

**CERTIFICATION OF THE FINAL EIR, FINDINGS, AND APPROVAL OF THE  
DESIGN OF THE UC DAVIS CONFERENCE CENTER, HOTEL, AND  
GRADUATE SCHOOL OF MANAGEMENT BUILDING PROJECT**

**I. CERTIFICATION OF THE FINAL EIR**

Pursuant to Title 14, California Code of Regulations, Section 15090, the Board of Regents of the University of California (The Regents), as a lead agency, hereby certifies that the Final Focused Tiered Environmental Impact Report (Final EIR) for the University of California, Davis (UC Davis) Conference Center, Hotel, and Graduate School of Management Building project has been completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000, et seq. (CEQA) and the State CEQA Guidelines, Title 14, California Code of Regulations, Section 15000, et seq. (CEQA Guidelines). The Regents further certifies that the Final EIR was presented to The Regents, and that The Regents has reviewed and considered the information contained in the Final EIR prior to approving the design of the Conference Center, Hotel and Graduate School of Management Building (the project), as set forth in Section III. As part of this certification, The Regents hereby finds that the Final EIR reflects the independent judgment and analysis of the University of California (the University). The Final EIR consists of the December 21, 2001 Draft Environmental Impact Report (Draft EIR) and the March 4, 2002 Final EIR.

**II. FINDINGS**

The following Findings are hereby adopted by The Regents as required by Public Resources Code Sections 21081, 21081.5 and 21081.6, and Title 14, California Code of Regulations, Sections 15091 through 15093, in conjunction with the approval of the project, which is set forth in Section III below.

The Regents certifies that these findings are based on the full appraisal of all viewpoints, including all comments received up to the date of adoption of the findings, concerning environmental issues identified and discussed in the Final EIR. The Regents adopts these findings and Statement of Overriding Considerations for the approvals set forth in Section III.

**A. Background**

As fully described in Section 3 of the Draft EIR, the project consists of the construction and operation of a conference center facility, a hotel, and a building for the Graduate School of Management on approximately five acres in the south entry area of the central UC Davis campus (campus). The conference center facility would comprise approximately 78,700 gross square feet (gsf) (55,114 assignable square feet (asf)) and would accommodate conference center operations and office space for units within the Office of University Relations. The hotel would comprise approximately 40,000 gsf (28,000 asf) and would include 75 guestrooms. The Graduate School of Management Building would comprise 45,000 gsf (27,000 asf) and would accommodate space for the Graduate School of Management, units within the Office of University Relations, and the Internship and Career Center. The project would also establish associated landscaping and parking.

In addition, Department of Environmental Horticulture teaching and research field activities currently located on the project site would be relocated to the west campus and agricultural support buildings would be constructed on less than two acres at this new site. To mitigate the loss of Swainson's hawk habitat at this relocation site, The Regents will amend the designation of two acres of land in the west campus from Support to Teaching and Research Fields as part of project approval.

## **B. Environmental Review Process**

A Tiered Initial Study and a Focused Tiered EIR were prepared for the project, in accordance with CEQA and the University of California Procedures for Implementation of CEQA. The environmental analysis in these documents, in accordance with Section 15152 and 15168(c) of the CEQA Guidelines, are tiered from the UC Davis 1994 Long Range Development Plan (LRDP) EIR (State Clearinghouse No. 94022005), which was certified by The Regents on September 23, 1994. The 1994 LRDP was amended and the environmental analysis in the 1994 LRDP EIR was updated and revised upon approval of the 1997 Wastewater Treatment Plant (WWTP) Replacement Project EIR (State Clearinghouse Nos. 95123027 and 96072024), the 1997-98 Major Capital Improvements Project Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 97122016), the Center for the Arts Performance Hall and South Entry Roadway and Parking Improvements Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 98092016), the USDA Western Human Nutrition Research Center Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 99092060), the Veterinary Medicine Laboratory and Equine Athletic Performance Laboratory Facilities Focused Tiered EIR (State Clearinghouse No. 2000022057), and the Segundo Housing Improvements Projects Tiered Initial Study and Mitigated Negative Declaration (State Clearinghouse No. 2001092063). Hereafter, the term "1994 LRDP" shall refer to the 1994 LRDP as amended by the documents listed above, and the term "1994 LRDP EIR" shall refer to the 1994 LRDP EIR as updated and revised by the documents listed above.

The project is part of the physical development proposed in the 1994 LRDP; therefore, the environmental analysis for the project is presented and analyzed within the context of the 1994 LRDP and incorporates by reference applicable portions of the 1994 LRDP EIR. The 1994 LRDP EIR, a program EIR pursuant to Section 15168 of the CEQA Guidelines, analyzed the overall effects of campus growth and facility development through 2005-06 and identified measures to mitigate the significant adverse project impacts and cumulative impacts associated with that growth. As tiered documents, the Initial Study and Focused Tiered EIR for the project rely on the 1994 LRDP EIR for: (1) a discussion of general background and setting information for environmental topic areas; and (2) analysis of issues evaluated in sufficient detail in the 1994 LRDP EIR for which there is no significant new information or change in circumstances that would require further analysis.

The purpose of the Tiered Initial Study was to evaluate the potential environmental impacts of the project with respect to the existing 1994 LRDP EIR analysis to determine what level of additional environmental review, if any, was appropriate. Based on the analysis contained in the project's Tiered Initial Study, the campus determined that for those resource areas fully analyzed, the project would not result in any significant impacts that could not be mitigated to a less-than-significant level or are not sufficiently addressed by the 1994

LRDP EIR, as updated and revised. However, the Tiered Initial Study determined that further analysis was required for a complete evaluation of impacts in the areas of Land Use and Planning, Transportation and Circulation, Noise, and Biological Resources. Accordingly, a Focused Tiered EIR evaluated the potential environmental impacts of the project in these resource areas.

The campus published a Notice of Preparation (NOP) and a Tiered Initial Study indicating that a Draft EIR would be prepared for the project on August 17, 2001. The public and agency review of the NOP and Tiered Initial Study was extended from August 17, 2001 to September 17, 2001. Responses to comments on the NOP and the Initial Study are included in Appendix B of the Draft EIR.

The Notice of Completion (NOC) and Draft EIR for the project were published on December 21, 2001. The project was assigned the State Clearinghouse Number 2001082067. The official public notice announcing: (1) the availability of the Draft EIR for review and comment by the public and agencies; (2) the date and location of a public hearing on the EIR; and (3) how to obtain copies of the EIR, appeared in The Davis Enterprise, the local paper of public record, on December 21, 2001. An electronic memorandum announcing this information was sent to UC Davis Deans, Directors, and Department Heads on December 21, 2001. The public and agency review period for the Draft EIR was held from December 21, 2001 to February 7, 2002, which included a three-day extension in response to a request from the City of Davis (the NOC - Extension of Comment period was circulated on January 16, 2002). During the 48-day public review period, the Draft EIR was reviewed by various governmental agencies, as well as interested individuals and organizations. Sixteen comment letters were received. In addition, members of the public were invited by formal public notice to submit comments on the Draft EIR in testimony at a public hearing held for that purpose on January 22, 2002. Two members of the public provided comments at the public hearing.

The Final EIR contains all of the comments received during the public comment period, including a transcript of the public hearing, together with written responses to those comments that were prepared in accordance with CEQA, the CEQA Guidelines, and the University's Procedures for the Implementation of CEQA. The Regents finds that the information provided in the Final EIR served to restate and/or clarify environmental impacts and mitigation measures evaluated in the Draft EIR, and did not include any significant new information regarding those impacts or mitigation measures. Therefore, these changes do not require recirculation of the EIR for additional public review.

