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October 1, 2012

**ACTION UNDER PRESIDENT'S AUTHORITY – AMENDMENT OF THE BUDGET,
APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED
PROJECT MITIGATION FOLLOWING ACTIONS PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT, GLEN MOR 2 STUDENT
APARTMENTS, RIVERSIDE CAMPUS**

EXECUTIVE SUMMARY

The approved Glen Mor 2 Student Apartments project (“Glen Mor 2”) involves the construction of a student apartment facility and parking structure. The 255,610 assignable square foot (asf) apartment facility will provide 814 beds, student life support space, and a café. The apartments and the 596-stall parking structure sit on approximately 10.2 acres on the East Campus, across an arroyo from the Glen Mor 1 Student Apartments. The project scope also includes site development, improvements to the arroyo, and a pedestrian bridge that connects this facility with the existing Glen Mor 1 complex.

The project budget was approved by the Regents in March 2010 for a total project budget of \$144,462,000, funded from external financing (\$140,895,000) and housing net revenue fund reserves (\$3,567,000). The Regents approved the project’s design and associated planning and environmental actions in May 2011.

The campus is seeking an augmentation of \$9,838,000 (6.8%) due to an increase in the cost of commodities and labor as well as additional work required to stabilize the bank of the arroyo to complete the project. The work associated with the arroyo requires modification to the previously adopted Mitigation Monitoring and Reporting Program (“MMRP”).

Site work, including grading and drainage, for this project commenced in August 2011 and was completed in May 2012. Approval of this augmentation request will allow the campus to award the construction contract and commence work on the apartment facility, parking structure, and the site development on the arroyo. Vertical construction for the project is scheduled to commence in December 2012 and be completed by August 2014.

The President is being asked to: (1) approve a budget augmentation of \$9,838,000 to be funded from external financing; (2) approve external financing; (3) modify the May 2011 Mitigation Monitoring and Reporting Program adopted pursuant to the California Environmental Quality Act (CEQA) in support of design approval for the project; and (4) adopt CEQA findings.

AMENDMENT OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED
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GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS

RECOMMENDATION

It is recommended that the President:

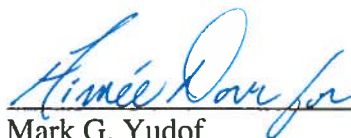
1. Amend the 2012-13 Budget for Capital Improvements and the Capital Improvements Program as follows:

From: Riverside: Glen Mor 2 Student Apartments – preliminary plans, working drawings, construction, and equipment - \$144,462,000 to be funded with external financing (\$140,895,000) and housing net revenue fund reserves (\$3,567,000)

To: Riverside: Glen Mor 2 Student Apartments – preliminary plans, working drawings, construction, and equipment - \$154,300,000 to be funded with external financing (\$150,733,000) and housing net revenue fund reserves (\$3,567,000);

2. Obtain additional external financing in an amount not to exceed \$9,838,000 to finance the Glen Mor 2 Student Apartments project, subject to the following conditions:
 - 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 Riverside 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;
3. Amend the Glen Mor 2 Student Apartments project Mitigation Monitoring and Reporting Program adopted in May 2011 to modify mitigation measures BIO-3 and BIO-4;
4. Following a review and consideration of the previously certified Glen Mor 2 Student Apartments EIR and Addendum #1 thereto, adopt CEQA Findings in support of Recommendations 1 and 3;
5. Execute all documents necessary in connection with the above.

Approved:

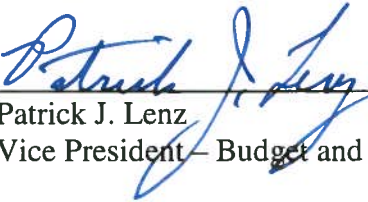
 10/3/12

Mark G. Yudof
President of the University

Date

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GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS*

With this Presidential approval, the campus may reflect the additional \$9,838,000 in external financing into the campus plant expenditure ledger (Account Number 956334) after Capital Markets Finance notifies the campus that funds are available. The campus will need to submit an updated drawdown schedule for the external financing to the Capital Markets Finance at least 60 days in advance of when the funds are needed.


Patrick J. Lenz 10-4-12
Vice President – Budget and Capital Resources Date

BACKGROUND

Project Drivers

This project will provide a student housing facility that will address the existing demand that has produced a shortfall of on-campus undergraduate housing, in order to increase retention of lower division undergraduates. This project is critical for the campus to make progress toward achieving the longer term 2005 Long Range Development Plan (LRDP) goal of housing 50% of students, including 75% of freshmen and transfer students, and transforming the Riverside campus from a commuter campus to a residential campus with student life activities. In addition, the Glen Mor 2 project is consistent with UCR's commitment to invest in facilities that enhance student life, and is one of the key components of UCR Housing and Dining Residential Services (HDRS) Master Plan for Student Housing.

Despite foreclosures and reduced real estate values in the Inland Empire, rental properties near the Riverside campus are not available to accommodate the substantial number of students seeking housing, leaving the majority of the rental properties for only those students who have access to campus via car. Additionally, most of UCR students recognize and value the non-quantifiable benefits on-campus housing provides, such as proximity to main campus academic and recreation facilities, student services, campus police/security, night proctors, and access to the high speed campus data network. As a result, applications for on-campus student housing exceeded 7,000 students for the 2012-13 academic year with the campus currently only able to provide housing for 5,723 students. With this project, the campus will be able to provide housing for 6,546 students by Fall 2014, housing approximately 31% of undergraduate students on campus.

Reason for Augmentation

The principal drivers for the augmentation include: (1) increased construction costs to complete approved arroyo improvements, (2) enhanced graphics and signage package, (3) market conditions at the time of the Phase 2 bid, and (4) costs associated with project delays and the necessity to repackage and rebid the project.

Arroyo Costs. The augmentation includes funds necessary to stabilize the arroyo portion of the project. The budget originally approved for the project in March 2010 assumed certain costs for restoration of the arroyo (e.g., replacement of invasive species with native plantings, limited embankment stabilization, etc.). Subsequent to the Fall 2011 bid, however, it was discovered that significant erosion and embankment scouring had occurred, threatening an adjacent fire road as well as Phase 2 construction if unchecked. The net new erosion is a recent phenomenon, owing to fewer storm systems annually releasing more concentrated amounts of rain in shorter timeframes in the Riverside area. The augmentation will provide for the designed response to address the above noted condition, consisting of reinforced boulder (aka "gabion") walls to provide stabilized embankments throughout the arroyo. Positioning of the gabion walls involves greater removal and recompaction of embankment soil than previously assumed within the original budget as well. The augmentation request includes the above described costs.

AMENDMENT OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED
PROJECT MITIGATION FOLLOWING ACTIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS

Enhanced Graphics and Signage Package. The original project budget assumed minimal signage as required by code (e.g., ADA, emergency exits, etc.) and no environmental graphics. At that time, it was assumed that a separate signage and environmental graphics package would be developed in parallel with the schematic and design development phases of the project, but would be funded and implemented separately. Also concurrent with the schematic and design development phases of the project was the completion of UCR's Dining Master Plan, which further refined the programmatic focus of the Glen Mor 2 Dining Emporium facility. In conjunction with this effort, the environmental graphics and signage package was more extensively developed. The programmatic intent of the environmental graphics and signage program associated with this project is enhancement of the UCR student environment and student experience by creating a unique sense of place that is easy for students to navigate. When it became evident that UCR would need to re-bid Phase 2, the campus and HDRS jointly recognized the funding advantages in incorporating the scope and costs associated with the environmental graphics and signage package as part of the overall project cost. The augmentation request proposes these costs as part of the revised budget.

Market Conditions at the Time of Bid. For this project, there were several State-wide factors that led to overages in the bidding. Since 2007, construction jobs decreased by 40%, construction activity decreased by 60%, and construction lending decreased by 64%. As a result, construction firms were either going out of business or, due to their decreased capacity, were bidding fewer jobs. These combined factors served to reduce the overall bidding pool available during the Glen Mor 2 initial bidding process, which resulted in the following:

- *Localized Bid Market.* Phase 2 bid packages for Glen Mor 2 were bid in Fall 2011. A survey of market research¹ indicates that during the same period, approximately twelve projects representing \$1.128 billion of construction value were bid within a 60-mile radius of Riverside. These represent projects of over \$50 million in contract value that bid concurrently with the Glen Mor 2 Phase 2 bid packages. The bid market for large projects was essentially saturated during the Glen Mor 2 Phase 2 bid period. This resulted in a further reduction of the pool of competitive bidders, which created an overage in the bid prices (e.g., one bidder = +15% - 40% variance; two to three bidders = +8%-12%)². For Glen Mor 2, which entailed multiple bid packages given the Construction Manager-at-Risk (CMAR) delivery method, three bids representing 15% of the construction value of the project had only 1 bidder. Fourteen bids representing 25% of the construction value of the project had only two to three bids. Approximately 40% of the total bids received (72) had three or fewer bidders. These structural aspects of the bid market impacted the bid prices UCR received for the project, especially for some of the higher value bid packages which had only one bidder.
- *Labor Costs.* Phase 2 bidders anticipated an increase in labor costs in their bid prices. Per the February 2012 Department of Industrial Relations wage rates, which UC is required to follow, most of the trades applicable to this project experienced an hourly

¹ Source: Reed CONNECT Construction Data

² Source: Cummings Corporation Experience: Number of Bidders Impact Compared to Estimate

AMENDMENT OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED
PROJECT MITIGATION FOLLOWING ACTIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS

wage increase. This was another factor in the variances between the pre-bid estimates for the project and the actual post-bid prices received.

- *Market Based Estimates.* The final pre-construction cost estimates for the Phase 2 work were prepared in August 2011 based on the 95% working drawings documents. The cost consultant for the design team, as well as the CMAR, both provided estimates based on the 95% documents. Both estimates were reconciled prior to the Phase 2 bid process. The most recent cost estimates, conducted after considerable due diligence and with a new peer estimator, determined that the original estimates from August 2011 did not credibly reflect market conditions to support the Fall 2011 bid. The more recent cost estimates, however, are more appropriately aligned with current market conditions to support the re-bid process.

Additional Factors. Below are additional factors that necessitate the need for the augmentation:

- *Design Team Contract Re-assignments.* Concurrent with the November 2011 conclusion of the original Phase 2 bidding process, the Design Team alerted UCR that their San Francisco office was going to close for business by the end of 2011. Key members of that team (e.g., project manager, project architect) were subsequently employed by another firm with a branch office in San Francisco. UCR worked with Principals in both firms to re-assign contracts as needed for key team members to ensure continuity of project due diligence in preparation for the Phase 2 re-bid, as well as construction administration efforts.
- *Site Maintenance Between Phases.* Keeping the site secure between completion of Phase 1 and commencement of Phase 2 included ongoing monitoring of site conditions for EIR mitigation measures, ongoing stormwater regulation compliance, and periodic inspection for general security (e.g., damage, theft, etc.). In addition, UCR elected to take over the lease of all temporary facilities related to construction (i.e., contractor trailers) to avoid unnecessary removal and replacement, and associated site disturbance, by the successful bidder for Phase 2.

Alternatives to Augmentation

During the post bid evaluation, the campus considered alternatives to augmenting the project. The primary strategy included reducing the overall scope of the project to allow for delivery within the previously approved budget. This would not have yielded a financially feasible project, given that the scope reduction would involve reducing bed capacity and revenue for UCR Housing and Dining services and impact the financial feasibility of the project. Additionally, a reduced scope would hinder the ability for the campus to achieve their LRDP goal of housing 50% of undergraduates on campus. From a planning perspective, a reduced scope project would also not use the available acreage as efficiently as the originally approved project.

AMENDMENT OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED PROJECT MITIGATION FOLLOWING ACTIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS

Summary of Augmentation Components

The budget augmentation components of the proposed \$9,838,000 (6.8%) increase to the originally approved budget are summarized below:

- Expanded Scope (\$1,067,000) including construction costs and soft costs for:
 - Arroyo Stabilization. This change of scope primarily includes
 - Additional earthwork to excavate and recompact soil at the arroyo for placement of extensive “gabion” stabilization walls to mitigate against future erosion and minimize risk for Phase 2 construction.
 - Additional arroyo surveys and associated external consultant fees and internal UCR costs to process newly developed designs and bid documents.
 - Additional costs for environmental analysis and anticipated permitting agency (e.g., California Department of Fish and Game, etc.) documentation and application requirements.
 - Signage and Environmental Graphics Package. The package includes internal, external and accent signs, as well as environmental graphics at key public spaces in the complex.
- Construction Cost increases (\$7,200,000) resulting from:
 - Increased unit prices including items such as steel, drywall, plumbing and acoustical ceilings owing to deficient numbers of bidders for these high value bid packages
 - Confirmation of re-bid estimates to reflect market conditions
 - Increase in labor costs.
 - CMAR termination costs.
 - Extension of Builders Risk insurance.
- Soft Cost increases (\$1,571,000) associated with:
 - Project Suspension, including external consultant fees and internal UCR costs in support of the re-bid effort, change of project delivery method, as well as costs for EIR monitoring, and Storm Water Management compliance between completion of Phase 1 and commencement of Phase 2.
 - Increased project contingency based on a higher construction value.
 - Re-assignment of the Design Team

Measures Taken to Reduce Costs

Subsequent to the November 2011 Phase 2 bid and associated analysis of the results, the campus independently contracted a peer cost consultant to estimate the 100% construction documents. At the same time, the design team instructed their cost consultant to re-estimate the final documents. The result of this initiative indicated a shortfall of approximately \$6.5 million for construction. To address this shortfall, the project team expanded the original list of additive and

AMENDMENT OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED PROJECT MITIGATION FOLLOWING ACTIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS

deductive alternates and identified additional value engineering items for inclusion in the bid documents.

Other civil, landscape, architectural and electrical elements were selected and evaluated during several value engineering conferences between the UCR project team and the design team and were either engineered out of the project documents or less expensive alternative materials were allowed to be specified. Several methods are now being utilized to reduce the base bid price including the following:

- Specification changes for plumbing and electrical fixtures to allow for more competitive bidding estimated at \$150,000;
- Deleting project scope (e.g., conference center, selected site furnishings, landscape elements and site electrical work) estimated at over \$340,000;
- Deductive alternates estimated at over \$524,000; and,
- Additive alternates estimated at over \$6.1 million.

