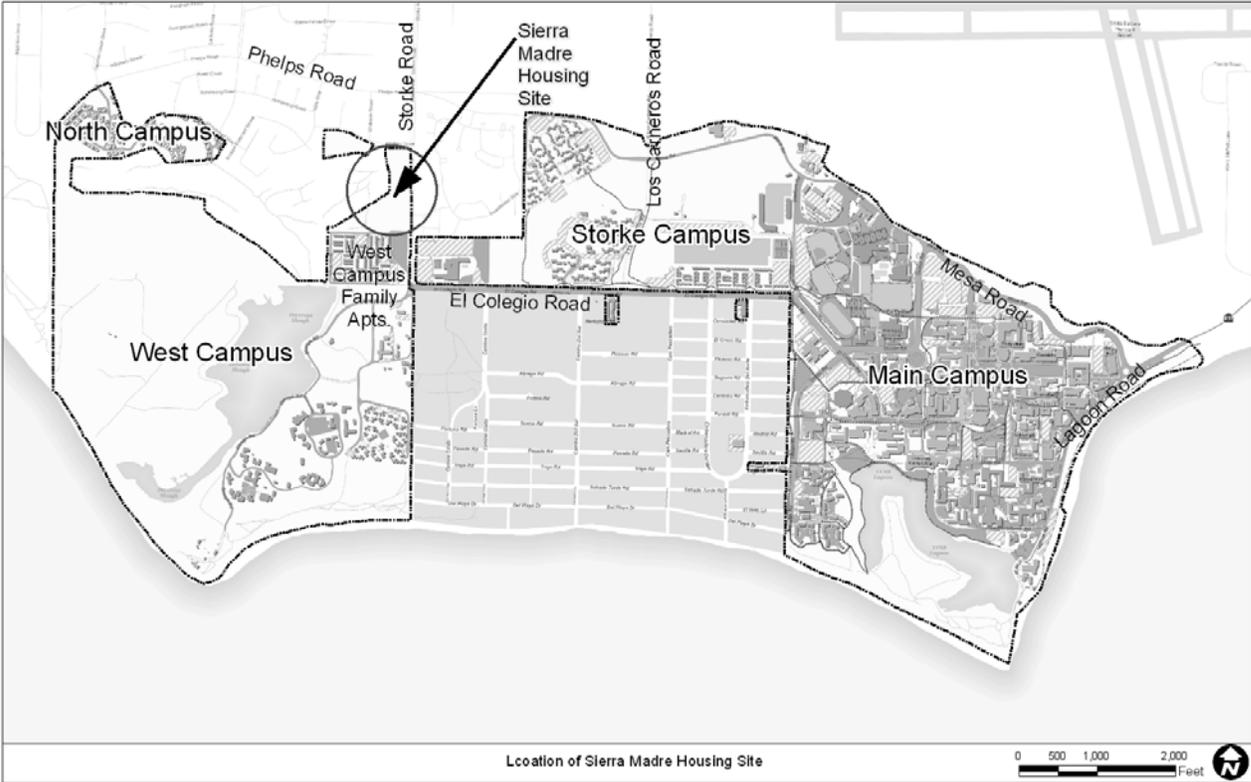
FINANCING ASSUMPTIONS	
Anticipated Repayment Source	General Revenues of the Santa Barbara campus
Anticipated Fund Source	Housing Net Revenues
Financial Feasibility Rate	6.00%
First Year of Payment	FY 2014-15
Final Maturity (e.g. 20XX)	FY 2043-44
Term (e.g. 30 years)	30 years Interest only from years 2013 to 2024
Estimated Average Annual Debt Service	\$4,200,000 Int. only – FY2015 thru FY2024 \$5,085,000 Full P&I – FY2025 thru 2044

Below are results of the financial feasibility analysis for the proposed project using the campus' Debt Affordability Model. External financing approval requires the campus to meet the debt service to operations benchmark and one of the two other benchmarks for approval. The financial projections take into consideration market conditions, new sources of revenue, and all previously approved projects. The corresponding campus Debt Affordability Model has been submitted to Capital Markets Finance at UC Office of the President.