**C. Significant and Unavoidable Adverse Impacts and Disposition of Related Mitigation Measures**

The Final EIR recognized significant and unavoidable adverse impacts associated with the approval of the project and identified related mitigation measures. Most of the significant and unavoidable adverse impacts identified in the Final EIR relate to cumulative development. The Final EIR evaluated the impact of cumulative development, defined by the CEQA Guidelines as "the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable

probable future projects" (California Code of Regulations, Title 14, Section 15355(b)). The cumulative context for the cumulative impact analysis in the Final EIR included the proposed project combined with growth allowed under the 1994 LRDP and growth anticipated in the region. In accordance with the CEQA Guidelines, the Final EIR used a "plan" approach as a framework for its cumulative impact analysis that is based upon a "summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area-wide conditions" (California Code of Regulations, Title 14, Section 15130(b)). The project implements a portion of the 1994 LRDP, the planning document that evaluates general types of campus development to support campus growth anticipated through 2005-06, as well as conditions in the UC Davis area. The cumulative impact analysis in the Final EIR, therefore, relies primarily on the 1994 LRDP EIR, which included analysis of projected campus development and related cumulative development in the campus vicinity.

All significant and unavoidable impacts that were analyzed in the 1994 LRDP EIR, as revised, including the impacts discussed below in this Section II.C, were fully addressed by the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. There are no changed circumstances, no new information, and no new mitigation measures identified since the preparation of these documents that require reanalysis of cumulative impacts. To the extent that growth and physical development currently anticipated for 2014-15 were not considered in the 1994 LRDP EIR, additional environmental effects that were not previously identified could occur. However, it would be speculative to evaluate these effects at this time in light of the fact that most components of the next LRDP are not currently known. Nevertheless, the Final EIR includes a Cumulative Impacts Analysis, presented as Appendix D of the Draft EIR, that serves to inform the public concerning all that is currently known about the campus' potential growth through 2014-15.

Significant and unavoidable cumulative impacts resulting from the proposed project in combination with growth allowed under the 1994 LRDP and growth anticipated in the region are discussed below. It is hereby determined that these significant and unavoidable adverse impacts are acceptable for the reasons specified in Section II.I below. The following section summarizes the environmental impacts of the project that cannot be mitigated to a less than significant level. These findings do not attempt to describe the full analysis of each environmental impact contained in the Final EIR. Instead, these findings provide a summary description of each impact and applicable mitigation measures. For a detailed description of these impacts and mitigation measures, please see the text in the Draft EIR.

**1. Project-Specific Impact Associated With the Proposed Project in Relationship to the Capacity of the Future Transportation Network (EIR Impact 4.3-1)**

The project, under both non-event and event conditions, would result in significant and unavoidable impacts at certain City of Davis intersections due to increases in traffic volumes. 1994 LRDP EIR Mitigation Measures 4.3-1(b) and 4.3-1(b)(e) (requiring traffic monitoring at key intersections on a regular basis and physical improvements to the Olive Drive

and Richards Boulevard intersections) are incorporated into the project. Project-specific Mitigation Measure 4.3-1(b) (requiring the implementation of 1994 LRDP EIR Mitigation Measure 4.3-1(b)(e), discussed above) is also incorporated into the project. As described in Section II.D.1 of these findings, Project-Specific Mitigation Measure 4.3-1(a) would reduce the impact at one intersection to a less-than-significant level. However, implementation of physical improvements to the Olive Drive/Richards Boulevard intersection, as set forth in 1994 LRDP EIR Mitigation Measure 4.3-1(b), are outside the University's jurisdiction to enforce. In addition, the intersection would remain operating at LOS "F" even if modifications were implemented due to the City of Davis' decision to maintain the Richards Boulevard underpass at its current restricted two-lane configuration. Thus, the project's impact at this intersection would remain significant and unavoidable. The project would also contribute traffic to the intersection of Richards Boulevard/First Street/E Street, which currently operates at LOS "F." Recent improvements by the City of Davis to this intersection have not eliminated LOS "F," and no further feasible improvements have been identified due to the configuration of the Richards Boulevard underpass. In addition, implementation of physical improvements at this intersection is within the responsibility and jurisdiction of the City of Davis, not the University. Thus, the project's impact at this intersection would remain significant and unavoidable.

These impacts have been adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

## **2. Cumulative Impact Associated with Increases in Traffic Volumes under Non-Event Conditions (EIR Impact 4.3-3)**

The project, in conjunction with growth allowed under the 1994 LRDP and development in the region, would lead to significant increased traffic volumes during non-event conditions, which would result in insufficient levels of service at major intersections. 1994 LRDP EIR Mitigation Measures 4.3-1(a) (requiring continued campus support for Transportation Systems Management strategies to reduce campus motorized vehicle trips and encourage use of alternative modes of transportation) and 4.3-1(b) as revised (requiring traffic monitoring at key intersections on a regular basis and proposed physical changes to roadways and intersections) are incorporated into the proposed project and would reduce the magnitude of level of service exceedances. However, because the implementation of certain recommended physical improvements in 1994 LRDP EIR Mitigation Measure 4.3-1(b) are outside the University's jurisdiction to enforce, the impact would remain significant and unavoidable at four intersections (Richards Boulevard/First Street/E Street, Richards Boulevard and Olive Drive, Richards Boulevard and I-80 Eastbound Ramp, and Richards Boulevard and Research Park Drive). In addition, the intersections of Richards Boulevard/Olive Drive and Richards Boulevard/First Street/E Street would remain significant and unavoidable because of the City of Davis' decision to maintain the Richards Boulevard underpass at its current restricted two-lane configuration. No additional feasible mitigation measures are available to reduce impacts at these intersections

to a less-than-significant level. These impacts have been adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

### **3. Cumulative Impact Associated with Increases in Traffic Volumes under Event Conditions (EIR Impact 4.3-4)**

The project, in conjunction with growth allowed under the 1994 LRDP and development in the region, would lead to significant increased traffic volumes during event conditions, which would result in insufficient levels of service at major intersections. 1994 LRDP EIR Mitigation Measures 4.3-1(a) (requiring continued campus support for Transportation Systems Management strategies to reduce campus motorized vehicle trips and encourage use of alternative modes of transportation) and 4.3-1(b) as revised (requiring traffic monitoring at key intersections on a regular basis and proposed physical changes to roadways and intersections) are incorporated into the proposed project. However, because the implementation of certain recommended physical improvements in 1994 LRDP EIR Mitigation Measure 4.3-1(b) are outside the University's jurisdiction to enforce, the impact would remain significant and unavoidable at four intersections (Richards Boulevard/First Street/E Street, Richards Boulevard and Olive Drive, Richards Boulevard and I-80 Eastbound Ramp, and Richards Boulevard and Research Park Drive). In addition, the intersections of Richards Boulevard/Olive Drive and Richards Boulevard/First Street/E Street would remain significant and unavoidable because of the City of Davis' decision to maintain the Richards Boulevard underpass at its current restricted two-lane configuration. No additional feasible mitigation measures are available to reduce impacts at these intersections to a less-than-significant level. These cumulative impacts have been adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

### **4. Cumulative Impact on the Noise Environment (EIR Impact 4.4-2)**

The project, in conjunction with growth allowed under the 1994 LRDP and other development in the region, would create cumulative noise impacts due to increased traffic and other noise sources. The project incrementally contributes to, but does not exceed, cumulative impacts associated with noise generation previously analyzed in the 1994 LRDP EIR. Implementation of 1994 LRDP EIR Mitigation Measures 4.4-3 and 4.4-4 (requiring evaluation of noise contribution of proposed projects, and implementation of further noise reduction strategies if necessary), incorporated as part of the project, would reduce the magnitude of cumulative noise levels. However, the feasibility and/or implementation of 1994 LRDP EIR Mitigation Measure 4.4-4 cannot be guaranteed by the University of California because it falls within other

jurisdictions to enforce and monitor. Therefore, this cumulative impact is considered significant and unavoidable. This cumulative impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