Revised Project Scope

The project scope for Glen Mor 2 Student Apartment project is to develop approximately 10.2 acres on the East Campus across an arroyo from Glen Mor 1 Student Apartment project. The project consists of a 255,610 assignable square foot (asf) / 341,287 gross square foot (gsf) apartment complex comprising 814 beds and support/common space, a café and a parking structure of 190,720 gsf with 596 spaces. The scope of this project also includes improvements to the adjacent arroyo, Site Development including a Pedestrian Bridge to connect to the Glen Mor 1 complex and a small conference facility. While the original scope included the small conference facility, the campus is removing this scope from the base bid and adding it as an additive alternate for the Phase 2 re-bid.

Revised Project Schedule

Bidding for the project is targeted for November 2012. Pending bid outcomes consistent with the revised project budget, the Phase 2 construction is slated to commence in December 2012. Project completion is slated for August 2014 with students moving into the facility for the Fall 2014 semester. This is a one-year delay from the originally scheduled completion date.

California Environmental Quality Act (CEQA) Compliance

The proposed budget augmentation will enable the University to complete the program of improvements to the arroyo as part of the approved Glen Mor 2 Student Apartments. The arroyo work was analyzed in the project Environmental Impact Report (EIR) (SCH#2010081020), which the University certified in May 2011. Pursuant to CEQA and its implementing guidelines, the University has prepared Addendum #1 to the previously certified Glen Mor 2 Student Apartments EIR finding that the additional arroyo work necessary to accomplish the approved program of improvements would not result in any new significant impacts or impacts that are more severe than what was previously addressed in the Glen Mor 2 Student Apartments EIR, and that further environmental documentation for the approval of the project is not required.

AMENDMENT OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED
PROJECT MITIGATION FOLLOWING ACTIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS

The Glen Mor 2 Student Apartments Mitigation Monitoring Reporting Program adopted for the project included mitigation measures BIO-3 and BIO-4, which identify short-term and long-term measures, respectively, that the University must adhere to in order to avoid significant impacts to biological resources associated with the arroyo.

The approved program for arroyo improvements include an extension of the Valencia Hill culvert, which due to erosion occurring after certification of the EIR would involve encroachment into the root zone of a mature cottonwood tree that mitigation measure BIO-3 required be protected. As a result, the tree may not survive and revisions to BIO-3 and BIO-4 to mitigate for the loss of the tree is proposed for adoption. The subject cottonwood tree is not a special status tree, but protecting it was deemed necessary to mitigate potentially significant impacts to biological resources.

As provided by CEQA, the University may modify mitigation measures so long as the modification does not result in new or increased significant impacts. Approval of modified mitigation measures is delegated to the President pursuant to Regents Policy 8102.

Modification of Glen Mor 2 Student Apartments MMRP BIO-3 and BIO-4 is proposed as follows [reviewers: new text is **bolded**]:

BIO-3: Minimize Temporary Impacts.

Prior to initiation of ground disturbance activities, disturbance limits adjacent to or within the Arroyo shall be clearly staked, including disturbance limits associated with arroyo improvements. Access to the arroyo shall be limited to existing roads and shall be fenced to ensure unnecessary encroachment to the arroyo does not occur. Prior to initiation of ground disturbance activities within the arroyo (excluding arroyo enhancement), a qualified biologist (defined as a biologist with demonstrated experience with the resources being avoided) will identify biological resources to be avoided during construction, including jurisdictional streambeds and riparian habitat. The qualified biologist should review the final design plan and conduct a site visit to all areas within and adjacent to the arroyo where construction activities would take place. Silt fencing or similar avoidance fencing shall be placed around the disturbance limits required for each project component within or adjacent to the arroyo. No impacts on the arroyo shall occur outside of staked disturbance limits. CDFG jurisdictional streambed at the tree removal area for Bridge 1 shall be avoided if practicable. At a minimum, the following areas shall be avoided:

- *riparian vegetation adjacent to the path/culvert removal;*
- *riparian vegetation located at the northwest side of the south abutment temporary work area for Bridge 2;*
- *CDFG jurisdictional streambed located on the south side of the bank recontouring area.*
- *the mature cottonwood tree near the Valencia Hill culvert extension work limit.*

The following measures will be implemented to minimize disturbance to the cottonwood tree at the Valencia Hill culvert work area:

AMENDMENT OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED
PROJECT MITIGATION FOLLOWING ACTIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS

- 1. Establishment and demarcation of a tree protection zone. This should be accomplished under the guidance of an International Society of Arboriculture (ISA) certified arborist and employ a protective barrier consisting of 3-foot- high orange construction fencing. The preferred protection zone shall encompass a buffer of 5 feet beyond the dripline, or 15 feet from trunks, whichever is greater. Where the proposed improvements extend into the preferred protection zone, placement of the protective barrier shall minimize encroachment into the preferred protection zone to the maximum extent practical.**
- 2. Pruning of tree roots, limbs and canopy prior to start of construction, under the guidance of an ISA certified arborist and in accordance with ISA pruning standards (for instance, cuts made clean and to the bark collar of the closest joint on the branch). Pruning should occur during the dormant period (approximately November to March).**
- 3. Construction of the Valencia Hill culvert extension should be monitored by an ISA certified arborist. The arborist may require implementation of best management practices to minimize disturbance within the work limits, including but not limited to padding of vehicles, minimizing soil removal or addition, and use of protective matting.**

Upon completion of construction, the tree shall be evaluated by an ISA certified arborist. Evaluations shall occur quarterly for one full year to monitor for signs of failure (including canopy dieback, reduced size or number of leaves, premature fall color). If in the opinion of the arborist, the tree is not showing signs of failure, it shall be determined that the avoidance measures have been successful and no further action shall be required.

If post-construction monitoring indicates the tree has failed, the measures provided for in MM BIO 4 below shall be implemented to replace the lost functions and values.

BIO-4: Prepare and Implement Revegetation Plan

All areas identified as temporarily affected by construction activities shall be revegetated with native vegetation. All areas with riparian habitat shall be revegetated with similar riparian vegetation. Other vegetated areas (i.e., ruderal and annual grassland communities) that are temporarily affected shall be revegetated with native vegetation suitable to that location. If trees/riparian vegetation cannot be replanted within the disturbance limits of the respective project component, a suitable area within the arroyo shall be selected for restoration. The restoration location will, at a minimum, provide replacement habitat of equal acreage as the affected location. Prior to removal of vegetation, a qualified biologist shall conduct an assessment of functions and values for the arroyo, including all areas where vegetation removal will be conducted. Areas assessed will be of sufficient area and number to assess functions and values of the entire arroyo to demonstrate success of the arroyo enhancement program. The monitoring component of the revegetation plan shall include functions and values that are of equal or greater value than existing conditions as performance criteria. Prior to initiation of ground disturbance activities, a revegetation plan shall be prepared and submitted to the relevant agencies (i.e., USACE, CDFG). The revegetation plan should be sufficient to meet agency requirements and at a minimum shall include the following:

- a map and acreage of vegetation to be temporarily affected,**
- location of revegetation area,**
- functions and values assessment of areas to be affected,**

AMENDMENT OF THE BUDGET, APPROVAL OF EXTERNAL FINANCING AND MODIFICATION TO ADOPTED
PROJECT MITIGATION FOLLOWING ACTIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
GLEN MOR 2 STUDENT APARTMENTS, RIVERSIDE CAMPUS

- *functions and values assessment of entire arroyo within the project footprint,*
- *plant palette,*
- *performance criteria, and*
- *monitoring guidelines.*

In the event the mature cottonwood tree at the Valencia Hill culvert extension is determined to have failed (see MM BIO 3, above), the revegetation plan shall include the following measures to replace the lost functions and values:

- 1. Replacement planting of three coast live oaks on the upper bank within the removed canopy area. Replacement trees shall be at least 6 inch caliper and 10 feet in height.***
- 2. Replacement planting of Fremont's cottonwood (15 gallon minimum) along the stream channel within the area immediately downstream of the extended culvert. The total number of replacement trees (live oak and cottonwood) shall provide a minimum 1:1 replacement ratio based on the 85-inch diameter at breast height (DBH) measurement of the existing cottonwood tree. It is expected compliance with this measure would require planting of approximately 25 to 30 cottonwood trees.***

The adopted MMRP, as revised by the proposed modifications to BIO-3 and BIO-4, ensures that the project will not result in new or increased significant impacts. The attached Findings document that all of the environmental effects of the project were adequately addressed in the certified Glen Mor 2 Student Apartments EIR and Addendum #1 thereto.

ATTACHMENTS:

Attachment 1: Project Budget

Attachment 2: Funding Plan

Attachment 3: Summary Financial Feasibility Analysis

Attachment 4: Complete CEQA Documentation, the LRDP EIR, Glen Mor 2 EIR, Addendum #1 to the Glen Mor 2 Student Apartments EIR and the revised Mitigation Monitoring and Reporting Program

Attachment 5: CEQA Findings

**PROJECT BUDGET
CCCI 5565**

Cost Category	Approved Budget Mar 2010	Augment Request	Proposed Budget June 2012	% of Total
Site Clearance	\$2,306,000	\$0	\$2,306,000	1.5%
Building	92,227,000	7,194,000	99,421,000	65.4%
Exterior Utilities	2,789,000	10,000	2,799,000	1.8%
Site Development	7,356,000	570,000	7,926,000	5.2%
A/E Fees	8,374,000	369,000	8,743,000	5.8%
Campus Administration ^(a)	2,827,000	851,000	3,678,000	2.4%
Surveys, Tests, Plans	2,408,000	15,000	2,423,000	1.7%
Special Items ^(b)	4,715,000	440,000	5,155,000	3.4%
Financing Cost ^(c)	12,659,000	0	12,659,000	9.1%
Contingency	5,234,000	389,000	5,623,000	5.8%
Total	\$140,895,000	\$9,838,000	\$150,733,000	1.00%
Group 2 & 3 Equipment	3,567,000	0	3,567,000	
Project Cost	\$144,462,000	\$9,838,000	\$154,300,000	

^(a) Campus administration includes project management and inspection.

^(b) Special items include pre-design study, environmental impact report, presentations, peer reviews, value engineering, specialty consultants, environmental health and safety, hazardous materials survey and monitoring, and agency fees.

^(c) The augmentation will not require additional financing costs. The financing costs initially approved are sufficient to cover the financing related to the approved budget and the augmentation.

Project Statistics

	Mar 2010	June 2012
GSF (includes parking)	532,007	527,764
ASF (doesn't include parking)	255,510	252,652
Efficiency Ratio:	48.0%	48.0%
Number of Beds:	814	814
Number of Parking Spaces	596	596
Building Cost/GSF	\$178	\$188
Project Cost/GSF	\$264	\$287

FUNDING PLAN**Funding Sources**

Project Cost: \$154,300,000	RSSP Net Revenue Fund Reserves	\$3,567,000
	External Financing	\$150,733,000

PHASE	Approved Budget	Augmentation	Total
Preliminary Plans	\$ 3,483,000	\$0	\$ 3,483,000
Working Drawings	\$ 5,226,000	\$614,000	\$ 5,840,000
Construction	\$132,186,000	\$9,224,000	\$141,410,000
Equipment	\$ 3,567,000	\$0	\$ 3,567,000

SUMMARY FINANCIAL FEASIBILITY ANALYSIS

Riverside Campus	
Project Name	Glen Mor 2 Student Apartments project
Project ID	956334
Total Estimated Project Costs	\$154,300,000

Proposed Sources of Funding	
External Financing	\$ 150,733,000
Housing Net Revenue Fund Reserves	3,567,000
Total	\$154,300,000

Below are results of the financial feasibility analysis for the proposed project. The financial projections take into consideration market conditions, new sources of revenue and all previously approved projects.

Financing Assumptions	
Anticipated Repayment Source	General Revenues of the Riverside Campus
Anticipated Fund Source(s)	Housing Net Revenues; associated Parking Net Revenues
Total External Financing Amount	\$150,733,000
External Financing Augmentation	\$9,838,000
Financial Feasibility Rate	6.00%
First Year of Principal	FY2015
Final Maturity	FY2045
Estimated Average Annual Debt Service	\$10,901,000

Measure	Campus Financing Benchmarks	
	10 Year Projections	Approval Threshold
Debt Service to Operations	4.70% (max) FY 2016-17	6.0%
Debt Service Coverage	4.62x (min) FY 2016-17	1.75x
Expendable Resources to Debt	n/a	1.0x
	Auxiliary* Financing Benchmarks	
	10 Year Projections	Approval Threshold
Debt Service Coverage	1.27x (min)	1.25x

Financing approval requires the campus to meet the debt service to operations benchmark and one of the two other benchmarks for approval.

Measure	Definition
Debt Service to Operations (%)	$\frac{\text{Annual Debt Service}}{\text{Total Operating Expenses}}$
Debt Service Coverage (x)	$\frac{\text{Operating Income} + \text{Depreciation} + \text{Interest}}{\text{Annual Debt Service}}$
Expendable Resources to Debt (x)	$\frac{\text{Expendable Financial Resources (unrestricted net assets} + \text{temporarily restricted net assets} - \text{net investment in plant)}}{\text{Total Debt Outstanding}}$

* Housing projects only

COMPLETE CEQA DOCUMENTATION

Printed documents

- **Addendum #1 to the Glen Mor 2 Student Apartments EIR**
- **Revised Mitigation Monitoring and Reporting Program**

Documents on CD

- **Addendum #1 to the Glen Mor 2 Student Apartments EIR**
- **Revised Mitigation Monitoring and Reporting Program**
- **Attachments to Addendum #1**
- **Glen Mor 2 EIR**
- **LRDP EIR**

**Addendum #1 to Final Environmental Impact Report for the
Glen Mor 2 Student Apartments Project
(SCH# 2010081020)**

Project Title: Glen Mor 2 Student Apartments
Project Number: 956334
Project Location: The project is located on the University of California, Riverside (UCR) campus, generally northwest of Big Springs Road and Valencia Hill Drive. The site is south of the existing Glen Mor 1 and Pentland Hills residential complexes and east of Lothian residence hall.