CAMPUS FINANCING BENCHMARKS		
Measure	10 Year Projections	Approval Threshold
Debt Service to Operations	6.0% FY 2015 Interest only 4.8% FY 2025 – Full Prin & Int	6.0%
Debt Service Coverage	2.16x FY 2013–Interest only 3.44x FY 2025 – Full P & I	1.75x
AUXILIARY FINANCING BENCHMARKS		
Debt Service Coverage	1.30x (FY 2013)	1.25x

* The campus at 6.0% is at debt capacity and is constrained going forward. The campus will keep the Office of the CFO apprised of any material changes that could impact capacity in a negative way. The campus' debt model is inclusive of other anticipated external financing projects. With the inclusion of the Davidson Library (an SPWB approved project), Debt Service to Operations is at 6.6% and Debt Service Coverage Ratio stands at 2.16 X. The Davidson Library at \$71.4 million in interim financing is currently carried as campus debt for interim financing purposes. The campus expects the State will provide bond proceeds through an SPWB bond issuance for the entire project.

PROJECT SITE MAP



Location of Sierra Madre Housing Site



SITE ALTERNATIVES

The campus evaluated four sites identified in the 2010 LRDP as appropriate for student housing development. The campus did not consider the acquisition of vacant land to meet the need for additional student housing development due to the restrictions of the Agreement.

Two of the four sites have development capacity well in excess of the immediate need and are currently occupied by existing campus functions, including Facilities Management and existing residence halls. While both sites are desirable for student housing development, the relocation of existing functions would be costly and time consuming. Preliminary budgetary estimates indicate a minimum cost premium in excess of ten percent to address relocation and an extended schedule. Both sites would require careful design consideration to preserve potential development capacity as identified in the LRDP.

The third site, Santa Catalina Hall, was discussed at the November 2012 meeting of the Regents' Committee on Grounds and Building in the discussion item *Update on Student Housing Projected Growth, Santa Barbara Campus*, and has been identified as the proposed location of the San Joaquin project, which appears separately on the Committee's March 2013 agenda (*Approval of Preliminary Plans Funding, San Joaquin Apartments, Santa Barbara Campus*). The site is designated for Housing in the 2010 LRDP and was analyzed in the 2010 LRDP EIR for 600 beds.

Recent analysis by the campus has determined that the site has greater capacity than originally identified. As such, the campus is in the initial programming phase to develop the site at its full capacity. Because the Coastal Commission has yet to approve the 2010 LRDP, and because the San Joaquin site was not owned by UC in 1990 at the time of the prior LRDP, the approval of this project by the Coastal Commission may be delayed, if it has not yet taken action on the 2010 LRDP. Given the timing of that process, this site will not meet the immediate needs for student housing expansion, but will be brought forward as a subsequent student housing development.

The fourth site, the Sierra Madre site, is designated for student housing in the LRDP, and is desirable from both a capacity and timing perspective. The site has capacity to develop the necessary number of beds to meet the campus' immediate need. The site is undeveloped vacant land and, as such, there are no relocation issues. Furthermore, the project envisioned for that site has received approval from the California Coastal Commission. In addition, the original PPP project for that site was developed at a sufficient level of detail by the third-party, enabling the campus to assume the design contract and, in essence, inherit a significantly developed set of construction documents, resulting in cost and schedule savings.

DELIVERY MODEL

The campus evaluates alternative delivery models for all new capital projects, including their potential as Public Private Partnerships (PPPs). PPPs have the potential to offer savings in both time and money over conventional delivery, but the unique characteristics of each project and the prevailing market conditions must be evaluated. For the Sierra Madre project the campus has concerns regarding a PPP-delivery model given that the previous PPP negotiation effort was unsuccessful.

Furthermore, the campus has concerns with regards to the quality of student life. The campus has a rich history of residential programming and a well-developed range of integrated student support services and programs designed to complement academic and University life experiences. Given that a PPP entity is a for-profit venture, the provision of such programming and services are balanced against the bottom line and typically minimized.

The comparatively smaller scale of this project, the limited pool of PPP developers interested in entering this market, and the favorable bid environment for design build projects, support using this approach.

Proposed Site and Delivery Model

It was determined that campus delivery of new housing on the Sierra Madre site is the preferred alternative in meeting programmatic criteria, achieving the broad objectives of the 2010 UCSB Long Range Development Plan (LRDP), and meeting critical delivery timelines, given available resources.