#### **5. Cumulative Impact on Habitat for Swainson's Hawk and Other Resident and Migratory Wildlife Species (EIR Impact 4.5-2)**

The project, in conjunction with growth allowed under the 1994 LRDP and other development planned in Yolo and Solano Counties, would cause the loss of agricultural land and ruderal/annual grassland habitat for resident and migratory wildlife species. Continued implementation of 1994 LRDP EIR Mitigation Measure 4.7-9(a) (addressing the protection of plant species, burrowing owl nesting habitat, raptor nesting habitat and nesting and foraging habitat for Swainson's hawks), incorporated into the project, would reduce the magnitude of the campus' contribution to this impact. However, 1994 LRDP EIR Mitigation Measure 4.7-9(b) (requiring Yolo County to adopt habitat conservation mitigation) is within the responsibility and jurisdiction of Yolo County, and can and should be adopted by this public entity. Implementation of Project-Specific Mitigation Measure 4.5-1 (conversion of two acres of land designated as *Support to Teaching and Research Fields*) would eliminate the project's contribution to cumulative habitat loss previously evaluated in the 1994 LRDP EIR. However, because the University cannot guarantee mitigation under the jurisdiction of Yolo County, the cumulative impact identified in the 1994 LRDP EIR would remain significant and unavoidable. This cumulative impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

#### **6. Cumulative Impact Associated with Increased Emissions of Criteria Air Pollutants in the Region (Initial Study Items 6b, c, and d)**

The project, in conjunction with growth allowed under the 1994 LRDP and cumulative development in the region, would cause significant increases in criteria air pollutant emissions. These emissions would contribute to the continued exceedance of air quality standards enforced by the Yolo-Solano Air Quality Management District (YSAQMD). The proposed project would incrementally contribute to, but would not exceed, this impact previously identified and adequately addressed in the 1994 LRDP EIR. Implementation of 1994 LRDP EIR Mitigation Measures 4.5-3(a) (requiring various Transportation Demand Management measures to reduce automobile use and increase use of public transportation), 4.5-3(b) (requiring the campus to obtain permits for all stationary and area sources as required by the air district), 4.5-6(a), and 4.5-6(b) (identifying other public entities in addition to UC Davis that

should take action to assure compliance with federal and state air quality standards), incorporated as part of the proposed project, will reduce the magnitude of the campus' contribution to this impact. However, the impact would remain significant and unavoidable because Mitigation Measure 4.5-6(b) is outside the jurisdiction of the University to enforce and monitor and due to the non-attainment status of the area with respect to certain pollutants. This significant and unavoidable impact has been adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**7. Cumulative Impact Associated With Construction Activities and Potential Contamination (Initial Study Item 7a)**

Development of potentially contaminated sites on campus, in combination with adjacent development, could pose cumulative health and safety threats to workers and the public. Implementation of 1994 LRDP EIR Mitigation Measures 4.6-17, incorporated into the project, would reduce the significance of the cumulative impact. However, this impact is considered significant and unavoidable because the University cannot guarantee that surrounding jurisdictions would enforce and monitor similar mitigation measures, which are within those agencies' jurisdictions and responsibility. This significant and unavoidable impact has been adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**8. Cumulative Impact Associated With Hazardous Chemical Use and Waste Generation (Initial Study Impact 7a, b)**

The project, in conjunction with growth allowed under the 1994 LRDP and development in the region, would increase the cumulative number of people exposed to health hazards associated with increased use of hazardous chemicals and increased generation of hazardous chemical waste. The 1994 LRDP EIR Mitigation Measures 4.6-3 and 4.6-4 (requiring implementation of a hazardous waste minimization plan and completion of the Environmental Services Facility before occupying the first approved project following adoption of the 1994 LRDP) have been implemented and have reduced the campus' contribution to this impact. However, the University cannot guarantee the feasibility and implementation of waste management mitigation measures in jurisdictions outside University control, although other public entities can and should implement these measures. For this reason, the University conservatively considers this cumulative impact significant and unavoidable. This cumulative impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP

EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**9. Cumulative Impact on Receiving Water Quality (Initial Study Items 9a )**

The project, in conjunction with 1994 LRDP and regional growth, could reduce receiving water quality. 1994 LRDP EIR Mitigation Measures 4.8-6(a) to (c) (requiring monitoring of Wastewater Treatment Plant effluent discharge and compliance with Waste Discharge Requirements to ensure compliance with established effluent limits), and 1994 LRDP EIR Mitigation Measures 4.8-8(a) to 4.8-8(c) (recommending that local jurisdictions in the Putah Creek watershed apply for, obtain, and implement NPDES Municipal Storm Water Permits and comprehensive pollution prevention plans and monitoring programs) are incorporated as part of the proposed project. However, 1994 LRDP EIR Mitigation Measures 4.8-8(b) and 4.8-8(c) are within the responsibility and jurisdiction of other public entities to enforce and monitor, and can and should be adopted by these public entities. Because the University cannot guarantee implementation of these measures, this cumulative impact is considered significant and unavoidable. This cumulative impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**10. Cumulative Impact on Groundwater Recharge Potential (Initial Study Item 9b)**

The project, in conjunction with 1994 LRDP and other development in the Lower Cache-Putah Groundwater Basin, would increase the amount of impervious surface coverage in the basin, reducing the acreage available for groundwater recharge. Implementation of 1994 LRDP EIR Mitigation Measures 4.8-3 (requiring measures to maximize percolation and infiltration of precipitation into the underlying ground water aquifer) and 4.8-9 (a) and (b) (recommending that jurisdictions in the Lower Cache-Putah Creek Ground Water Basin implement similar mitigation measures to maximize groundwater recharge), incorporated as part of the project, will reduce the project's contribution to this impact. However, 1994 LRDP EIR Mitigation Measure 4.8-9(b) is within the jurisdiction of other public entities to enforce and monitor, and can and should be adopted by the appropriate public entities. Because the campus cannot guarantee the implementation of this measure, this cumulative impact is considered significant and unavoidable. This cumulative impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**11. Cumulative Impacts on Water Supplied from the Deep Aquifer  
(Initial Study Impact 9b)**

The project, in conjunction with growth allowed under the 1994 LRDP and development in the region, would increase use of groundwater from the deep aquifer. 1994 LRDP EIR Mitigation Measures 4.14-1(a) (requiring various water conservation measures) and 1994 LRDP EIR Mitigation Measure 4.14-11 are incorporated into the project and will reduce the magnitude of this impact. However, the impact of groundwater extraction from the deep aquifer is considered significant and unavoidable because the magnitude of the impact is unknown due to the limited data available regarding aquifer capacity. This impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**12. Cumulative Impact of Development on Potential Seismic Effects of Earthquakes (Initial Study Item 10a-ii, iii)**

The project, in conjunction with growth allowed under the 1994 LRDP and other development in the region, would increase the cumulative number of people living and working in the Davis area who would be exposed to strong ground motion and other potential seismic effects from earthquakes on local or regional faults. The project incrementally contributes to, but does not exceed, this cumulative impact previously analyzed in the 1994 LRDP EIR. 1994 LRDP EIR Mitigation Measures 4.9-3 (a) through (c), incorporated into the proposed project, were identified to reduce the magnitude of this impact. However, implementation of 1994 LRDP EIR Mitigation Measures 4.9-3 (b) and (c) (recommending that the City of Davis continue to monitor and respond to studies of regional seismic safety, update and enforce Building Code requirements and investigate and mitigate geologic soil hazards) is within the jurisdiction and responsibility of the City of Davis, and can and should be adopted by that public entity. Because the campus cannot guarantee the implementation of this measure by the City of Davis, this cumulative impact is considered significant and unavoidable. This cumulative impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**13. Potential Cumulative Impact on Cultural Resources (Initial Study Items 12b)**