City: Riverside
County: Riverside

Prior Project Approval: Design approval of the Glen Mor 2 Student Apartments Project and certification of EIR (SCH#. 2010081020)

Project Description:

UCR is constructing a student housing community on approximately 21 acres of University-owned property on the eastern edge of campus at the northwest corner of Big Springs Road and Valencia Hill Drive. While the housing community was designed to avoid encroachment into the arroyo open space feature that defines the north edge of the development site, several associated improvements referred to collectively as the “Arroyo Improvements” were acknowledged as requiring both temporary and permanent encroachments into the arroyo, which were analyzed in the certified EIR and approved as part of the University’s May 2011 design approval.

Proposed Action:

Subsequent to certification of the EIR and approval of the Glen Mor 2 project, it was discovered that physical conditions have changed due to continued erosion along the arroyo banks. In particular, bank erosion in the vicinity of the long pedestrian bridge has altered conditions to the extent that the north abutment is no longer outside the regulated stream channel. Field review in October 2011 and April 2012 revealed considerable changes along the banks on both sides of the arroyo compared to the topographic survey that was the basis of design for the improvements addressed in the EIR. This has resulted in extension and enhancement of the recommended stabilization elements at the two locations on the north bank identified in the certified EIR and addition of a third stabilization area on the south bank. There have also been a number of minor refinements to other aspects of the arroyo improvements as engineering design has progressed. In addition, the project refinements require modification of adopted mitigation measures.

The University is considering approval of a budget augmentation that, in part, will fund the modified schedule of improvements for the arroyo and amend Mitigation Measures BIO 3 and BIO 4 adopted as part of the approved Mitigation Monitoring and Reporting Program as follows:

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

- A. Bank stabilization** at three locations along the arroyo – two on the north bank and one on the south bank. The nature and extent of these improvements has intensified from that anticipated at the time of preparation of the certified EIR. The improvements as previously proposed were based upon a 2008 topographic survey as to conditions along the arroyo. Based upon existing conditions the civil and geotechnical engineers have recommended an enhanced program of improvements to stabilize the arroyo banks. The current recommendations include:

Upstream Gabion Wall – entails approximately 125 feet of gabion wall along the north arroyo bank, south of the Glen Mor 1 recreational fields. At this location, the gabion wall would be up to 4 feet in height above finished grade, with an additional depth of wall extending approximately 6 feet below grade for scour protection. The face of the gabion wall would closely follow the existing bank along the downstream half of the wall, with the upstream half situated within a bench outside the existing stream zone. The erosional feature extending landward toward the recreational fields would be backfilled to establish a uniformly sloping finished ground surface.

Central Gabion Wall – entails approximately 250 feet of gabion wall along the north arroyo bank, just south of Glen Mor 1 and Pentland Hills. At this location, the gabion wall would be up to 6 feet in height above finished grade, with an additional depth of wall extending approximately 6 feet below grade for scour protection. The position of the proposed wall meanders both landward and streamward of the existing arroyo bank. Where the wall is placed within the existing streambed, grading will provide compensating channel bottom width and establish a new bank on the opposing side.

Downstream Gabion Wall – entails approximately 225 feet of gabion wall along the south arroyo bank, upstream of the shorter of the two proposed bridges. At this location, the gabion wall would be up to 9 feet in height above finished grade. Where exposed wall height is 6 feet or less there is an additional depth of wall extending approximately 6 feet below grade for scour protection. Where exposed wall height exceeds 6 feet there is an additional depth of wall extending approximately 9 feet below grade for scour protection. The proposed work would complete a flowline transition along a snaking section of the channel at the upstream end of the proposed wall section that has been substantially accomplished by natural processes. In the central portion of the new wall, a shallow bench along the existing flowline would be excavated to broaden the channel bottom. Grading would recontour the channel bottom along most of the length of the wall and establish a new north bank along the downstream half.

Construction will entail delivery of collapsed gabion baskets and rock (estimated volume of rock for the three walls is approximately 1,350 cubic yards). Excavation is required to expose the work limits and to prepare the foundation for the buried elements of the wall. Due to the nature of soils within the work limits, the geotechnical engineer has recommended a layback of 1.5:1 for excavation of the work limits. Shoring may be employed at limited locations in proximity to the existing Glen Mor 1 building and fire access roads if the existing setback does not accommodate the layback slope. Approximately 6,250 cubic yards of earth will be excavated for construction of the three walls. Approximately 873 yards of excess soil is expected to remain after the temporary work limits are backfilled around the new walls. Equipment is expected to include a crane, bobcat track loader, bobcat excavator, and vibratory tampers or plates (bobcat size or smaller).

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

- B. Two bridges** to accommodate pedestrian circulation. With these bridges in place, current foot traffic through the bottom of the arroyo would be eliminated. The proposed bridges would be supported on concrete abutments and would be able to accommodate golf cart-type service vehicles. The bridge improvements have not changed substantially from those addressed in the certified EIR. The following summarizes adjustments in the bridge details:

Bridge 2 (Short Bridge) – rip-rap has been added at each of the abutments for scour protection. The finished ground surface around each abutment will consist of ungrouted rip-rap. Temporary excavation will be required to place rip-rap below grade to a depth of approximately 5 feet. The excavation work will require a work limit of about 10 feet around each abutment and can be accomplished without encroaching into the jurisdictional streambed.

Bridge 1 (Long Bridge) - due to ongoing erosion, the north abutment now extends into the jurisdictional streambed. The limits of completed improvements and associated work areas for the north abutment lie entirely within the impact limits for the Central Gabion Wall.

- C. Removal of exotic plant species and revegetation** to create an arroyo zone that would be representative of ephemeral riparian features in this region. The proposed gabion wall improvements will establish exposed rock surfaces for an area of approximately 0.04 acres within the Arroyo Zone (total area of 2.5 acres). The overall aesthetic and planting schemes for the arroyo enhancement program would be the same as presented in the certified EIR.
- D. Culvert modifications** are largely as described in the certified EIR (downstream culvert clean-out, path/culvert removal, and Valencia Hill culvert extension). It has since been determined that no work is required on the downstream side for the culvert clean-out at the downstream project limits. Also, the design for the Valencia Hill Drive culvert extension has been refined to reduce the area of permanent impact within the streambed. While the impact limits have been reduced, the revised design incorporates a retaining wall element that will increase the duration of construction activity from Valencia Hill Drive (3 to 5 days versus the single day assumed in the certified EIR). Also, while the impact footprint for the Valencia Hill Drive culvert extension has been reduced, more detailed examination of the root structure of the large cottonwood tree identified for avoidance under Mitigation Measure BIO 3 has led to a determination that the tree may not survive damage within the root zone. Modifications to adopted Mitigation Measures BIO 3 and BIO 4 are identified to address this changed circumstance.
- E. A water quality feature** adjacent to the south bank at the short bridge. The design incorporates the outfall structure within the wall of the treatment unit, thereby eliminating the previously proposed storm drain outlet and associated stream encroachment.

The north bank recontouring element addressed in the certified EIR is no longer part of the project.

While the scope and scale of proposed arroyo bank stabilization improvements has intensified, the overall concept and finished condition would maintain the objectives to preserve and enhance this designated campus open space feature.

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

Public Agency

Approving Project: The Regents of University of California or its delegate (the University)

Agency Carrying

Out Project: University of California, Riverside

Relevant

CEQA Provisions: Public Resources Code Section 21166 ("CEQA"); CEQA Guidelines Sections 15162 – Subsequent EIRs and Negative Declarations, 15163 – Supplements to EIRs and 15164 – Addendum to an EIR or Negative Declaration

ENVIRONMENTAL REVIEW

This environmental analysis has been prepared in accordance with CEQA, the CEQA Guidelines, and University of California Guidelines for the Implementation of CEQA, to determine the appropriate level of environmental review for the changes to the project and to document that determination. When an EIR has been certified for a project, no additional environmental review is required except as provided for in Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq), which sets forth the circumstances under which a project may warrant a Subsequent EIR or Negative Declaration:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Under Section 15163, a supplement to a certified EIR may be prepared when any of the conditions requiring preparation of a subsequent EIR are met, but only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. Under Section 15164, in cases where only minor technical changes or additions are necessary to make the

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

previous EIR adequately apply to the project and none of the conditions calling for a subsequent or supplemental EIR have occurred, an EIR addendum may be prepared. If none of the above conditions are present, no further environmental review is required.

This analysis finds the Proposed Action would not cause any new significant environmental effects that were not considered in the certified Project EIR, nor increase the severity of any impact previously found significant in the certified Project EIR, and that no new information of substantial importance, which was not known at the time the Project EIR was certified, has become available. Accordingly, the University has determined that an Addendum to the Project EIR is the appropriate level of environmental review for the Proposed Action. The analysis in support of this conclusion is set forth below.

ANALYSIS SUPPORTING ADDENDUM

The University of California certified the Final Environmental Impact Report (FEIR) for the Glen Mor 2 Student Apartments on May 17, 2011. The Glen Mor 2 EIR was prepared as a tiered project EIR, being tiered from the certified program EIR for the 2005 Long Range Development Plan (certified November 17, 2005, SCH# 2005041164).

Three general circumstances involving changes in the setting and the proposed improvements have occurred subsequent to certification. First, it was discovered that continued erosion along the arroyo banks has altered baseline conditions. In particular, bank erosion in the vicinity of the long bridge has altered conditions to the extent that the north abutment is no longer outside the regulated stream channel. Field review in October 2011 and April 2012 revealed considerable changes along the banks on both sides of the arroyo compared to the topographic survey that was the basis of design for the improvements addressed in the certified EIR. As a result, the recommended arroyo stabilization elements have been expanded at the two locations on the north bank identified in the certified EIR, and a third stabilization area has been added on the south bank. Second, there have been a number of minor refinements to other aspects of the arroyo improvements as engineering design progressed, which have decreased impacts within the arroyo zone for these elements. Third, a more detailed understanding of the physical condition of the mature cottonwood tree identified for avoidance under Mitigation Measure BIO 3 has placed into question ability to implement the mitigation measure as adopted.

On the basis of the analysis below, the modified arroyo improvements and amendments to the adopted Mitigation Monitoring and Reporting Program to revise mitigation measures BIO 3 and BIO 4 are determined to require some changes and additions to the certified EIR, but none of the conditions described in CEQA Guidelines Sections 15162 or 15163 are present.

The project description provided above and the updated analysis, mitigation measures, tables, figures and references presented herein constitute an addendum to the May 2011 certified EIR. The discussion below incorporates new references which are identified in the attached Added Reference document (Attachment a), which updates Chapter 7 of the certified EIR (beginning on page 7-1 of Volume 2). Full copies of these reports are also attached to this Addendum as Attachments c, f, p, q, and s. In addition to the added references, several figures and tables from the certified EIR document have been updated and are attached to this Addendum.

Air Quality

The certified EIR recognized the project as a source of emissions in the construction period, at a project level (Impact 3.2-2, beginning on page 3.2-10 of the Draft EIR Volume), as a contributor to significant, unavoidable cumulative effects under the LRDP (Impact 3.2-4, beginning on page 3.2-14 of the Draft EIR Volume), and as a source of substantial pollutant concentrations for sensitive receptors (Impact 3.2-5, beginning on page 3.2-15 of the Draft EIR Volume). For project-level construction impacts, the certified EIR determined that impacts would be less than significant with application of LRDP EIR PPs 4.3-2(a) and (b), LRDP EIR MM 4.3-2, and project-specific mitigation measures AQ 1 and AQ 2. These measures detail a collection of practices to reduce air pollutant emissions from campus construction projects and establish standard procedures to ensure implementation. These same measures are identified as the available feasible means to reduce impacts related to cumulative construction emissions in a non-attainment area and construction emissions affecting sensitive receptors; the certified EIR found that potential impacts for these latter two circumstances would remain significant and unavoidable after application of mitigation.

For the construction-period sources of emissions that are of concern in this circumstance, air quality is assessed on the basis of maximum daily emissions. The air quality analysis in the certified EIR considered a "worst-case" period of activity involving overlapping construction phases with grading, parking garage construction, utility construction, building construction and concrete pouring occurring at the same time across the approximately 20-acre Glen Mor 2 site. The analysis considered a substantial inventory of full-size construction equipment (graders, dozers, scrapers tractors/loaders/backhoes, on-road and off-road trucks) and up to 178 truck trips per day for hauling of 30,000 cubic yards of excavated soil.

The nature and scale of daily construction activity for the arroyo improvements is substantially diminished from that considered for the overall construction site. The gabion wall element would entail the most intensive construction activity, utilizing a substantially smaller inventory of bobcat-size and hand-held equipment. Truck activity will also be substantially more limited, with approximately 140 total truck trips to deliver materials (gabion baskets and approximately 1,350 cubic yards of rock) and approximately 100 total truck trips to remove approximately 1,000 cubic yards of excess excavated soil. The most intensive elements of the residential site construction have since been completed (clear/grub/demo and parking garage overexcavation/recompaction), substantially reducing potential sources of emissions from concurrent activity on the balance of the site.

On the basis of the substantially more limited scale of construction activity, the proposed project modification does not present the potential for new significant impacts or a substantial increase in the severity of previously identified impacts to air quality. LRDP EIR PPs 4.3-2(a) and (b), LRDP EIR MM 4.3-2, and project-specific mitigation measures AQ 1 and AQ 2, will continue to apply to this aspect of project construction, in accordance with the adopted Mitigation Monitoring and Reporting Programs for both the LRDP and the Glen Mor 2 project (as amended by this Addendum).

Biological Resources

The characterization of existing conditions for biological resources in the certified EIR includes information about the arroyo stream channel and associated riparian resources that are subject to regulation under the federal Clean Water Act and state Fish and Game Code. Due to observed changes in the physical conditions within the Great Glen Arroyo since certification of the EIR in May 2011, an updated delineation of jurisdictional waters was prepared to support this addendum (see September 10, 2012 ICF letter report attached hereto and incorporated as EIR Appendix I.1). The descriptions of Waters of the United States and CDFG Jurisdiction at certified EIR pages 3.3-5 and 3.3-6 are replaced with the parallel content in the updated delineation. The attached updated Figure 3.3-2 and 3.3-3 replace the figures printed with the certified EIR. Figure 3.3-1 has also been updated to reflect changes in riparian vegetation cover based upon the updated delineation field work (copy attached).