HOUSING RATE IMPACTS

Rate Increase Associated with Proposed Project
(as well as Planned Projects)^a

Fiscal Year	Operating Increase	Improvements to Housing Inventory	Total Rate Increase (%)
13/14	3.0	1.0	4.0
14/15	3.0	2.0	5.0
15/16	3.0	2.0	5.0
16/17	3.0	2.0	5.0
17/18	3.0	2.0	5.0
18/19	3.0	0	3.0
Total	18.0	9.0	27.0

Projected Annual Apartment Cost Comparison

	2012/13				2018/19 ^b			
	Monthly Rent	Annual Rent	Annual Utilities	Total	Monthly Rent	Annual Rent	Annual Utilities	Total
University-Owned	\$570	\$5,130		\$5,130	\$742	\$6,678		\$6,678
Off-Campus Privately Owned	\$740	\$8,880	\$426	\$9,306	\$884	\$10,603	\$508	\$11,111

a. Includes Sierra Madre Apartments (\$80M), San Joaquin Apartments (\$175M), and Mesa Verde Apartments [planned, not yet proposed] (\$270M)

b. Assumes 3% annual escalation for Off-Campus, Privately Owned apartment rates and utility increases

POLICY COMPLIANCE

Capital Financial Plan. The *2012-22 Capital Financial Plan (CFP)* for the Santa Barbara campus includes the Sierra Madre Apartments project. The campus proposes project funding from external finance (\$70,000,000) and the Housing Auxiliary Reserves (\$10,000,000).

Environmental Analysis. In September of 2004 the Regents certified the *Faculty and Family Student Housing, Open Space Plan, and Long Range Development Plan Amendment* Environmental Impact Report, amended the 1990 LRDP, and approved the design of Sierra Madre Apartments. In January of 2007 the Regents accepted the modifications and conditions of approval by the California Coastal Commission. The proposed Sierra Madre project is consistent with Housing land use designation in the 2010 LRDP. While the number of units remains the same (151 units), the occupancy of the units is somewhat different from the occupancy anticipated at the time of the prior approval. Addendum #2 to the *Faculty and Family Student Housing, Open Space Plan, and Long Range Development Plan Amendment EIR* has been prepared to document the changes to occupancy and other site plan revisions. On the basis of the EIR and Addendum it has been determined that increased occupancy and site plan revisions will not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact and therefore CEQA Findings have been proposed for adoption.

Sustainable Practices. This project will comply with the *University of California Policy on Sustainable Practices*. As required by this policy, the project will adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements, and achieve a minimum UCGBC LEED™ for Homes Gold certified rating.

PREVIOUS ACTIONS

Regents Actions

September 1992: Authorization for University's acquisition of the approximately 174.24 acre North Campus property (previously known as the "West Devereux" property) from University Exchange Corporation. This purchase was completed in 1994.

January 1998: Adoption of 1998 North and West Campus Amendment, to the 1990 Long Range Development Plan (LRDP), adding the West Devereux property to the 1990 LRDP.

September 2004: Certification of Environmental Impact Report, amendment of 1990 LRDP to incorporate the 2004 North and West Campus Long Range Development Plan and approval of design of North Campus Faculty Housing and Sierra Madre Family Housing projects.

January 2007: Acceptance of the modifications and conditions of approval by the California Coastal Commission (Coastal Commission) to the LRDP Amendment, Notice of Impending Development and Coastal Permit, including reduction in the number of housing units to be developed from 366 to 323 units (consisting of 172 faculty housing units on the North Campus and 151 family housing units on the West Campus), and authorization of the President to approve, execute, and record an irrevocable dedication of, or an offer to dedicate, a permanent conservation easement to a public agency or private association on the approximately 70-acre South Parcel of the North Campus prior to construction of the North Campus Faculty Housing for the purpose of habitat conservation and public access.

CEQA DOCUMENTATION

- 10a. *Addendum #2 to the Faculty and Family Student Housing, Open Space Plan, and Long Range Development Plan Amendment EIR (CD)*
- 10b. *Faculty and Family Student Housing, Open Space Plan, and Long Range Development Plan Amendment EIR (CD)*
- 10c. Findings