Excavation, grading, and other activities associated with the construction of the project, 1994 LRDP, and other regional development, would result in the loss of

prehistoric and historic resources. The project may incrementally contribute to, but not exceed, the cumulative impact on cultural resources previously analyzed in the 1994 LRDP EIR. Implementation of 1994 LRDP EIR Mitigation Measures 4.10-1(a) through (d) (generally prescribing measures to protect cultural resources), and 1994 LRDP EIR Mitigation Measure 4.10-4(a) and (b) (recommending that the City of Davis, Yolo County and Solano County implement policies regarding protection of cultural resources), incorporated into the project, will reduce the magnitude of this cumulative impact. However, 1994 LRDP EIR Mitigation Measure 4.10-4(b) is within the responsibility and jurisdiction of the City of Davis and Yolo and Solano Counties, not the campus, and can and should be adopted by those public entities. In addition, even if cultural resources were adequately recorded, destruction and/or removal from their place of origin reduces the value of cultural resources. For these reasons, these cumulative impacts on cultural resources are considered significant and unavoidable. These impacts were adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**14. Cumulative Impact on Fire Protection Services (Initial Study Item 14a(i))**

The project, in conjunction with growth allowed under the 1994 LRDP and cumulative growth in the region, could result in decreased level of service from City of Davis fire protection services. The project incrementally contributes to, but does not exceed, the demand for fire protection services previously identified in the 1994 LRDP EIR. Implementation of 1994 LRDP EIR Mitigation Measures 4.12-4(a) and (b), incorporated as part of the project, would reduce the campus' contribution to this cumulative impact. However, 1994 LRDP EIR Mitigation Measure 4.12-4(b) (recommending adherence to City of Davis ordinances and policies included in the General Plan to maintain appropriate level of fire protection services) is within the responsibility and jurisdiction of the City of Davis, and can and should be adopted by that public entity. Because the University cannot guarantee the implementation of this measure, this cumulative impact is considered significant and unavoidable. This impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**15. Cumulative Impact on Police Protection Services (Initial Study Item 14a(ii))**

The project, in conjunction with growth under the 1994 LRDP and development in the region, could result in decreased level of service from UC Davis and City of Davis police protection services. Implementation of 1994 LRDP EIR Mitigation Measures 4.12-

5(a) and (b), incorporated into the project, will reduce the campus' contribution to this impact. However, 1994 LRDP EIR Mitigation Measure 4.12-5(b) (recommending the City of Davis hire additional police officers and support staff or increase efficiency as needed to maintain an appropriate level of police protection services) is within the responsibility and jurisdiction of the City of Davis, and can and should be adopted by that public entity. Because the campus cannot guarantee the implementation of this measure, this cumulative impact is considered significant and unavoidable. This impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**16. Cumulative Impact on the Davis Joint Unified School District (Initial Study Item 14a (iii))**

The project, in conjunction with growth under the 1994 LRDP and other development in the region, would generate an increased number of school age students in the Davis Joint Unified School District (DJUSD). The project incrementally contributes to, but does not exceed, the demand for school services in the DJUSD previously identified in the 1994 LRDP EIR. Implementation of 1994 LRDP EIR Mitigation Measure 4.13-5 (recommending the City of Davis and the DJUSD plan and construct new school facilities as indicated in the General Plan) is within the responsibility and jurisdiction of the City of Davis and the DJUSD, and can and should be adopted by those public entities. Because the University cannot guarantee implementation of this measure, this cumulative impact is considered significant and unavoidable. This impact was adequately addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR. The Regents finds this remaining significant impact to be acceptable because the benefits of the project outweigh this and the other unavoidable environmental impacts of the project for the reasons set forth in Section II.I of these Findings.

**D. Significant Impacts identified in the EIR that are Reduced to a Level of "Not Significant" or "Less-than-Significant" Levels by Mitigation Measures Incorporated into the Project**

The Final EIR identifies the following significant and potentially significant impacts associated with the project that would be reduced to "not significant" or "less-than-significant" levels by mitigation measures identified in the EIR. It is hereby determined that the significant environmental impacts that these mitigation measures address will be mitigated to a less-than-significant level or avoided by incorporation of the mitigation measures identified and briefly discussed below. The following section summarizes the environmental impacts of the project that can be mitigated to a less than significant level. These findings do not attempt to describe the full analysis of each environmental impact contained in the Final EIR. Instead, these findings provide a summary description of each impact and applicable mitigation

measures. For a detailed description of these mitigation measures, please see the text in the Draft EIR and Initial Study.

**1. Project-Specific Impact at the Intersection of California Avenue and Realigned Old Davis Road (EIR Impact 4.3-1)**

Under event condition 2, increases in traffic volumes would contribute traffic to the intersection of California Avenue and Realigned Old Davis Road, changing the intersection from LOS “C” under the non-event scenario to LOS “F” during the a.m. peak hour. Project-specific Mitigation Measure 4.3-1(a) (which requires implementing any manual traffic controls) would reduce the impact at the intersection of California Avenue and Realigned Old Davis Road to a less-than-significant level. As discussed in Section II.C.1 of these findings, the Project-Specific Impact associated with the proposed project in relationship to the capacity of the future transportation network (EIR Impact 4.3-1) would remain significant and unavoidable.

**2. Project Impact to Potential Foraging Habitat for Swainson’s Hawk and Other Resident and Migratory Species (EIR Impact 4.5-1)**

The proposed project would result in the relocation of the Environmental Horticulture teaching and research fields to a site that offers potential Swainson’s hawk foraging habitat. Less than two acres of the relocation site would be developed. The California Department of Fish and Game has determined that the loss of suitable foraging habitat within a 10-mile radius of recorded nest sites constitutes take of the species pursuant to the California Endangered Species Act. The proposed project would result in the conversion of two acres of foraging habitat over that anticipated by the 1994 LRDP. 1994 LRDP EIR Mitigation Measure 4.7-5 (addressing the compensation of Swainson’s hawk foraging habitat) and Project-Specific Mitigation Measure 4.5-1 (which would redesignate approximately two acres of land in the west campus as Teaching and Research Fields), are included in the project and will reduce this impact to Swainson’s hawk foraging habitat to a less-than-significant level.

**3. Cumulative Impact on Pedestrian and Bicycle Traffic (Initial Study Items 4h, i)**

Growth in population associated with development allowed under the 1994 LRDP, including the project, would increase bicycle and pedestrian traffic in the central campus. Implementation of 1994 LRDP EIR Mitigation Measure 4.3-2 (requiring monitoring and documentation of bicycle and pedestrian activity and the development and implementation of plans to provide additional facilities), incorporated into the project, will reduce this impact to a less-than-significant level.

**4. Cumulative Impact on Demand for Transit Services (Initial Study Item 4j)**

Growth in population associated with development allowed under the 1994 LRDP, including the project, would increase demand for transit services. Implementation of 1994 LRDP EIR Mitigation Measure 4.3-5 (specifying actions to be taken to support transit

use), incorporated into the project, will reduce this impact to a less-than-significant level by ensuring that adequate transit services are available to meet campus needs.

**5. Temporary Project Impact on Noise Levels Due to Earthmoving and General Construction Activities (Initial Study Items 5a, c, d)**

Construction activities associated with the project would result in temporary short-term increases in noise levels that could adversely affect surrounding academic and administrative uses in the south entry area of the central campus. Implementation of 1994 LRDP Mitigation Measures 4.4-1(a) through (f) (requiring implementation of noise reduction measures), incorporated into the project, will reduce this impact to a less-than-significant level.