The updated delineation documents changes in the extent of jurisdictional limits and the horizontal position of the stream channel, particularly in the central reach within the project limits. Since the 2010 delineation conducted in support of the certified EIR, lateral limits of Waters of the United States have increased by 0.04 acre as scour has widened the channel bed in certain reaches. Total area of DFG streambed has decreased by 0.32 acres as the channel bed has become further incised and bank-to-bank width has narrowed. Total area of DFG riparian habitat has increased by 0.12 acre due to both an increase in the extent of previously mapped riparian patches and development of new patches.

The certified EIR addresses potential impacts upon several sensitive plant and animal species, namely Parry's spineflower, long-spined spineflower, San Bernardino Aster, rosy boa, coastal western whiptail, Los Angeles pocket mouse, northwestern San Diego pocket mouse, and San Diego black-tailed jack rabbit. While no individuals of these species were observed during surveys of the project site, these species are all known to occur within the region and are associated with habitats found within the Great Glen Arroyo, (see Impacts 3.3-1, 3.3-3, 3.3-4, 3.3-5, and 3.3-6 on pages 3.3-9 through 3.3-12 of the Draft EIR Volume). Potential impacts to these species were characterized as less than significant, with no requirement for mitigation, in recognition of the limited extent of impact, the limited nature of ground disturbance within the arroyo, the finished habitat conditions that would exist with completion of the arroyo enhancement program, and status of regional populations. The proposed modifications to the arroyo improvements will increase the area of impact within the arroyo and will involve more intensive disturbance within those impact limits. The following substantiates the determination for each species that the modified arroyo improvements do not present the potential for new significant impacts or result in a substantial increase in the severity of previously identified impacts:

- Parry's spineflower and long-spined spineflower – impacts were deemed less than significant based upon the limited percentage of potential habitat within disturbance limits and the limited nature of proposed ground disturbance within those areas. These species are associated with sandy soils within the arroyo stream channel, corresponding to the approximately 0.42 acre of Department of Fish and Game jurisdictional streambed. The modified arroyo improvements will increase temporary impacts upon the streambed by approximately 0.1 acre (from 0.1 acre) and increase permanent impacts by approximately 0.015 acre (from 0.03 acre). In the context of the total area of approximately 0.4 acre of habitat within the arroyo zone and considering the approximately 0.05 acre that will be added to the streambed with bank recontouring at the gabion walls, the nominal increase in magnitude of impact upon potentially suitable habitat for these species would not alter the conclusion that the impact is less than significant and that no mitigation is required.

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

- San Bernardino aster – impacts were deemed less than significant based upon the limited percentage of suitable habitat impacted and the improved habitat conditions that would be achieved with implementation of the arroyo enhancement program. The modified arroyo improvements will increase temporary impacts upon suitable habitat by approximately 0.3 acre (from 0.15 acre) and increase permanent impacts by approximately .025 acre (from 0.025 acre). In the context of the total area of approximately 2.5 acres of suitable habitat within the arroyo, the nominal increase in magnitude of impact upon potentially suitable habitat for this species would not alter the conclusion that the impact is less than significant and that no mitigation is required.
- Rosy boa and coastal western whiptail – impacts were deemed less than significant in recognition of limited impacts upon riparian habitat with which these species are associated and the enhanced habitat conditions that would be achieved under the arroyo enhancement program. The modified arroyo improvements will increase temporary impacts upon riparian habitat by approximately 0.1 acre (from 0.1 acre) and increase permanent impacts by approximately .01 acre (from 0.01 acre). In the context of the total area of approximately one acre of riparian habitat within the arroyo zone, the nominal increase in magnitude of impact upon potentially suitable habitat for these species would not alter the conclusion that the impact is less than significant and that no mitigation is required.
- Los Angeles pocket mouse and Northwestern San Diego pocket mouse – impacts were deemed less than significant in recognition of proposed finished conditions within the arroyo. The modified arroyo improvements would alter the proposed finished ground conditions within a very limited area of the arroyo by establishing rock surfaces along the gabion walls and at both abutments of the short pedestrian bridge. These rock surfaces would constitute approximately 0.06 acre of the approximately 2.5-acre arroyo zone and would not substantially alter the finished condition with respect to habitat value for this species. The nominal increase in magnitude of impact upon potentially suitable habitat for these species would not alter the conclusion that the impact is less than significant and that no mitigation is required.
- San Diego black-tailed jack rabbit – impacts were deemed less than significant based upon the status of the regional population of this species. The increased limits of disturbance within the Glen Mor 2 project site would not alter this circumstance or the conclusion that the impact is less than significant and that no mitigation is required for this species.

Impact 3.3-7 (on page 3.3-12 of the Draft EIR Volume) addresses potential impacts upon nesting birds as a result of removal of trees and other vegetation. The removal of mature trees and other vegetation is identified as a potential significant impact warranting mitigation. LRDP EIR mitigation measures 4.4-4(a) and (b) and project-specific Mitigation Measure BIO 2 detail pre-construction surveys to confirm the absence of active nests in disturbance areas, as well as conditional provisions that are to be implemented if active nests are identified. The modified arroyo improvements will increase the number of trees to be removed and extend the disturbance limits for ground-level vegetation that may also support nests. Inasmuch as LRDP EIR mitigation measures 4.4-4(a) and (b) and project-specific Mitigation Measure BIO 2 provide for avoidance, the areal extent of impacts has no bearing on the potential magnitude of impacts. On this basis, the modified arroyo improvements do not present the potential for new significant impacts or substantially more severe impacts. LRDP EIR mitigation measures 4.4-4(a) and (b) and project-specific Mitigation Measure BIO 2 will continue to apply, in accordance with the adopted Mitigation Monitoring and Reporting Programs for both the LRDP and the Glen Mor 2 project (as amended by this Addendum).

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

Impact 3.3-8 (beginning on page 3.3-13 of the Draft EIR Volume) addresses potential impacts upon riparian habitat. The certified EIR identifies potential temporary impacts upon approximately 0.21 acres and permanent impacts of approximately 0.02 acre. Impacts were deemed less than significant with incorporation of LRDP EIR PP 4.4-2(a), LDRP EIR Mitigation Measure 4.4-3(b), and project-specific mitigation measures BIO 3 and BIO 4 which establish measures to be implemented during construction to minimize encroachment upon sensitive resources within the arroyo and which establish a revegetation program that would result in superior functions and values within restored and enhanced habitat. The modified arroyo improvements make several changes in the nature and extent of impacts upon riparian habitat. An updated evaluation of impacts upon vegetation communities, including riparian habitat, was conducted for the modified improvements. The results are summarized in the attached updated Tables 5 and 6 (replace Tables 5 and 6 on page 5-6 of Appendix I in Volume 3 of the certified EIR). The relationship of proposed improvements to mapped vegetation communities is illustrated in the attached updated Figure 3.3-4 (replaces Figure 3.3-4 following page 3.3-8 of the Draft EIR Volume). The updated analysis identifies temporary impacts of approximately 0.30 acre and permanent impacts of approximately 0.01 acre. While temporary impacts are increased with the modified arroyo improvements (by approximately 0.09 acre), permanent impacts are decreased – primarily due to reduction of the footprint of permanent improvements for the Valencia Hill Drive culvert extension. The requirements under LRDP EIR PP 4.4-2(a), LDRP EIR Mitigation Measure 4.4-3(b), and project-specific mitigation measures BIO 3 and BIO 4 (as amended by this Addendum, see below) ensure that impacts are minimized and that finished conditions include replacement plantings of similar type and acreage. Considering the nominal increase in temporary impacts, the reduction of permanent impacts, and the minimization and compensation measures provided for in the adopted mitigation monitoring and reporting programs, the modified arroyo improvements do not present the potential for new significant impacts or substantially more severe impacts upon riparian vegetation.

The updated assessment of temporary impacts to riparian habitat includes potential loss of the mature cottonwood tree at the Valencia Hill Drive culvert extension. Adopted Mitigation Measure BIO 3 requires minimization of temporary construction impacts and specifically identifies avoidance of this cottonwood tree. Review of field conditions and detailed design plans as part of ongoing project mitigation monitoring has identified a substantial encroachment into the root zone of this tree. The arborist and landscape architect reviewing these circumstances cannot say with certainty that the tree will survive the proposed construction activity. Based upon the recommendations of the arborist and landscape architect, modifications to adopted mitigation measures BIO 3 and BIO 4 are included as part of this action to elaborate upon construction avoidance measures and to specify replacement plantings in the event the tree ultimately fails (see September 12, 2012 ICF memorandum and modified versions of mitigation measures attached hereto). The discussion of impacts upon riparian habitat in the certified EIR (page 3.3-13 of the Draft EIR Volume) acknowledges temporary impacts associated with removal of riparian habitat in the arroyo zone and concludes that the restoration of disturbed functions and values through Mitigation Measure BIO 4 would reduce impacts to less than significant. This mitigation measure is also applicable to potential loss of the cottonwood tree.

The modifications to the adopted mitigation measures to address potential loss of this tree have also been considered in light of the remaining impact categories addressed in the certified EIR to evaluate the potential for any new impacts or more severe impacts. This change would have no bearing on greenhouse gas emissions, hazards and hazardous materials, public services, recreation, or utilities and service systems. The following addresses each remaining resource topic:

- Aesthetics – the discussion of environmental setting for aesthetics on page 3.1-1 of the certified

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

EIR (Volume 2) notes the contribution of the arroyo area and associated vegetation to the natural open space character of the site. The modification to adopted Mitigation Measure BIO 3 acknowledges the possibility that the cottonwood tree may be irretrievably damaged by construction activity, which in turn would remove a large area of riparian canopy near the campus edge. Adopted Mitigation Measure BIO 4 requires plantings to replace habitat of equal coverage to offset impacts upon biological resources. The proposed modifications to Mitigation Measure BIO 4 elaborate upon replacement plantings for this specific circumstance and ensures that the offset for biological resources also addresses aesthetic concerns at this location (by reestablishing comparable canopy cover within the footprint of the removed cottonwood tree and introducing new cottonwood plantings in the immediate area). The certified EIR also addressed the potential impact upon views of the Carillon Tower from off-campus areas along Valencia Hill Drive (Impact 3.1-1, beginning on page 3.1-5 of the Draft EIR Volume). Such impacts were determined to be less than significant with implementation of Mitigation Measure AES 1, which requires detailed review of planting plans for the northeast quadrant of the Glen Mor 2 project site to ensure that mature plantings would not block the existing views into the campus core. With the modifications to Mitigation Measure BIO 3 to elaborate upon specific measures to avoid the possible loss of the cottonwood tree, the modifications to Mitigation Measure BIO 4 to elaborate upon specific measures to compensate for the unavoidable loss of the cottonwood tree, and with adopted Mitigation Measure AES 1 to ensure replacement plantings do not block the existing view corridor, implementation of the revised mitigation measures would not present the potential for new significant impacts or a substantial increase in the severity of a previously identified impact in this regard.

- Air Quality – if removal of the tree is ultimately required, it would entail the use of earthmoving equipment to remove the trunk and roots, handheld power tools to remove the limbs and canopy, and a limited number of truck trips to haul the debris from the site. The level of activity to remove this single tree is no more intense than the level of activity associated with construction of the culvert extension at this location that was considered in the analysis in the certified EIR (see Air Quality on page 6 of this addendum). LRDP EIR PPs 4.3-2(a) and (b), LRDP EIR MM 4.3-2, and project-specific mitigation measures AQ 1 and AQ 2, will continue to apply to this aspect of project construction, in accordance with the adopted Mitigation Monitoring and Reporting Programs for both the LRDP and the Glen Mor 2 project (as amended by this Addendum). Implementation of the revised mitigation measures would not present the potential for new significant impacts or a substantial increase in the severity of a previously identified impact in this regard.
- Cultural Resources – the potential removal of this tree would introduce additional areas of excavation to the project, but would not alter the underlying potential for presence of buried resources. As addressed under Cultural Resources on page 14 of this addendum, project-specific Mitigation Measure CULT 1 is applicable to all elements of the Glen Mor 2 project, including the modified arroyo improvements and would continue to provide for a Less than Significant with Mitigation determination.
- Geology and Soils – removal of the tree would disrupt the existing ground conditions at this location, with the corresponding potential for creation of an unstable condition and/or increased soil erosion. The certified EIR (Impact 3.5-4, beginning on page 3.5-6 of the Draft EIR Volume) addresses potential impacts arising from unstable conditions and concludes that impacts for the Glen Mor 2 project would be Less than Significant with Implementation of LRDP PP 4.6-1(a), which requires preparation of site-specific geotechnical studies and incorporation of resulting recommendations in project design and construction. The project-specific geotechnical investigation prepared in support of the certified EIR (Appendix L of the certified EIR, Volume 4)

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

includes general recommendations for site preparation and slope stability that will ensure a stable finished condition. The adopted Mitigation Monitoring and Reporting Program for the LRDP provides an established mechanism to ensure implementation of the geotechnical engineer's recommendations if removal of the tree is necessary. Implementation of the revised mitigation measures would not present the potential for new significant impacts or a substantial increase in the severity of a previously identified impact in this regard.