**6. Temporary Project Impact Associated with Increased Emissions of PM<sub>10</sub> Due to Construction Activities (Initial Study Item 6b)**

Construction activities associated with the project would result in temporary and short-term air quality impacts associated with construction. Implementation of 1994 LRDP EIR Mitigation Measures 4.5-1(a) through (d) (requiring various measures to reduce fugitive dust impacts during construction), incorporated as part of the project, will reduce these temporary project impacts to less-than-significant levels by requiring dust suppression techniques to minimize dust emissions during construction.

**7. Project Impact Associated with Hazardous Chemical and Materials Use and Waste Generation (Initial Study Item 7a, b)**

The proposed project would involve the use of hazardous chemicals and materials at UC Davis, potentially exposing campus occupants to potential health or safety risks. Implementation of 1994 LRDP EIR Mitigation Measures 4.6-1(b) and (c) (requiring audits to document the compliance status of campus departments and units) and implementation of 1994 LRDP EIR Mitigation Measure 4.6-1(i) and (ii) (increasing Community-Right-to-Know and Injury and Prevention efforts), incorporated as part of the project, will reduce the impacts of increased hazardous materials use and increased hazardous chemical waste to less-than-significant levels.

**8. Project Impact on Inadvertent Release of Hazardous Materials (Initial Study Item 7a,b)**

The project would involve the use of hazardous materials that could be inadvertently released to the sewer or disposed of with non-hazardous solid waste. Continued implementation of 1994 LRDP EIR Mitigation Measures 4.6-24(a) and (b), incorporated as part of the project, would require the campus to comply with Waste Discharge Requirements and a Pretreatment Program and would ensure that the campus implements a waste exclusion program. Implementation of these measures will reduce this impact to a less-than-significant level.

**9. Project Impact to Receiving Water Quality Due to Construction Activities (Initial Study Item 9a)**

Temporary earth disturbing activities could result in an increased rate of soil erosion leading to increased sediment loads in stormwater runoff, which could adversely affect Putah Creek water quality. Implementation of 1994 LRDP Mitigation Measure 4.8-4(a), incorporated into the project, will reduce potential adverse impacts to surface water quality that could occur as a result of construction activities to a less-than-significant level by requiring the contractor to obtain coverage under the National Pollutant Discharge Elimination System state-wide General Permit for Discharge of Storm Water Associated with Construction Activity. As part of a recent agreement with the Central Valley Regional Water Quality Control Board, the campus has filed for coverage under the General Permit for the entire Davis campus. As part of this permit, the project's contractor prepares and implements a project-specific stormwater pollution prevention plan for construction activities associated with the proposed project. This would also reduce potential construction-related surface water quality impacts to less-than-significant levels.

**10. Project Impact to Receiving Water Quality Due to Increased Storm Water Runoff (Initial Study Item 9a)**

Development of the project would increase the amount of runoff from the project site and could adversely affect receiving water quality. 1994 LRDP EIR Mitigation Measure 4.8-5(a) (requiring the project design to include a combination of Best Management Practices to minimize the impact on receiving water quality) is incorporated into the project. Implementation of this measure will reduce this impact to a less-than-significant level.

**11. Project Impact on Potential Seismic Effects of Earthquakes (Initial Study Item 10a [ii and iii])**

The project would increase the number of people living and working in the Davis area who would be exposed to strong ground motion and other potential seismic effects from earthquakes on local or regional faults. 1994 LRDP EIR Mitigation Measures 4.9-1(a) through (c) (requiring compliance of final building design with applicable building codes and seismic safety provisions, inclusion of seismic safety policies in the department Injury and Illness Prevention Plan, continuation of seismic rehabilitation activities for identified campus facilities, and development of a campus-specific Seismic Safety Policy) are incorporated into the project. Implementation of these measures will reduce this impact to a less-than-significant level.

**12. Project Impact on Increased Rates of Erosion (Initial Study Item 10b)**

Construction of the project would result in earth disturbing activities that could result in increased rates of erosion. Implementation of 1994 LRDP EIR Mitigation Measures 4.8-4, 4.8-5(a) (requiring project design to include a combination of specified Best Management Practices to reduce pollutants in stormwater discharge), and 1994 LRDP EIR Mitigation Measures 4.8-8(a) through 4.8-8(c) (recommending that local jurisdictions in the

Putah Creek watershed apply for, obtain, and implement NPDES Municipal Storm Water Permits and comprehensive pollution prevention plans and monitoring programs), incorporated into the proposed project, would reduce erosion impacts associated with the proposed project to a less-than-significant level.

**13. Potential Project-Specific Impact on Cultural Resources (Initial Study Items 12b)**

Excavation, grading, and other activities associated with the construction of the project could result in the loss of prehistoric and historic resources. The project itself may potentially impact cultural resources. Implementation of 1994 LRDP EIR Mitigation Measure 4.10-1(d), incorporated into the project, would reduce project-specific impacts to a less-than-significant level.

**14. Potential Impact on Human Remains (Initial Study Items 12d)**

Excavation, grading, and other activities associated with the construction of the project could result in disturbance of human remains. 1994 LRDP EIR Mitigation Measure 4.10-1(b), incorporated into the proposed project, would reduce the project's potential impact to human remains to a less-than-significant level.

**15. Project Impact on the Visual Landscape (Initial Study Items 13c, e)**

The project could substantially alter the existing visual character and the collegiate atmosphere of the campus. Implementation of 1994 LRDP EIR Mitigation Measures 4.11-1(a) to (d) (providing guidelines and oversight mechanisms for new structure design), incorporated into the project, will reduce this impact to a less-than-significant level.

**16. Project Impact on Light or Glare (Initial Study Item 13d)**

The project would increase existing lighting and light levels in the south entry area of the central campus. Implementation of 1994 LRDP EIR Mitigation Measure 4.11-4(a), incorporated into the project, will reduce this impact to a less-than-significant level.

**17. Project Impact on Daily Maximum Peak Domestic/Fire Water Demand (Initial Study Item 14a[i] and 16d)**

Development allowed under the 1994 LRDP is projected to increase the daily maximum peak domestic/fire water demand to a total demand of approximately 12,593 gallons per minute at buildout. Implementation of 1994 LRDP EIR Mitigation Measure 4.12-2 (determining that adequate water pressure exists before constructing new buildings), incorporated into the project, will reduce this impact to a less-than-significant level.

**18. Project Impact on Fire Protection Services (Initial Study Item 14a[i])**

The project could result in decreased level of service from UC Davis fire protection services. Continued implementation of 1994 LRDP EIR Mitigation Measure 4.12-1 (requiring implementation of measures to maintain current level of fire protection services), incorporated into the project, will reduce this impact to a less-than-significant level.

**19. Project Impact on Police Protection Services (Initial Study Item 14a[ii])**

The project could result in decreased levels of service from the UC Davis Police Department. Continued implementation of 1994 LRDP EIR Mitigation Measure 4.12-3 (requiring measures to maintain current level of police protection services), incorporated into the project, will reduce this impact to a less-than-significant level.

**20. Project Impact to Receiving Water Quality Due to Increased Discharge of Treated Effluent (Initial Study Item 16a)**

Development of the project would increase flows to the campus Wastewater Treatment Plant. The project does not include uses that are likely to result in discharge of inappropriate materials to the sanitary sewer system. Implementation of 1994 LRDP EIR Mitigation Measure 4.8-6(a) to (c) (requiring monitoring of effluent discharge and compliance with Waste Discharge Requirements), incorporated into the project, will reduce this impact to a less-than-significant level.

**21. Project Impact on Utility Water (Initial Study Item 16d)**

Development allowed under the 1994 LRDP would directly increase the amount of water demanded from the campus utility water system. Implementation of 1994 LRDP EIR Mitigation Measure 4.14-4, incorporated into the project, will reduce this impact to a less-than-significant level.

**E. Less-than-Significant Impacts Identified in the EIR for which Mitigation Measures Have Been Incorporated into this Project to Further Reduce the Potential Impacts**

The Final EIR identifies the following less-than-significant impacts for which mitigation measures have been incorporated as part of the project. Mitigation measures to further reduce less-than-significant impacts are not required by CEQA. The mitigation measures identified below are presented in summary form. These findings do not attempt to describe the full analysis of each potential environmental impact contained in the Final EIR. For a detailed description of these mitigation measures, please see appropriate references in the Draft EIR.

**1. Project and Cumulative Impact on Water Supply from the Shallow/Intermediate Aquifer (Initial Study Item 9b)**

The project itself, and the project in conjunction with cumulative regional growth, would increase the demand for utility water from the shallow/intermediate aquifer. Increased demand on this aquifer is considered a less-than-significant impact because the aquifer does not indicate a declining trend based on monitoring data. Although not required, 1994 LRDP EIR Mitigation Measures 4.14-3(a) (utility water conservation measures) and 4.14-3(b) (continued monitoring of groundwater elevations) are incorporated as part of the project to further reduce this impact.

**2. Project Impact on Expansive Soils (Initial Study Item 10d)**

Soils underlying the project site are primarily characterized as having moderate to highly expansive soils. The 1994 LRDP EIR concluded that impacts related to development on expansive soils would be less than significant because all development would be required to comply with the California Uniform Building Code (CUBC) for building design and construction. Although not required, implementation of 1994 LRDP Mitigation Measure 4.9-1(a), included in the project, would require review of project design to ensure compliance with CUBC requirements, and this mitigation would further reduce the magnitude of this impact.

**F. Mitigation Monitoring Program**

When making findings, a lead agency must adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The Regents hereby adopts the Mitigation Monitoring Program for the UC Davis Conference Center, Hotel and Graduate School of Management Building Project EIR, set forth in Section 6 of the Final Focused Tiered EIR. To the extent this project incorporates relevant 1994 LRDP EIR mitigation measures previously adopted by The Regents, implementation of these mitigation measures will be monitored pursuant to the 1994 LRDP EIR monitoring program (as revised), previously adopted by The Regents in connection with its approval of the 1994 LRDP. The mitigation measures identified in the 1994 LRDP EIR, as revised in the Mitigation Monitoring Plans for subsequent projects (identified in Section II.B), are readopted and incorporated in to the EIR and will be monitored pursuant to the LRDP Mitigation Monitoring Program, adopted in September 23, 1994 and hereby readopted in pertinent part, which is set forth in Volume 1, Section 5 of the 1994 LRDP Final EIR (as revised).

The 1994 LRDP EIR, as revised, identified some mitigation measures that would further reduce environmental impacts determined to be less-than-significant. While there is no requirement in CEQA to mitigate insignificant environmental impacts, mitigation measures further reducing less-than-significant impacts are included in the approval of the project to further enhance environmental quality. The Mitigation Monitoring Programs for the 1994 LRDP EIR and the UC Davis Conference Center, Hotel and Graduate School of Management Building

Project EIR are designed to reduce or eliminate significant impacts, as well as impacts initially determined to be less-than-significant.

## **G. Alternatives**

Seven build alternatives to the UC Davis Conference Center, Hotel and Graduate School of Management Building Project and two No Project Alternatives were evaluated in Section 6 of the Draft EIR. The feasibility, ability to meet project objectives, and potential environmental impacts of each alternative are discussed below.

### **1. Alternative 1: No Project-No Development**

The proposed project site and the Environmental Horticulture relocation site would remain in their current condition, and development and operation of the conference center, hotel, and Graduate School of Management Building would not occur. The Department of Environmental Horticulture teaching and research fields would not be relocated.

This alternative is environmentally superior to the project, as it would eliminate the impacts identified under the proposed project. No impacts would occur and no mitigation measures would be required. However, this alternative would not achieve any of the objectives for the proposed project, such as providing a venue for academic conferences on campus, supporting and advancing the campus' academic mission by enhancing the campus' role as a regional academic and arts center and meeting place in combination with the adjacent Center for the Performing Arts and Buehler Alumni and Visitors Center, and providing space for growth in the Graduate School of Management and the Office of University Relations.

### **2. Alternative 2: No Project - Expected Development**

This alternative assumes that the conference center, hotel, and Graduate School of Management Building would not be developed, but the south entry project site would be developed for a different project that would also be consistent with the site's 1994 LRDP land use designations of *High Density Academic and Administrative with Potential Enterprise Opportunity* and *Parking*. Uses under these designations could include office space or research laboratories and research support areas that would support the academic mission of the campus and would be primarily be financed in cooperation with public or private organizations external to the campus. The level of development on the site is assumed to be comparable to the proposed project (a total of approximately 115,000 asf, accommodating approximately 375 new employees, with approximately 100 parking spaces). As with the proposed project, the Department of Environmental Horticulture teaching and research field activities currently located on the south entry site would be relocated to the west campus, north of Hutchison Drive near the University Airport to accommodate development.

Like the proposed project, this alternative would not contribute to any physical deterioration in the City and would not conflict with City of Davis General Plan land use and related economic and business development policies. Because the number of employees under this alternative is assumed to be comparable to the proposed project, this alternative would

contribute to the same project-specific and cumulative significant and unavoidable traffic impacts as the proposed project during non-event conditions. However, there would be no additional burden on traffic congestion associated with event conditions, because this alternative would not include events. Parking impacts for this alternative would be reduced in magnitude compared to the proposed project because there would be no event conditions under this alternative. The No Project - Expected Development Alternative would contribute to the same less-than-significant project-specific and significant and unavoidable cumulative traffic-generated noise impacts as the proposed project, but to a lesser degree than the proposed project because this alternative would not have event traffic. Like the proposed project, this alternative would convert approximately two acres of potential Swainson's hawk foraging habitat in the west campus to other uses. Identical to the proposed project, implementation of Project-Specific Mitigation Measure 4.5-1 (which requires redesignation of approximately two acres of support use in the west campus be redesignated to Teaching and Research Fields) would reduce the project-specific impact on foraging habitat to a less-than-significant level.

Depending on what use is constructed, this alternative could achieve some of the project objectives related to providing space for future growth for both the Office of University Relations and Graduate School of Management. However, this alternative would not fulfill the following project objectives: provide a venue for academic conferences on campus; provide an opportunity to host visitors, alumni, and the business community; or support and advance the campus' academic mission by enhancing the campus' role as a regional academic and arts center and meeting place in combination with the adjacent Center for the Performing Arts and Buehler Alumni and Visitors Center.

### **3. Alternative 3: Conference Center without Hotel and Restaurant Facilities**

This alternative assumes the proposed conference center would be developed on the proposed project site without the proposed hotel and restaurant (restaurant and pub) facilities. The project under this alternative would be less financially viable than the proposed project because fewer conferences would be attracted to the facility and due to the lack of revenue generated by the hotel. Under this alternative, the proposed conference center would be approximately 51,000 asf. Identical to the proposed project, the conference center and the Graduate School of Management Building would be constructed and operated consistent with the proposed project. Like the proposed project, the Department of Environmental Horticulture teaching and research fields would be relocated to the west campus, north of Hutchison Drive near the University Airport, to accommodate development.

Like the proposed project, this alternative would not contribute to any physical deterioration in the City and would not conflict with City of Davis General Plan land use and related economic and business development policies. This alternative would contribute to the same project-specific and significant and unavoidable transportation impacts as the proposed project; however, these impacts would be reduced in magnitude because the alternative would not have traffic associated with hotel and restaurant patrons. The alternative would result in the same less-than-significant parking impact as the proposed project, although this impact would be somewhat reduced because the alternative would not have hotel and restaurant patrons.