- Hydrology and Water Quality – as noted with respect to geology and soils, removal of the tree would disrupt existing ground conditions and thereby increase potential for soil erosion. The LRDP EIR (Impact 3.8-1, beginning on page 3.8-10) recognized this potential and determined that impacts would be less than significant with implementation of LRDP mitigation measures 4.8-3 (b) and (d). These measures require minimization of impacts limits in campus open space areas and implementation of best management practices to minimize erosion. The adopted Mitigation Monitoring and Reporting Program for the LRDP provides an established mechanism to ensure implementation of these requirements if removal of the tree is necessary. Implementation of the revised mitigation measures would not present the potential for new significant impacts or a substantial increase in the severity of a previously identified impact in this regard.
- Land Use and Planning – The discussion of Impact 3.9-2, beginning on page 3.9-11 of the certified EIR (Volume 2) includes consideration of project consistency with LRDP PP 4.9-1(c), which requires preservation or relocation of mature specimen trees where feasible. The campus landscape architect identified only one specimen tree on the Glen Mor 2 project site, a large oak along the Big Springs Road frontage (certified EIR Volume 2, page 3.1-10). The cottonwood tree is not considered a specimen tree and, on this basis, the potential loss of this tree and implementation of the revised mitigation measures would not present the potential for new significant impacts or a substantial increase in the severity of a previously identified impact related to land use and planning.
- Noise - removal of the tree would require the use of earthmoving equipment to remove the trunk and roots, handheld power tools to remove the limbs and canopy, and a limited number of truck trips to haul the debris from the site. The level of activity to remove this single tree is no more intense than the level of activity associated with the culvert extension activity at this location that was considered in the analysis in the certified EIR, as addressed under Noise on page 17 of this addendum. LRDP EIR PP 4.10-2, LRDP EIR mitigation measure 4.10-2(a), and project-level mitigation measure NOI 1 will continue to apply, in accordance with the adopted Mitigation Monitoring and Reporting Programs for both the LRDP and the Glen Mor 2 project (as amended by this Addendum). Implementation of the revised mitigation measures would not present the potential for new significant impacts or a substantial increase in the severity of a previously identified impact in this regard.
- Transportation and Traffic - removal of the tree would require a limited number of truck trips to haul debris from the site. The level of activity to remove this single tree is no more intense than the level of activity associated with demolition activity at this location that was considered in the analysis in the certified EIR (Impact 3.13-2, page 3.13-12 of Volume 2) and for which the impact was determined to be less than significant with implementation of LRDP PP 4.14-2 (consider traffic from overlapping construction projects). LRDP EIR PP 4.12-2 will continue to apply in accordance with the adopted Mitigation Monitoring and Reporting Program for the LRDP. Implementation of the revised mitigation measures would not present the potential for new significant impacts or a substantial increase in the severity of a previously identified impact in this regard.

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

With the clarifications regarding measures to maximize likelihood of survival and contingency provisions to provide replacement plantings, the modified arroyo improvements do not present the potential for new significant impacts or a substantial increase in the severity of previously identified impacts due to potential loss of the mature cottonwood tree near Valencia Hill Drive. This analysis is similarly applicable to this potential impact with respect to *Naturalistic Open Space* (Impact 3.3-9) and jurisdictional resources (Impact 3.3-10).

Impact 3.3-9 (beginning on page 3.3-15 of the Draft EIR Volume) addresses potential impacts upon *Naturalistic Open Space* as designated under the LRDP. The certified EIR identifies potential temporary impacts upon approximately 0.3 acres of the 2.5 acres within the *Naturalistic Open Space* designation, and permanent impacts of approximately 0.02 acre. Impacts were deemed less than significant with incorporation of LRDP EIR PP 4.4-1(b) and project-level mitigation measures BIO 3 through BIO 7, which establish various measures to be implemented during construction to minimize encroachment upon sensitive resources and which establish a revegetation program that would result in superior functions and values within restored and enhanced habitat. The modified arroyo improvements make several changes in the nature and extent of impacts upon *Naturalistic Open Space*. An updated evaluation of impacts upon *Naturalistic Open Space* was conducted for the modified improvements, with the results summarized in the attached updated Table 7 (replaces Table 7 on page 5-10 of Appendix I in Volume 3 of the certified EIR). The updated analysis identifies temporary impacts of approximately one acre and permanent impacts of approximately 0.07 acre. While both temporary and permanent impacts are increased with the modified arroyo improvements, the requirements under mitigation measures BIO 3 through BIO 7 ensure that impacts are minimized and that finished conditions provide superior functions and values. The increased extent of permanent impacts corresponds to the contained rock surface associated with the gabion walls and the rip-rap at the abutments of the short pedestrian bridge. These rock areas would not detract from the general aesthetic appearance or function of the restored *Naturalistic Open Space*. On this basis, the modified arroyo improvements do not present the potential for new significant impacts or substantially more severe impacts upon *Naturalistic Open Space*. LRDP EIR PP 4.4-1(b) and project-level mitigation measures BIO 3 through BIO 7, will continue to apply, in accordance with the adopted Mitigation Monitoring and Reporting Programs for both the LRDP and the Glen Mor 2 project (as amended by this Addendum).

Impact 3.3-10 (beginning on page 3.3-17 of the Draft EIR Volume) addresses potential impacts upon jurisdictional water resources. The certified EIR identifies potential temporary impacts upon approximately 0.03 acre of waters of the United States, 0.07 acre of DFG jurisdictional streambed, and 0.40 acre of DFG riparian habitat, with approximately 375 linear feet of streambed impacted. Permanent impacts are identified as approximately 0.01 acre of waters of the United States, 0.02 acre of DFG jurisdictional streambed, and 0.02 acre of DFG riparian habitat, with approximately 107 linear feet of streambed impacted. Impacts were deemed less than significant with incorporation of LRDP EIR PP 4.4-2(a) and mitigation measure 4.4-3(b) and project-level mitigation measures BIO 3 (as proposed to be revised, above), and BIO 4 through BIO 7 which establish measures to be implemented during construction to minimize encroachment upon sensitive resources within the arroyo and which establish a revegetation program that would result in superior functions and values within restored and enhanced habitat.

The modified arroyo improvements make several changes in the nature and extent of impacts upon jurisdictional stream resources habitat. An updated evaluation of impacts upon jurisdictional resources, was conducted for the modified improvements. The results are summarized in the attached updated Table 8 (replaces Tables 8 on page 5-17 of Appendix I in Volume 3 of the certified EIR). The relationship of proposed improvements to mapped jurisdictional resources is illustrated in the attached updated Figure

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

3.3-5, including new detail figures 3.3-5a, 3.3-5b, and 3.3-3c (replaces Figure 3.3-5 following page 3.3-8 of the Draft EIR Volume). Impacts are increased, typically by factors of two to three times for all components, except impacts to DFG riparian. Despite the magnitude of the increases, the overall magnitude of impacts remains limited, with total temporary impacts to approximately 0.12 acre of waters of the United States (844 feet of streambed) and 0.45 acre of DFG jurisdiction (825 feet of streambed), and permanent impacts to approximately 0.03 acre of waters of the United States (373 feet of streambed) and 0.05 acre of DFG jurisdiction (467 feet of streambed). The increased impacts primarily arise from the added gabion wall components and the associated temporary excavation limits. The requirements under Mitigation Measures BIO 3 through 7 ensure that impacts are minimized and that finished conditions include replacement plantings of similar type and acreage. The proposed modifications to Mitigation Measures BIO 3 and BIO 4 merely elaborate on aspects related to a specific tree and do not alter the conclusion as to significance of impacts after mitigation. Considering the limited magnitude of impacts, together with the minimization and compensation measures provided for in the adopted mitigation monitoring and reporting program, the modified arroyo improvements do not present the potential for new significant impacts or a substantial increase in the severity of previously identified impacts to jurisdictional water resources. LRDP EIR PP 4.4-2(a), LRDP EIR mitigation measure 4.4-3(a), and project-level mitigation measures BIO 3 through BIO 7, will continue to apply, in accordance with the adopted Mitigation Monitoring and Reporting Programs for both the LRDP and the Glen Mor 2 project (as amended by this Addendum).

The certified EIR determined that the Glen Mor 2 project would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and determined that impacts in this regard would be less than significant with incorporation of project mitigation measures BIO 1 through BIO 7 (Impact 3.3-11, beginning on page 3.3-18 of the Draft EIR Volume). Since certification of the EIR in May 2011, nothing has changed with respect to provisions of the MSHCP or the potential for occurrence of animal and plant species protected under the plan at the Glen Mor 2 site. The relevant MSHCP provisions relate to riparian resources associated with the arroyo. The modified arroyo improvements will involve increased impacts within the arroyo for construction of the gabion walls (approximately one acre of temporary impacts compared to approximately 0.3 acres identified at the time of the certified EIR). As considered in the determination in the certified EIR, work within the arroyo zone remains subject to project-specific mitigation measures BIO 3 through BIO 7, which establish various measures to be implemented during construction to minimize encroachment upon sensitive resources and which establish a revegetation program that would result in superior functions and values within restored and enhanced habitat. . The proposed modifications to Mitigation Measures BIO 3 and BIO 4 merely elaborate on aspects related to a specific tree and do not alter the conclusion as to significance of impacts after mitigation. Finished conditions in the arroyo with the proposed modified improvements will only differ in that approximately 0.05 acre of the 2.5-acre arroyo zone will have rock surface. This change is inconsequential to the desired functions and values. On this basis, impacts are not materially changed from those identified in the certified EIR; the proposed project modifications do not present the potential for new significant impacts or substantially more severe impacts.

Cultural Resources

The certified EIR (Impact 3.4-2, page 3.4-6 of the Draft EIR Volume) recognized the potential for discovery of buried artifacts in excavation areas and concluded that the project would result in a less than significant impact with implementation of Mitigation Measure CULT 1 (Protection and Recovery of Buried Artifacts). The proposed addition of three sections of gabion wall along the arroyo will introduce additional areas of excavation to the project, but will not alter the underlying potential for presence of buried resources. Project-specific Mitigation Measure CULT 1 is applicable to all elements of the Glen Mor 2 project, including the modified arroyo improvements and would also provide for a Less than Significant with Mitigation determination for the modified project element. The proposed excavations for the modified arroyo improvements are consistent with the general setting and nature excavation contemplated for the overall Glen Mor 2 project and do not present the potential for new significant impacts or a substantial increase in the severity of previously identified significant effects.

Geology and Soils

The certified EIR (page 3.5-1 of the Draft EIR Volume) includes a characterization of the scale of vertical slopes along the arroyo, noting a maximum height of 4 feet. The last sentence under the heading "Site-Specific Setting" on this page should be amended to read:

The slope gradients in the hillside portions vary from approximately 20 to 30 percent, with near-vertical slopes up to 11 feet high along portions of the arroyo.

This is an update of factual information regarding the project setting. Associated impact ramifications are addressed in the following discussion of Impact 3.5-4.

The certified EIR (Impact 3.5-4, beginning on page 3.5-6 of the Draft EIR Volume) addresses potential impacts arising from a site being located on a potentially unstable geologic unit and concludes that impacts for the Glen Mor 2 project would be Less than Significant with Implementation of LRDP PP 4.6-1(a), which requires preparation of site-specific geotechnical studies and incorporation of resulting recommendations in project design and construction. The addition of gabion walls as part of the Glen Mor 2 arroyo improvements is the result of a such a project-specific evaluation (see July 2012 CHJ geotechnical report attached hereto and incorporated as EIR Appendix L.2), and the recommendations of this report have been incorporated into the project design (see August 2012 Berger ABAM report attached hereto and incorporated as EIR Appendix L.3). The adopted Mitigation Monitoring and Reporting Program for the LRDP provides an established mechanism to ensure the gabion walls are implemented as recommended. The proposed improvement modifications do not present the potential for new significant impacts or a substantial increase in the severity of a previously identified impact in this regard.

Hydrology/Water Quality

The certified EIR (page 3.8-1 of Draft EIR Volume) identifies supporting studies for the analysis of hydrology and water quality. The discussion is amended to include reference to an additional study prepared in support of the design of the added gabion walls (see August 2012 Berger ABAM report

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

attached to hereto and incorporated as EIR Appendix L.3). The Berger ABAM report includes updated 100-year inundation limits for the Great Glen Arroyo, reflecting stream channel alignment and morphology from the 2012 updated topographic survey. The updated evaluation shows flow depths and overflow limits consistent with the information presented in the certified EIR. The updated Preliminary HEC-RAS Workmap exhibit attached hereto replaces Attachment C of Appendix P (referenced on page 3.8-8 of Volume 2 of the certified EIR). The characterization of existing conditions with respect to flooding in the certified EIR (Draft EIR Volume, pages 3.8-4 and 3.8-5) remains valid.

The certified EIR (Impact 3.8-1, beginning at the last paragraph of page 3.8-10 of the Draft EIR Volume) characterizes the nature of anticipated construction activity within the arroyo zone and the stream channel in the context of associated water quality impacts, concluding that impacts would be less than significant with implementation of LRDP EIR PPs 4.8-3(b) and (d). At that time, it was anticipated that work within the arroyo and stream channel would be accomplished primarily with manual labor. The added gabion wall improvements will require use of mechanical equipment within approximately one-third of the overall length of the stream channel through the project limits. While this level of activity is more intense than that considered in the certified EIR, the work will continue to be subject to the minimization measures under LRDP PP 4.8-3(b) and the provisions of a project-specific stormwater pollution prevention plan under LRDP PP 4.8-3(d). Considering these established standard minimization measures and best management practices, as well as the ephemeral nature of the stream feature and limitation of work to periods when there is no stream flow, the changed circumstance of use of mechanical equipment within the arroyo and stream channel areas would not present the potential to violate water quality standards. The proposed improvement modifications do not present the potential for new significant impacts or a substantial increase in the severity of previously identified impacts in this regard.

The certified EIR (Impact 3.8-3, on pages 3.8-12 and 3.8-13 of the Draft EIR Volume) addresses potential impacts related to erosion and siltation as a result of drainage pattern changes, concluding that impacts would be less than significant with implementation of LRDP EIR PP 4.8-3(d) which requires preparation and implementation of a project-specific stormwater pollution prevention plan. Drainage pattern changes are addressed with respect to discharges from the completed development site and direct alterations within the Great Glen Arroyo stream channel. The proposed modified arroyo improvements do not change the design for collection and disposition of drainage from the development site. The modified improvements include a minor change in the design of the outlet to the Great Glen Arroyo; incorporating a direct outfall from the water treatment unit to a rip-rap zone, compared to the pipe outlet and rip-rap zone under the design evaluated in the certified EIR. This change is inconsequential as to erosion potential. LRDP EIR PP 4.8-3(d) will continue to apply, in accordance with the adopted LRDP Mitigation Monitoring and Reporting Program.

The certified EIR identifies project elements contributing to direct alteration of drainage patterns within the stream channel as the Valencia Hill Drive culvert extension, culvert/path removal, culvert clean-out, and bank stabilization elements. While the Valencia Hill Drive culvert extension improvements have been modified slightly, potential impacts in this regard are unchanged for the three culvert-associated elements. The former bank stabilization element would be replaced with the proposed gabion wall elements. The gabion wall improvements affect a more extended length of the channel banks (approximately 620 feet at three locations versus the 195 feet at two locations identified in the certified EIR), and also involve new elements to regrade approximately 210 feet of stream bank and recontour approximately 225 feet of channel bottom. The finished gabion wall faces consist of contained rock that is not subject to erosion and the recontoured stream bottom creates a finished condition that is not materially altered from the existing condition (the existing stream bottom is sandy substrate without vegetation). While the newly

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

graded stream banks in the recontour areas will be exposed to erosion, the length of newly created stream bank is substantially shorter than the length of new gabion wall, resulting in an overall situation with reduced exposure to erosion. As with the former bank stabilization element, the revised gabion wall improvements are intended to correct an existing erosion hazard and would not alter existing drainage patterns in a manner that presents the potential for substantial erosion. As noted in the certified EIR, the various project design features noted in this discussion are elements of the post-construction stormwater management program required under LRDP Program and Practice 4.8-3(d). The proposed bank stabilization modifications do not present the potential for new significant impacts or substantial increase in the severity of previously identified impacts in this regard.

The certified EIR (Impact 3.8-5 on pages 3.8-15 and 3.8-16 of the Draft EIR Volume) addresses potential impacts related to work within mapped floodplains. Impacts were deemed less than significant, with no mitigation measures required. As discussed at the beginning of this section, an updated evaluation of the 100-year inundation limits associated with the Great Glen Arroyo has been prepared (Berger ABAM 2012) and illustrates limited changes in inundation limits under current conditions. Minor design changes related to the outlet from the water quality feature at the shorter pedestrian bridge and addition of rip-rap at the abutments of this bridge, do not alter the analysis or conclusions regarding the effect of these improvements on the floodplain limits. For the bank stabilization elements, the discussion in the certified EIR addresses two locations that correspond to the upstream gabion wall and the central gabion wall elements of the proposed modified arroyo improvements. While the improvements have been modified at these locations, the resultant adjustments to the floodplain limits and conditions within adjacent areas within the arroyo bottom are not changed. For the downstream gabion wall, the proposed improvements occur along a vertical embankment that defines the south boundary of the floodplain. The proposed gabion wall will displace approximately 400 square feet of the existing floodplain limits where the wall lies within the existing streambed, and where flow depths range from approximately one foot to approximately 1.75 feet. The recontouring aspect of the wall improvements in this location will remove soil from an area of approximately 700 square feet, with removal depths ranging up to approximately 4 feet. Accordingly, the floodplain volume displaced by the wall improvements would be more than offset by removals for the recontouring. The proposed bank stabilization modifications do not present the potential for new significant impacts or a substantial increase in the severity of previously identified impacts in this regard.

Noise

The certified EIR recognized the potential for construction-period noise and vibration impacts to both campus users and nearby residents as a result of on-site construction activity and traffic delivering materials and hauling excess material. At the time of preparation of the certified EIR, it was assumed that work within the arroyo zone would be accomplished with manual labor and hand tools. The added gabion wall elements will require use of motorized construction equipment and vibratory compaction equipment in proximity to the Pentland Hills and Glen Mor 1 dorms. This modification to the construction scenario has been addressed in a supplemental evaluation of noise and vibration impacts (see August 27, 2012 ICF memorandum attached hereto and incorporated as EIR Appendix Q.1).

Construction-related vibration impacts are addressed in the certified EIR under Impact 3.10-2 (beginning on page 3.10-9 of the Draft EIR Volume). The analysis acknowledges the significant and unavoidable finding in the LRDP EIR, and the construction timing restrictions and notification procedures established in LRDP PP 4.10-2 and LRDP Mitigation Measure 4.10-2(a) to reduce potential impacts to the extent

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

feasible. The project-level analysis in the certified EIR for the Glen Mor 2 project determined that potential vibration levels at on-campus residential uses would exceed those identified in the LRDP EIR and would remain significant and unavoidable at the project level. An additional project-specific measure was adopted to reduce vibration impacts upon on-campus residential areas to the extent feasible (Mitigation Measure NOI 1 – schedule high-vibration generating activity when students are not in residence, if feasible). The supplemental analysis conducted for this addendum identifies potential vibration levels at the closest campus residential receptors exceeding the 80 VdB threshold, but lower than the 100 VdB maximum anticipated in the EIR analysis. With projected maximum vibration levels lower than those identified in the certified EIR, the proposed modifications to the arroyo improvements do not present the potential for new significant impacts or a substantial increase in the severity of previously identified impacts in this regard. LRDP EIR PP 4.10-2, LRDP EIR mitigation measure 4.10-2(a), and project-level mitigation measure NOI 1 will continue to apply, in accordance with the adopted Mitigation Monitoring and Reporting Programs for both the LRDP and the Glen Mor 2 project (as amended by this Addendum).

Construction-related noise impacts are addressed in the certified EIR under Impact 3.10-7 (beginning on page 3.10-15 of the Draft EIR Volume). The analysis acknowledges the significant and unavoidable finding in the LRDP EIR, and numerous LRDP programs and practices (4.10-2; 4.10-7(a), (b), (c) and (d); 4.10-8) to reduce potential impacts to the extent feasible. The project-level analysis in the certified EIR for the Glen Mor 2 project determined that potential noise levels at on-campus residential uses would exceed those identified in the LRDP EIR and would remain significant and unavoidable at the project level. Additional project level mitigation measures (NOI 2 through NOI 7) were adopted as part of the Glen Mor 2 project to reduce construction noise impacts to the extent feasible. The project-level analysis in the certified EIR was based upon an assumed most intensive period of activity involving overlapping grading and construction activity. A total of 53 pieces of construction equipment were assumed to be operating simultaneously, with resultant noise levels projected at both the nearest edge of activity and the acoustic center. As with vibration impacts, construction activity was assumed to remain south of the arroyo. The added gabion wall improvements will involve use of mechanical equipment closer to the Pentland Hills and Glen Mor 1 residences. The analysis in the certified EIR included a model receptor in the Glen Mor 1 community (ST-7), as well as one at Lothian Hall adjacent to the construction site (MR-2). Predicted construction noise levels at the Glen Mor 2 receptor were between 77 dBA Leq and 82 dBA Leq, while predicted levels at the Lothian receptor were between 86 dBA Leq and 104 dBA Leq. The supplemental analysis conducted for this addendum predicts noise levels between 69 dBA Leq and 87 dBA Leq. While the projected maximum noise levels at the Glen Mor 2 receptor have increased, they remain lower than the levels projected in the certified EIR for the closest residential receptor. With projected maximum noise levels at the nearest campus residential receptor lower than those identified in the certified EIR, the proposed modifications to the arroyo improvements do not present the potential for new significant impacts or substantially more severe impacts in this regard. LRDP EIR PPs 4.10-2, 4.10-7(a), 4.10-7 (b), 4.10-7 (c), 4.10-7 (d) and project-level mitigation measures NOI 2 through NOI 7, will continue to apply, in accordance with the adopted Mitigation Monitoring and Reporting Programs for both the LRDP and the Glen Mor 2 project (as amended by this Addendum).

Noise impacts associated with construction-related haul traffic are addressed in the certified EIR under Impact 3.10-8 (beginning on page 3.10-19 of the Draft EIR Volume). The analysis in the certified EIR concluded that noise levels would temporarily increase by up to 4 dBA along the haul route. Because this project increase is less than the identified threshold (10 dBA increase) impacts were determined to be less than significant, and no mitigation was warranted. Access for the modified arroyo improvements will require extension of the construction haul route to include Linden Street east of Aberdeen Drive, Pentland Way south of Aberdeen Drive, and maintenance roads around the perimeter of the Glen Mor 1 recreation

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

fields (see revised Figure 3.13-2 attached hereto). The receptors located along this route are similar to those considered in the EIR analysis and the level of activity will be more limited (240 total truck trips for duration of construction versus the 178 trucks per day assumed in the EIR). On this basis, the proposed project modification does not present the potential for new significant impacts or substantial increase in the severity of previously identified impacts.

Transportation/Traffic

The certified EIR addresses impacts of construction-related vehicle trips on the local circulation system (Impact 3.13-2, page 3.13-12 of the Draft EIR Volume), concluding that impacts would be less than significant with implementation of LRDP PP 4.14-2 which requires the campus to consider combined traffic from overlapping construction projects. Analysis identifies the most intensive phase of construction for traffic as the excavation phase, when approximately 178 trucks per day were anticipated to remove excess soil from the residential development site. The modified arroyo improvements are expected to require approximately 100 total truck trips to remove excess soil material and 140 total truck trips to deliver materials. Hauling activity will involve additional segments of Linden Street, Pentland Way, and campus maintenance drives (see revised Figure 3.13-2 attached hereto); however, the intersections affected will not differ from those considered in the EIR. Affected intersections all currently operate at high levels of service (A or B) and would not be reduced to an unacceptable due to the limited volume of construction-related traffic. Inasmuch as site grading and hauling for the residential development site is completed and the volume of traffic for the arroyo improvements is more limited, the proposed project modification does not present the potential for new significant impacts or a substantial increase in the severity of previously identified significant impacts. LRDP EIR PP 4.12-2 will continue to apply in accordance with the adopted Mitigation Monitoring and Reporting Program for the LRDP.

Remaining Impact Categories

The certified EIR also addresses impacts for aesthetics, greenhouse gas emissions, hazards and hazardous materials, land use and planning, public services, recreation and utilities and service systems. Impacts for these resource categories relate to the general project location and the residential nature of the project. The changes to the proposed project with the modified arroyo improvements will not alter existing conditions or post-project conditions that were assumed in the original analysis or that are relevant to potential impacts upon these resources.

The certified EIR determined there was no potential for impacts upon agricultural/forestry resources and mineral resources based upon lack of such resources in the project area (See Volume 3, pages 7 and 28 of initial study in Appendix A). For population and housing impacts, the Glen Mor 2 project was acknowledged as being consistent with the scale of residential development and campus growth anticipated in the LRDP and the associated program EIR and therefore adequately addressed in that earlier document (See Volume 3, page 31 of initial study in Appendix A). These determinations remain valid.

Addendum #1 for Glen Mor 2 Student Apartments
Modified Arroyo Improvements
September 25, 2012

Determination:

The University has reviewed the proposed modified Arroyo Improvements and revised mitigation measures BIO 3 and BIO 4 in accordance with the California Environmental Quality Act (CEQA) and the University's procedures for the implementation of CEQA. Based on that review the University finds that the project does not raise any of the qualifying circumstances identified in Public Resources Code Section 21166 or California Environmental Quality Act Guidelines Section 15162 that would require preparation of subsequent documentation.

Attachments:

- | | |
|---|--|
| a. Added References | k. Revised Table 6, Temporary Vegetation Impacts |
| b. Revised Figure 2-5 | l. Revised Figure 3.3-4, Vegetation Community Impacts |
| c. September 12, 2012 ICF Memorandum | m. Revised Table 7, <i>Naturalistic Open Space</i> Impacts |
| d. Revised Mitigation Measures BIO 3 and BIO 4 | n. Revised Table 8, Impacts on Jurisdictional Areas |
| e. Revised Figure 2-7 | o. Revised Figure 3.3-5 (includes new 3.3-5a, b, and c) |
| f. ICF Delineation Update, September 10, 2012 | p. CHJ Consultants, Geotechnical Report, July 12, 2012 |
| g. Revised Figure 3.3-2, USACE Jurisdictional Delineation | q. Berger ABAM, Scour Report, August 2012 |
| h. Revised Figure 3.3-3, DFG Jurisdictional Delineation | r. Updated Arroyo Floodplain Limits |
| i. Revised Figure 3.3-1, Vegetation Communities | s. Supplemental Noise Memorandum (ICF, 8/27/ 2012) |
| j. Revised Table 5, Permanent Vegetation Impacts | t. Revised Figure 3.13-2 |

Glen Mor 2 Student Apartments
 Addendum #1 (Modified Arroyo Improvements)
 Mitigation Monitoring and Reporting Program Revisions
 (Excerpt for Mitigation Measures BIO 3 and BIO 4 – added text in underline format)

September 2012

Impact	Mitigation Measures	Responsible Entity	Monitoring Triggers	Frequency of Reporting	Verification of Compliance		
					Signature	Date	Remarks
Monitoring Triggers 1. Design stage 2. Construction documents 3. Construction 4. Commencement of occupancy 5. Post-construction 6. On-going through Project operation		Responsible Entities CPP – Capital and Physical Planning ODC – Office of Design & Construction TAPS – Transportation and Parking Services					
Biological Resources							
Impact 3.3-8: Proposed project improvements within the Arroyo would result in temporary and permanent impacts on riparian habitat.	<u>BIO 3: Minimize Temporary Impacts.</u> Prior to initiation of ground disturbance activities, disturbance limits adjacent to or within the Arroyo shall be clearly staked, including disturbance limits associated with Arroyo improvements. Access to the Arroyo shall be limited to existing roads and shall be fenced to ensure unnecessary encroachment to the Arroyo does not occur.	ODC	2	Once to confirm inclusion in final bid specifications			
	Prior to initiation of ground disturbance activities within the Arroyo (excluding Arroyo enhancement), a qualified biologist (defined as a biologist with demonstrated experience with the resources being avoided) will identify biological resources to be avoided during construction, including jurisdictional streambeds and riparian habitat. The qualified biologist should review the final design plan and conduct a site visit to all areas within and adjacent to the Arroyo where construction activities would take place. Silt fencing or similar avoidance	ODC	3	One time, prior to start of construction to define disturbance limits			
		ODC, Construction Manager	3	Once to review requirements at pre-construction meeting			

Glen Mor 2 Student Apartments
 Addendum #1 (Modified Arroyo Improvements)
 Mitigation Monitoring and Reporting Program Revisions
 (Excerpt for Mitigation Measures BIO 3 and BIO 4 – added text in underline format)

September 2012

Impact	Mitigation Measures	Responsible Entity	Monitoring Triggers	Frequency of Reporting	Verification of Compliance		
					Signature	Date	Remarks
	fencing shall be placed around the						
	<p>disturbance limits required for each project component within or adjacent to the Arroyo. No impacts on the Arroyo shall occur outside of staked disturbance limits. CDFG jurisdictional streambed at the tree removal area for Bridge 1 shall be avoided if practicable.</p> <p>At a minimum, the following areas shall be avoided:</p> <ul style="list-style-type: none"> • riparian vegetation adjacent to the path/culvert removal; • riparian vegetation located at the northwest side of the south abutment temporary work area for Bridge 2; • CDFG jurisdictional streambed located on the south side of the bank recontouring area. • The mature cottonwood tree near the Valencia Hill culvert extension work limit. 	ODC, Construction Manager	3	Daily during construction to confirm fencing remains intact and avoidance limits are observed			
	<p><u>The following measures will be implemented to minimize disturbance to the cottonwood tree at the Valencia Hill culvert work area:</u></p> <p>1. <u>Establishment and demarcation of a tree protection zone. This should be accomplished under the guidance of an International Society of Arboriculture (ISA) certified arborist and employ a protective barrier consisting of 3-foot- high orange</u></p>	<u>ODC, Construction Manager, Arborist</u>	<u>3</u>	<u>One time, prior to start of construction to define tree protection zone and complete pruning</u>			