The alternative would also contribute to the same less-than-significant project specific and significant and unavoidable cumulative traffic-generated noise impacts as the proposed project, although these impacts would be somewhat reduced because the alternative would not have traffic associated with hotel and restaurant patrons. Like the proposed project, this alternative would convert approximately two acres of potential Swainson's hawk foraging habitat in the west campus to other uses. Identical to the proposed project, implementation of Project-Specific Mitigation Measure 4.5-1 (which requires redesignation of approximately two acres of support use in the west campus be redesignated to Teaching and Research Fields) would reduce the project-specific impact on foraging habitat to a less-than-significant level.

The Conference Center without the Hotel and Restaurant Facilities Alternative could achieve some, but not all, of the objectives for the proposed project. This alternative, if feasible, would provide a venue for academic conferences on campus; provide an opportunity to host visitors, alumni, and the business community; support the campus' academic mission by enhancing the campus' role as a regional academic and arts center and meeting place in combination with the adjacent Center for the Performing Arts and Buehler Alumni and Visitors Center; provide access and exposure to the campus for the broader community; provide space for growth in the Graduate School of Management and the Office of University Relations; and provide outdoor gathering areas and connections. However, without the hotel and restaurant facilities, the ability of this alternative to achieve these objectives would be limited because the conference facility would be a less desirable location to hold conferences. Conference planners for academic conferences in particular, seek facilities that adequately provide for multi-day conferences. In addition, without the revenue generated by the hotel, an operator would be less likely to fund the conference center and afford the proposed design standards and amenities. Therefore, the conference center without a hotel is not expected to be a financially viable project.

#### **4. Alternative 4: Conference Center with Reduced Hotel Size**

This alternative assumes the proposed conference center would be developed on the proposed project site with a 50-room hotel and restaurant and pub facilities. The project under this alternative would be less financially viable than the proposed project because there would be less revenue generated by a smaller hotel (fewer conferences would be attracted to the facility). The Graduate School of Management Building would be constructed and operated consistent with the proposed project. Like the proposed project, the Department of Environmental Horticulture teaching and research fields would be relocated to the west campus, north of Hutchison Drive near the University Airport.

Like the proposed project, this alternative would not contribute to any physical deterioration in the City and would not conflict with City of Davis General Plan land use and related economic and business development policies. This alternative would contribute to the same project-specific and significant and unavoidable transportation impacts as the proposed project; however, these impacts would be somewhat reduced in magnitude because the alternative would have less traffic associated with hotel guests. The alternative would result in the same less-than-significant parking impact as the proposed project, although this impact would be somewhat reduced because the alternative would have fewer hotel guests. The alternative would also contribute to the same less-than-significant project-specific and significant

and unavoidable cumulative traffic noise impacts as the proposed project, although these impacts would be somewhat reduced because the alternative would have less traffic associated with hotel guests. Like the proposed project, this alternative would convert approximately two acres of potential Swainson's hawk foraging habitat in the west campus to other uses. Identical to the proposed project, implementation of Project-Specific Mitigation Measure 4.5-1 (which requires redesignation of approximately two acres of support use in the west campus be redesignated to Teaching and Research Fields) would reduce the project-specific impact on foraging habitat to a less-than-significant level.

The Conference Center with Reduced Hotel Size Alternative could achieve some, but not all, of the objectives for the proposed project. This alternative, if feasible, would provide a venue for academic conferences on campus; provide an opportunity to host visitors, alumni, and the business community; support the campus' academic mission by enhancing the campus' role as a regional academic and arts center and meeting place in combination with the adjacent Center for the Performing Arts and Buehler Alumni and Visitors Center; provide access and exposure to the campus for the broader community; provide space for growth in the Graduate School of Management and the Office of University Relations; and provide outdoor gathering areas and connections. However, with only a 50-room hotel, the ability of this alternative to achieve these objectives would be limited because the conference facility would be a less desirable location to hold conferences. Conference planners for academic conferences in particular, seek facilities that adequately provide for multi-day conferences. In addition, with reduced revenue generated by the hotel, an operator would be less likely to fund the project and afford the proposed conference center design standards and amenities. Therefore, the conference center with a reduced hotel is not expected to be a financially viable project.

## **5. Alternative 5: South Campus Site**

Under this alternative, the proposed conference center, hotel, and Graduate School of Management Building would be constructed on approximately five acres at the Enterprise Reserve in the south campus, south of I-80. Because the project's south entry site would not be developed, the Department of Environmental Horticulture teaching and research field activities would not be relocated.

Like the proposed project, this alternative would not contribute to any physical deterioration in the City and would not conflict with City of Davis General Plan land use and related economic and business development policies. The alternative would contribute to the same significant and unavoidable transportation impacts as the proposed project; however, these impacts would be reduced in magnitude due to the alternative site's distance from congested areas. The South Campus Site Alternative would increase the magnitude of the parking impact because, although approximately 100 surface parking spaces would be provided on-site, additional parking or increased transit from existing campus parking lots would be needed to adequately accommodate parking demand associated with the project. Therefore, unlike the proposed project, impacts to parking capacity would be significant. The alternative would contribute to the same less-than-significant project-specific and significant and unavoidable cumulative traffic noise impacts as the proposed project, but to a lesser degree due

to the alternative site's distance from congested areas. Similar to the proposed project, the significant and unavoidable impact associated with the cumulative loss of agricultural land and annual grassland habitat would remain the same as evaluated in the 1994 LRDP EIR.

Construction of the Conference Center, Hotel, and Graduate School of Management Building on five acres in the south campus would achieve the following objectives for the proposed project: provide a venue for academic conferences on campus; provide an opportunity to host visitors, alumni, and the business community; provide access and exposure to the campus for the broader community; and provide space for growth in the Graduate School of Management and the Office of University Relations. The alternative would not achieve the project objective of supporting the campus' academic mission by enhancing the campus' role as a regional academic and arts center and meeting place in combination with the adjacent Center for the Performing Arts and Buehler Alumni and Visitors Center. Due to the distance from adequate parking, additional parking would need to be constructed as part of the alternative and/or a shuttle service would need to be provided to and from available parking on campus. Costs associated with the provision of adequate parking would make this alternative less financially feasible.

#### **6. Alternative 6: West of the South Entry Parking Structure Site**

Under this alternative, the proposed conference center, hotel, and Graduate School of Management Building would be constructed on a site west of the South Entry Parking Structure. Because the project's south entry site would not be developed, the Department of Environmental Horticulture teaching and research field activities would not be relocated.

Like the proposed project, this alternative would not contribute to any physical deterioration in the City and would not conflict with City of Davis General Plan land use and related economic and business development policies. The alternative would contribute to the same significant and unavoidable transportation impacts as the proposed project. The alternative would also result in the same less-than-significant parking impact as the proposed project. In addition, the alternative would contribute to the same less-than-significant project-specific and significant and unavoidable cumulative traffic-generated noise impacts as the proposed project. Similar to the proposed project, the significant and unavoidable cumulative loss of Agricultural Land and Annual Grassland habitat would remain the same as evaluated in the 1994 LRDP EIR. However, this alternative would result in the loss of an additional four acres of Swainson's hawk foraging habitat, as compared to the proposed project.

The West of the South Entry Parking Structure Site Alternative could achieve most, but not all, of the objectives for the proposed project. The alternative would achieve the following objectives for the proposed project: provide a venue for academic conferences on campus; provide an opportunity to host visitors, alumni, and the business community; provide access and exposure to the campus for the broader community; and provide space for growth in the Graduate School of Management and the Office of University Relations. This alternative would not provide for strategic interaction with the Buehler Alumni and Visitors Center and the Center for the Performing Arts, due to the distance of approximately 300 feet.

Therefore, this alternative would not contribute as well to the campus' role as a regional academic and arts center and meeting place.