Glen Mor 2 Student Apartments
 Addendum #1 (Modified Arroyo Improvements)
 Mitigation Monitoring and Reporting Program Revisions
 (Excerpt for Mitigation Measures BIO 3 and BIO 4 – added text in underline format)

September 2012

Impact	Mitigation Measures	Responsible Entity	Monitoring Triggers	Frequency of Reporting	Verification of Compliance		
					Signature	Date	Remarks
	<p><u>construction fencing. The preferred protection zone shall encompass a buffer of 5 feet beyond the dripline, or 15 feet from trunks, whichever is greater. Where the proposed improvements extend into the preferred protection zone, placement of the protective barrier shall minimize encroachment into the preferred protection zone to the maximum extent practical.</u></p> <p>2. <u>Pruning of tree roots, limbs and canopy prior to start of construction, under the guidance of an ISA certified arborist and in accordance with ISA pruning standards (for instance, cuts made clean and to the bark collar of the closest joint on the branch). Pruning should occur during the dormant period (approximately November to March).</u></p>						
	<p>3. <u>Construction of the Valencia Hill culvert extension should be monitored by an ISA certified arborist. The arborist may require implementation of best management practices to minimize disturbance within the work limits, including but not limited to padding of vehicles, minimizing soil removal or addition, and use of protective matting.</u></p>	<p><u>ODC, Construction Manager, Arborist</u></p>	<p><u>3</u></p>	<p><u>Daily during construction</u></p>			

Glen Mor 2 Student Apartments
 Addendum #1 (Modified Arroyo Improvements)
 Mitigation Monitoring and Reporting Program Revisions
 (Excerpt for Mitigation Measures BIO 3 and BIO 4 – added text in underline format)

September 2012

Impact	Mitigation Measures	Responsible Entity	Monitoring Triggers	Frequency of Reporting	Verification of Compliance		
					Signature	Date	Remarks
	<p><u>Upon completion of construction, the tree shall be evaluated by an ISA certified arborist. Evaluations shall occur quarterly for one full year to monitor for signs of failure (including canopy dieback, reduced size or number of leaves, premature fall color). If in the opinion of the arborist, the tree is not showing signs of failure, it shall be determined that the avoidance measures have been successful and no further action shall be required.</u></p> <p><u>If post-construction monitoring indicates the tree has failed, the measures provided for in MM BIO 4 below shall be implemented to replace the lost functions and values.</u></p>	ODC, Arborist	5 (limited)	Quarterly for one year following completion of construction			
	<p><u>BIO 4: Prepare and Implement Revegetation Plan.</u> All areas identified as temporarily affected by construction activities shall be revegetated with native vegetation. All areas with riparian habitat shall be revegetated with similar riparian vegetation. Other vegetated areas (i.e., ruderal and annual grassland</p>	ODC, Restoration Specialist	2	One time prior to disturbance of native vegetation to confirm completion of pre-disturbance assessment			

Glen Mor 2 Student Apartments
 Addendum #1 (Modified Arroyo Improvements)
 Mitigation Monitoring and Reporting Program Revisions
 (Excerpt for Mitigation Measures BIO 3 and BIO 4 – added text in underline format)

September 2012

Impact	Mitigation Measures	Responsible Entity	Monitoring Triggers	Frequency of Reporting	Verification of Compliance		
					Signature	Date	Remarks
	<p>communities) that are temporarily affected shall be revegetated with native vegetation suitable to that location. If trees/riparian vegetation cannot be replanted within the disturbance limits of the respective project component, a suitable area within the Arroyo shall be selected for restoration. The restoration location will, at a minimum, provide replacement habitat of equal acreage as the affected location.</p> <p>Prior to removal of vegetation, a qualified biologist shall conduct an assessment of functions and values for the Arroyo, including all areas where vegetation removal will be conducted. Areas assessed will be of sufficient area and number to assess functions and values of the entire Arroyo to demonstrate success of the Arroyo enhancement program. The monitoring component of the revegetation plan shall include functions and values that are of equal or greater value than existing conditions as performance criteria.</p>	ODC, Restoration Specialist	2	Once prior to disturbance of native vegetation to confirm completion of plan consistent with measure, including any outside agency approvals			

Glen Mor 2 Student Apartments
 Addendum #1 (Modified Arroyo Improvements)
 Mitigation Monitoring and Reporting Program Revisions
 (Excerpt for Mitigation Measures BIO 3 and BIO 4 – added text in underline format)

September 2012

Impact	Mitigation Measures	Responsible Entity	Monitoring Triggers	Frequency of Reporting	Verification of Compliance		
					Signature	Date	Remarks
	Prior to initiation of ground disturbance activities, a revegetation plan shall be prepared and submitted to the relevant agencies (i.e., USACE, CDFG). The revegetation plan should be sufficient to meet agency requirements and at a minimum shall include the following: <ul style="list-style-type: none"> • a map and acreage of vegetation to be temporarily affected, • location of revegetation area, • functions and values assessment of areas to be affected, • functions and values assessment of entire Arroyo within the project footprint, • plant palette, • performance criteria, and • monitoring guidelines. 	ODC, Restoration Specialist	3	Once, prior to completion of construction to confirm planting in accordance with approved plan			
		ODC, Restoration Specialist, Permitting Agencies	5 (limited)	Periodically, in accordance with monitoring component of approved revegetation plan until final success criteria are achieved			
	<u>In the event the mature cottonwood tree at the Valencia Hill culvert extension is determined to have failed (see MM BIO 3, above), the revegetation plan shall include the following measures to replace the lost functions and values:</u>	ODC, Arborist	5	<u>Once at conclusion of monitoring period under MM BIO 3 to determine applicability</u>			

Glen Mor 2 Student Apartments
 Addendum #1 (Modified Arroyo Improvements)
 Mitigation Monitoring and Reporting Program Revisions
 (Excerpt for Mitigation Measures BIO 3 and BIO 4 – added text in underline format)

September 2012

Impact	Mitigation Measures	Responsible Entity	Monitoring Triggers	Frequency of Reporting	Verification of Compliance		
					Signature	Date	Remarks
	1. <u>Replacement planting of three coast live oaks on the upper bank within the removed canopy area. Replacement trees shall be at least 6 inch caliper and 10 feet in height.</u> 2. <u>Replacement planting of Fremont's cottonwood (15 gallon minimum) along the stream channel within the area immediately downstream of the extended culvert. The total number of replacement trees (live oak and cottonwood) shall provide a minimum 1:1 replacement ratio based on the 85-inch diameter at breast height (DBH) measurement of the existing cottonwood tree. It is expected compliance with this measure would require planting of approximately 25 to 30 cottonwood trees.</u>	<u>ODC, Restoration Specialist</u>	<u>5</u>	<u>Once, to confirm planting in accordance with provisions</u>			
		<u>ODC, Restoration Specialist</u>	<u>5 (limited)</u>	<u>Periodically, in conjunction with monitoring of approved revegetation plan for other temporary construction impacts</u>			

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
FINDINGS IN CONNECTION WITH
FURTHER UNIVERSITY ACTION FOR THE
GLEN MOR 2 STUDENT APARTMENTS,
RIVERSIDE CAMPUS**

I. CONSIDERATION OF FINAL EIR AND ADDENDUM #1

Pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000 *et seq.* (“CEQA”) and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 *et seq.* (“CEQA Guidelines”), the Board of Regents of the University of California, or its delegate (collectively referred to herein as the “University”), has considered the Glen Mor 2 Student Apartments Project Final Environmental Impact Report (SCH# 2010081020, tiered from the Final EIR for the University of California Riverside Long Range Development Plan 2005, SCH# 2005041164, certified November 17, 2005) (the “Project”) which was certified by the University in May 2011, as amended by Addendum #1 thereto which analyzed alterations for the Arroyo Improvements element of the approved Project generally northwest of the intersection of Big Springs Road and Valencia Hill Drive, the implementation of which will be approved through a proposed budget augmentation, and amendment to the Mitigation Monitoring and Reporting Program (MMRP) adopted in support of Project approval (hereinafter collectively referred to as the “Proposed Action”). The substantive aspects of the Arroyo Improvements alterations involve three sections of gabion wall to stabilize eroding arroyo banks and to support a proposed pedestrian bridge abutment.

The University certifies that the Final EIR and Addendum #1 have been completed in compliance with CEQA and the CEQA Guidelines. The University further certifies that the information contained in the Final EIR and Addendum #1 reflects the independent judgment and analysis of the University.

The Final EIR, including the information contained in Addendum #1 contains the environmental analysis and information necessary to support approval of the proposed budget augmentation and revisions to the adopted MMRP (collectively, the “Proposed Action”), as set forth in Section III, below.

II. FINDINGS SUPPORTING APPROVAL OF THE PROPOSED ACTION

The following Findings are hereby adopted by the University as required by Public Resources Code Sections 21081, 21081.5, 21081.6, and 21166, and CEQA Guidelines Sections 15091, 15092, 15162, 15164, and 15168 in conjunction with the approval of the Proposed Action, which is set forth in Section III, below.

A. Changed Circumstances, New Information and Project Scope

The Arroyo Improvements element of the Project was analyzed in the Glen Mor 2 Student Apartment Project (the "Project") Environmental Impact Report (EIR) (SCH#2010081020), certified by the University in May 2011. The proposed modifications to the Arroyo Improvements component of the Project have arisen due to changes in the physical conditions within the Great Glen Arroyo since certification of the EIR in May 2011. The portion of the Project site encompassing the arroyo improvements is designated by the UCR LRDP for *Open Space* uses, with further clarification that this element of the campus open space framework is *Naturalistic Open Space*. Both the previously proposed improvements and the proposed modifications are consistent with this designation. The project setting is similar to that at the time of the prior analysis, the notable changes being the continued erosion of the arroyo banks and the construction site status for the residential component of the Project (construction is currently suspended and is anticipated to begin again in Winter 2012-13).

The proposed modifications entail an extended improvement footprint when compared to the project analyzed in the certified EIR. The added gabion wall elements will establish contained rock surfaces along approximately 15 percent of the length of the arroyo banks (600 linear feet of the total 4,440 linear feet) where planted soil surfaces were anticipated in the original project design. The finished surface at the shorter of the two pedestrian bridges will include limited areas of rip-rap cover (0.01 acre total) where planted soil surfaces were anticipated in the original project design. While the original Project design involved only temporary activity within the arroyo stream channel, the new gabion wall elements will place permanent improvements within the stream channel and will include grading within the channel bottom and adjacent uplands to create new channel bottom area and new channel banks in conjunction with the central and downstream gabion walls. The certified EIR assumed that construction within the arroyo limits would be completed with manual labor and hand-held tools; the modified improvements will require use of mechanical equipment to build the gabion walls and to complete finished grading. Although the modified improvements entail more extensive improvements and more intensive construction activity within the arroyo and the associated stream channel, the area affected is limited in the context of the 2.5-acre overall arroyo limits and the changes in finished conditions are nominal.

Mitigation Measure BIO 3 adopted as part of the approved Mitigation Monitoring and Reporting Program (MMRP) requires minimization of temporary construction impacts and specifically identifies avoidance of a mature cottonwood tree in the vicinity of the Valencia Hill culvert extension. Review of field conditions and detailed design plans as part of ongoing Project mitigation monitoring has identified a substantial encroachment into the root zone of this tree. The arborist reviewing these circumstances cannot say with certainty that the tree will survive the proposed construction activity. Based upon the recommendations of the arborist and a landscape

architect, modifications to adopted Mitigation Measures BIO 3 (avoidance) and BIO 4 (replacement plantings) are included as part of the Proposed Action to elaborate upon construction avoidance measures and to specify replacement plantings in the event the tree ultimately fails (see September 12, 2012 ICF memorandum and modified versions of mitigation measures attached to the Addendum #1).

The modified arroyo improvements will affect 8 or 9 additional trees within the arroyo zone, depending upon the final results of construction activity in the vicinity of the cottonwood tree at Valencia Hill Drive. This compares to 129 trees identified as impacted within the main development site (121 trees) and the arroyo zone (8 trees) in the certified EIR (Final EIR Volume 2, pages 2-8, 2-9 and 3.1-10). An update to EIR Figure 2-7, Tree Removal Plan (Final EIR Volume 2, page 2-10) is included as part of Addendum #1.

On the basis of the changes in the Project setting, new information and the resultant changes to the proposed Project and MMRP described above, the University has concluded, as set forth in Section B of these Findings and the Addendum #1, that the Proposed Action will not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The modifications to Mitigation Measures BIO 3 and BIO 4 in the adopted MMRP are elaborations of the existing measures and do not constitute new or considerably different measures from those in the adopted Mitigation Monitoring and Reporting Program and will also not result in new significant impacts.

B. The Proposed Action Will Not Result in New Significant Effects on the Environment or a Substantial Increase in the Severity of a Previously Identified Significant Effect Shown in the Certified EIR

Pursuant to CEQA section 21166 and CEQA Guidelines section 15162, no additional environmental review shall be prepared for a project unless the public agency with the next discretionary approval determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a

substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of the conditions described in CEQA Guidelines Section 15162, above, requires the preparation of a subsequent EIR, the University may prepare an addendum if some changes or additions to the Project Final EIR are necessary.

Addendum #1 was prepared in compliance with CEQA Section 21166 and CEQA Guidelines Section 15162 to examine the potential environmental impacts of the proposed budget augmentation supporting the modified Arroyo Improvements element of the approved Project and revisions to mitigation measures BIO 3 and BIO 4 in the Mitigation Monitoring and Reporting Program (MMRP) adopted in support of Project approval. Addendum #1 includes the text of the proposed modifications to the MMRP and analyzes the impacts of its implementation. Readers should review this document in conjunction with the Final EIR, which fully analyzes all of the potential environmental impacts of the Project. The University must consider the Final EIR and Addendum #1 prior to making a decision on the Proposed Action.

The legal criteria for preparation of an addendum to the Final EIR are met here. None of the conditions or circumstances that would require preparation of subsequent or supplemental environmental review pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162 exists in connection with the Proposed Action. No substantial changes have been proposed to the project described in the FEIR that require major revisions. There have not been any substantial changes with respect to the circumstances under which implementation of the Project would be undertaken that would require major revisions to the previously certified FEIR. In addition, there is no new information of substantial importance, which was not known and could not have been known at the time that the FEIR was certified showing that new or more severe environmental impacts not addressed in the FEIR would occur, that mitigation measures or alternatives found infeasible in the FEIR would in fact be feasible, or that different mitigation measures or alternatives from those analyzed in the FEIR would substantially reduce one or more significant impacts. The Proposed Action will not result in any new impacts or increase the severity of any significant impact previously identified in the LRDP FEIR. No revisions or specific mitigation measures applicable to the Proposed Action were identified in Addendum #1 that would further reduce the impacts of the Project implementation.

The certified EIR for the Project identified potential for significant impacts related to aesthetics, air quality, biological resources, cultural resources, land use and planning, noise, and transportation/traffic. Project impacts were determined to be reduced to less than significant levels, except for certain direct impacts pertaining to air quality (construction emissions), noise (construction noise/vibration) and transportation and traffic (Watkins/Big Springs intersection).

The Addendum #1 to the certified EIR was prepared and evaluates the proposed arroyo improvement modifications in the context of the certified EIR for those resources that are potentially affected by the proposed changes: air quality, biological resources, cultural resources, noise, and transportation/traffic. While the certified EIR found that impacts upon geology/soils and hydrology/water quality were less than significant, these resource areas are also addressed in the Addendum due to the soil and the stream channel resources associated with the added gabion walls. The Addendum analysis demonstrates that the proposed improvements and MMRP revisions do not present the potential for new impacts or a significant increase in the severity of impacts identified in the certified EIR.

The Proposed Action will not incrementally contribute to cumulative impacts previously identified in the FEIR associated with Project implementation, nor result in any new significant cumulative impacts, increase the severity of significant cumulative impacts previously identified in the FEIR, or cause any environmental effects not previously examined in the FEIR. The FEIR examined all significant cumulative impacts to which implementation of the Project would

contribute; these have been addressed in the FEIR and in the Project FEIR Findings adopted by the University.

Each of the potential impact areas relevant to the Proposed Action is discussed separately below.

Air Quality

Based on the analysis in the LRDP EIR, Project EIR and Addendum #1, incorporated herein by reference, the University finds that the Proposed Action will not result in any new, significant air quality impacts that were not examined in the LRDP FEIR and Project EIR, that air quality impacts associated with implementation of the Project, as modified by the Proposed Action, would remain as previously identified, that the standards for preparation of an addendum under CEQA are met for the Proposed Action, and that none of the circumstances that would require preparation of a subsequent or supplemental EIR under CEQA exists. No new mitigation measures were identified that would further lessen the significant and unavoidable air quality impact.

Biological Resources

Based on the analysis in the LRDP EIR, Project EIR and Addendum #1, incorporated herein by reference, the University finds that the Proposed Action will not result in any new, significant biological impacts that were not examined in the LRDP FEIR and Project EIR, that biological impacts associated with implementation of the Project, as modified by the Proposed Action, would remain as previously identified, that the standards for preparation of an addendum under CEQA are met for the Proposed Action, and that none of the circumstances that would require preparation of a subsequent or supplemental EIR under CEQA exists.

Cultural Resources

Based on the analysis in the LRDP EIR, Project EIR and Addendum #1, incorporated herein by reference, the University finds that the Proposed Action will not result in any new, significant cultural resource impacts that were not examined in the LRDP FEIR and Project EIR, that cultural resource impacts associated with implementation of the Project, as modified by the Proposed Action, would remain as previously identified, that the standards for preparation of an addendum under CEQA are met for the Proposed Action, and that none of the circumstances that would require preparation of a subsequent or supplemental EIR under CEQA exists.

Geology and Soils

Based on the analysis in the LRDP EIR, Project EIR and Addendum #1, incorporated herein by reference, the University finds that the Proposed Action will not result in any new, significant

geology and soils impacts that were not examined in the LRDP FEIR and Project EIR, that geology and soils associated with implementation of the Project, as modified by the Proposed Action, would remain as previously identified, that the standards for preparation of an addendum under CEQA are met for the Proposed Action, and that none of the circumstances that would require preparation of a subsequent or supplemental EIR under CEQA exists.

Hydrology/Water Quality

Based on the analysis in the LRDP EIR, Project EIR and Addendum #1, incorporated herein by reference, the University finds that the Proposed Action will not result in any new, significant hydrology and water quality impacts that were not examined in the LRDP FEIR and Project EIR, that hydrology and water quality impacts associated with implementation of the Project, as modified by the Proposed Action, would remain as previously identified, that the standards for preparation of an addendum under CEQA are met for the Proposed Action, and that none of the circumstances that would require preparation of a subsequent or supplemental EIR under CEQA exists.

Noise

Based on the analysis in the LRDP EIR, Project EIR and Addendum #1, incorporated herein by reference, the University finds that the Proposed Action will not result in any new, significant noise impacts that were not examined in the LRDP FEIR and Project EIR, that noise impacts associated with implementation of the Project, as modified by the Proposed Action, would remain as previously identified, that the standards for preparation of an addendum under CEQA are met for the Proposed Action, and that none of the circumstances that would require preparation of a subsequent or supplemental EIR under CEQA exists. No new mitigation measures were identified that would further lessen the significant and unavoidable noise impact.

Transportation/Traffic

Based on the analysis in the LRDP EIR, Project EIR and Addendum #1, incorporated herein by reference, the University finds that the Proposed Action will not result in any new, significant transportation/traffic impacts that were not examined in the LRDP FEIR and Project EIR, that transportation/traffic impacts associated with implementation of the Project, as modified by the Proposed Action, would remain as previously identified, that the standards for preparation of an addendum under CEQA are met for the Proposed Action, and that none of the circumstances that would require preparation of a subsequent or supplemental EIR under CEQA exists. No new mitigation measures were identified that would further lessen the significant and unavoidable traffic impact.

Remaining Impact Categories

The certified EIR also addresses impacts for aesthetics, greenhouse gas emissions, hazards and hazardous materials, land use and planning, public services, recreation and utilities and service systems. Impacts for these resource categories relate to the general project location and the residential nature of the project. The changes to the proposed project with the modified arroyo improvements will not alter existing conditions or post-project conditions that were assumed in the original analysis or that are relevant to potential impacts upon these resources.

The certified EIR determined there was no potential for impacts upon agricultural/forestry resources and mineral resources based upon lack of such resources in the project area (see Volume 3, pages 7 and 28 of initial study in Appendix A). For population and housing impacts, the Glen Mor 2 project was acknowledged as being consistent with the scale of residential development and campus growth anticipated in the LRDP and the associated program EIR and therefore adequately addressed in that earlier document (See Volume 3, page 31 of initial study in Appendix A). These determinations remain valid.

C. There is No New Information that Shows that New Mitigation Measures Would Reduce One or More Significant Effects, but the University Declines to adopt the Mitigation Measures

The certified EIR for the Glen Mor 2 Student Apartments identified potential for significant impacts related to aesthetics, air quality, biological resources, cultural resources, land use and planning, noise, and transportation/traffic. The analysis presented in Section II.B, above, documents the lack of new significant effects or more severe effects for these impact categories, and details the mitigation measures applicable to each impact, including elaboration of Mitigation Measures BIO 3 and BIO 4 as they relate to the cottonwood tree at Valencia Hill Drive. The nature and scale of the proposed improvements is nominally intensified from the nature and scale of the project that was the subject of the certified EIR. The applicable mitigation measures (as amended) are consistent with generally-accepted standards of practice. No additional measures were identified that would further reduce the any previously identified significant effects.

D. Additional Findings

1. Adequacy of Prior Environmental Reviews

All of the environmental effects of implementation of the Project, as reflected in the Findings adopted by the University in May 2011, were adequately addressed in the certified LRDP FEIR and Project EIR: (1) have been mitigated or avoided, (2) have been examined at a sufficient level

of detail to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the LRDP and Project, or (3) cannot be mitigated to avoid or substantially lessen the significant impacts despite the University's willingness to accept all feasible mitigation measures, and the only purpose of including analysis of such effects in another environmental impact report would be to put the agency in a position to adopt a statement of overriding considerations with respect to the effects.

The Proposed Action is in every way consistent with the original intent and goals of the LRDP and Project. The Proposed Action meets the criteria for tiering defined in CEQA Guidelines Section 15152(e). These Findings summarize, rely upon and incorporate the LRDP Findings and the Findings adopted in support of the Project, to address cumulative impacts, consistent with Guidelines Section 15130(d).

The Proposed Action is within the scope of the LRDP and Project and does not implicate any of the conditions set forth in CEQA Section 21166 or CEQA Guidelines Section 15162 requiring the preparation of a subsequent or supplemental EIR. No new significant environmental impacts have been identified in connection with the Proposed Action that were not considered in the LRDP FEIR and Project FEIR. As a result, no new environmental impacts are anticipated to occur and no new mitigation measures will be required other than as addressed in the Project FEIR. The potential environmental effects of the implementation of the Project, as amended by the Proposed Action, have been fully addressed by the LRDP FEIR, the Project FEIR and associated Findings. In accordance with CEQA Guidelines Section 15168(c), the University hereby finds that none of the circumstances described in Section 15162(a) of the CEQA Guidelines is present, and no further environmental review or documentation is required for the Project. The Proposed Action does not otherwise provide an opportunity to eliminate or substantially reduce any of the significant and unavoidable adverse impacts of implementing the LRDP or Project identified in the LRDP FEIR or Project FEIR.

2. Criteria for an Addendum

Addendum #1 to the Project FEIR concludes that none of the conditions or circumstances that would require preparation of a subsequent or supplemental EIR pursuant to CEQA Section 21166 exists in connection with the Proposed Action. No substantial changes have been proposed that require major revisions to the Project FEIR. Addendum #1 also indicates that there have not been any substantial changes with respect to the circumstances under which implementation of the Project would occur that would require major revisions to the Project FEIR. Addendum #1 also concludes that no new information of substantial importance, which was not known and could not have been known at the time that the Project FEIR was certified as complete, shows that the Project would cause new environmental impacts or substantially worsen environmental impacts discussed in the Project FEIR, that mitigation measures or alternatives found infeasible

in the Project FEIR would in fact be feasible, or that different mitigation measures or alternatives from those analyzed in the Project FEIR would substantially reduce one or more significant environmental impacts found in the Project FEIR.

For the reasons described above, the University hereby finds that preparation of Addendum #1 to the Project FEIR to analyze the environmental consequences of implementing the Proposed Action is appropriate under CEQA. In accordance with CEQA, the University hereby finds that none of the circumstances described in Section 15162(a) of the CEQA Guidelines is present, and no further environmental review or documentation is required for the Project.

3. Incorporation by Reference

These Findings incorporate by reference in their entirety the text of Addendum #1 prepared for the Project, the LRDP FEIR, the Project FEIR and the Findings adopted in support of the LRDP and Project previously certified and/or adopted by the University. Without limitation, this incorporation is intended to elaborate on the scope and nature of the Proposed Action, its potential environmental impacts and the basis for determining the significance of the Proposed Action's impacts.

4. Mitigation Monitoring

CEQA requires the Lead Agency approving a project to adopt a monitoring program for changes to the project that it adopts or makes a condition of project approval, including mitigation measures intended to eliminate or reduce potentially significant impacts of the project, in order to ensure compliance during project implementation. No new mitigation measures are required as part of the Proposed Action, which incorporates relevant and previously adopted LRDP FEIR and Project FEIR mitigation measures and/or continuing best practices that will be monitored pursuant to the existing MMRPs previously adopted by the University in connection with its approvals of the LRDP and Project, as amended by the Proposed Action related to project Mitigation Measures BIO 3 and BIO 4.

5. Record of Proceedings

Various documents and other materials constitute the record of proceedings upon which the University bases its findings and decision contained herein. These documents and materials are located in various offices of the Riverside campus, the Office of Capital Programs, and/or offices of consultants retained by the University to assist with the development and analysis of the Project. The custodian for these documents and materials is the UCR Capital Programs office, 1223 University Avenue, Suite 200, Riverside, California 92507.

E. Summary

Based on the foregoing Findings and the information contained in the administrative record, the University has made one or more of the following Findings with respect to the significant environmental effects of the Proposed Action:

1. The Proposed Action will not increase the severity of significant environmental impacts previously identified in the LRDP FEIR or Project EIR.
2. All LRDP FEIR and Project FEIR mitigation measures relevant to the Proposed Action, as identified in Addendum #1, as well as all components of the Proposed Action described in Addendum #1, are made a condition of approval.
3. All significant effects on the environment due to the implementation of the Project have been eliminated or substantially lessened where feasible through LRDP FEIR and Project FEIR mitigation measures (as amended by this Addendum) and continuing best practices adopted in connection with the University's approval of the LRDP and Project. Some of those mitigation measures are within the responsibility and jurisdiction of another public agency that has adopted, or can and should adopt such changes, and the University lacks concurrent jurisdiction to adopt or implement such mitigation measures.
4. The Proposed Action will not result in environmental effects that were not adequately examined in the 2005 LRDP FEIR and the Glen Mor 2 FEIR.
5. All remaining significant effects on the environment caused by implementation of the Project found to be unavoidable, remain acceptable due to the reasons set forth in the Project Findings adopted by the University in connection with its approval of the Project, as referenced and reaffirmed herein.

III. APPROVALS

Following an independent review and consideration of the LRDP FEIR, Project EIR and Addendum #1, the University hereby proposes to take the following actions:

- A. Adopt these Findings in their entirety, as set forth in Section II, above.
- B. Approve the budget augmentation for the Glen Mor Student Apartments on the Riverside campus.
- D. Approve modification of Mitigation Measures BIO 3 and BIO 4 under the adopted Mitigation and Monitoring Program for the Glen Mor 2 project on the Riverside campus.