#### **7. Alternative 7: Hutchison Drive and La Rue Road Site**

Under this alternative, the proposed conference center, hotel, and Graduate School of Management Building would be constructed on a site in the central campus southwest of the intersection of Hutchison Drive and La Rue Road. This site is currently designated as *PE/Intercollegiate Athletics/Recreation*. Because the project's south entry site would not be developed, the Department of Environmental Horticulture teaching and research field activities would not be relocated.

Like the proposed project, this alternative would not contribute to any physical deterioration in the City and would not conflict with City of Davis General Plan land use and related economic and business development policies. The alternative would contribute to the same significant and unavoidable transportation impacts as the proposed project; however, these impacts would be reduced in magnitude due to the alternative site's distance from simultaneous event traffic at the Center for the Performing Arts. Increased traffic volumes associated with the alternative would likely affect other intersections not directly affected by the proposed project. The alternative would increase the magnitude of the parking impact because, although approximately 100 surface parking spaces would be provided on-site, additional parking or increased transit from existing campus parking lots would be needed to adequately accommodate parking demand associated with the project. The alternative would contribute to the same less-than-significant project-specific and significant and unavoidable cumulative traffic-generated noise impacts as the proposed project, but to a lesser degree due to the alternative site's distance from simultaneous event traffic at the Center for the Performing Arts. Construction of the proposed project at this location would result in direct conversion of annual-ruderal grassland habitat. In addition, the site is designated as *PE/Intercollegiate Athletics/Recreation* and has been identified as the site of the future stadium and associated athletic fields. Depending on the new location selected for the proposed stadium and associated athletic fields, this alternative could result in a further loss of Swainson's hawk foraging habitat, beyond that which would occur under the proposed project. In addition, implementation of this alternative would require an amendment to the 1994 LRDP to redesignate the site from *PE/Intercollegiate Athletics/Recreation* to *High Density Academic and Administrative with Potential Enterprise Opportunity*.

The Hutchison Drive and La Rue Road Site Alternative could achieve some, but not all of the objectives for the proposed project. The alternative would achieve the following objectives for the proposed project: provide a venue for academic conferences on campus; provide an opportunity to host visitors, alumni, and the business community; and provide space for growth in the Graduate School of Management and the Office of University Relations. The alternative would provide limited access and exposure to the campus for the broader community and would not provide for strategic interaction with the Buehler Alumni and Visitors Center and the Center for the Performing Arts. Therefore, this alternative would not contribute as well to the campus' academic mission by enhancing the campus' role as a regional academic and arts center and meeting place. Due lack of adequate parking in the vicinity of the

alternative site, additional parking would need to be constructed as part of the alternative and/or shuttle service would need to be provided to and from existing parking areas. Costs associated with the provision of adequate parking would make this alternative less financially feasible.

## **8. Alternative 8: Hotel at First and A Streets Site**

Under this alternative, the proposed conference center and hotel would be constructed on Parking Lot 10 at the intersection of First and A Streets, and the Graduate School of Management Building would be constructed at the proposed south entry site. The Department of Environmental Horticulture teaching and research fields would be relocated to the west campus to accommodate development of the south entry site.

Like the proposed project, this alternative would not contribute to any physical deterioration in the City and would not conflict with City of Davis General Plan land use and related economic and business development policies. The alternative would contribute to the same significant and unavoidable transportation impacts as the proposed project; however, these impacts would be reduced in magnitude due to the alternative site's distance from simultaneous event traffic at the Center for the Performing Arts. Increased traffic volumes associated with the alternative would likely directly affect other intersections not directly affected by the proposed project. Under this alternative, it is assumed that minimal parking could be provided on-site due to site size constraints. In addition, construction of the proposed uses at this site would displace Parking Lot 10 (304 spaces). Parking for the conference center and hotel facilities under this alternative would be severely limited and this would be a significant impact. Construction of underground or off-site parking facilities and/or increased shuttle service to existing parking areas would increase project costs and make this alternative less financially feasible. The alternative would contribute to the same less-than-significant project-specific and significant and unavoidable cumulative traffic-generated noise impacts as the proposed project, but to a lesser degree due to the alternative site's distance from simultaneous event traffic at the Center for the Performing Arts. However, unlike the proposed project, increased traffic associated with this alternative would expose nearby sensitive residential uses to increased traffic-generated noise. Like the proposed project, this alternative would convert approximately two acres of potential Swainson's hawk foraging habitat in the west campus to other uses. Identical to the proposed project, implementation of Project-Specific Mitigation Measure 4.5-1 (which requires redesignation of approximately two acres of support use in the west campus be redesignated to Teaching and Research Fields) would reduce the project-specific impact on foraging habitat to a less-than-significant level. In addition, implementation of this alternative would require an amendment to the 1994 LRDP to redesignate the site from *Parking* to *High Density Academic and Administrative with Potential Enterprise Opportunity*. Further, the alternative would develop a site with known cultural resources. Therefore, this alternative would have a significant impact on cultural resources that would not be caused by the proposed project.

The Conference Center and Hotel at First and A Streets Alternative could achieve some, but not all of the objectives for the proposed project. The alternative would achieve the following objectives for the proposed project: provide a venue for academic conferences on campus; provide an opportunity to host visitors, alumni, and the business

community; and provide space for growth in the Graduate School of Management and the Office of University Relations. The alternative would provide limited access and exposure to the campus for the broader community and it would not provide for strategic interaction with the Buehler Alumni and Visitors Center and the Center for the Performing Arts. Therefore, this alternative would not contribute as well to the campus' academic mission by enhancing the campus' role as a regional academic and arts center and meeting place. Due to small size of the site, the facility would need to be one or more stories taller than the proposed project. The construction of additional stories would make this alternative less financially feasible. Due to the distance from adequate parking, additional parking would need to be constructed as part of the alternative and/or shuttle service would need to be provided. Costs associated with the provision of adequate parking would make this alternative less financially feasible. Further, the alternative would develop a site with known cultural resources. Therefore, this alternative would have a significant impact on cultural resources that would not be caused by the proposed project.

#### **9. Alternative 9: Russell Boulevard and A Street Site**

Under this alternative, the proposed conference center and hotel facilities would be constructed at the intersection of Russell Boulevard and A Street, and the Graduate School of Management Building would be constructed at the proposed project location consistent with the proposed project. The Department of Environmental Horticulture teaching and research fields would be relocated to the west campus to accommodate the Graduate School of Management Building.

Like the proposed project, this alternative would not contribute to any physical deterioration in the City and would not conflict with City of Davis General Plan land use and related economic and business development policies. The alternative would contribute to the same significant and unavoidable transportation impacts as the proposed project; however, these impacts would be reduced in magnitude due to the alternative site's distance from simultaneous event traffic at the Center for the Performing Arts. Increased traffic volumes associated with the alternative would likely directly affect other intersections not directly affected by the proposed project. Under this alternative, it is assumed that minimal parking could be provided on-site due to site size constraints. Parking for the conference center and hotel facilities under this alternative would be severely limited and this would be a significant impact. Construction of underground or off-site parking facilities and/or increased shuttle service to existing parking areas would increase project costs and make this alternative less financially feasible. The alternative would contribute to the same less-than-significant project-specific and significant and unavoidable cumulative traffic noise impacts as the proposed project, but to a lesser degree due to the alternative site's distance from simultaneous event traffic at the Center for the Performing Arts. However, unlike the proposed project, increased traffic associated with this alternative would expose nearby sensitive residential uses to increased traffic-generated noise. Like the proposed project, this alternative would convert approximately two acres of potential Swainson's hawk foraging habitat in the west campus to other uses. Identical to the proposed project, implementation of Project-Specific Mitigation Measure 4.5-1 (which requires redesignation of approximately two acres of support use in the west campus be redesignated to Teaching and Research Fields) would reduce the project-specific impact on foraging habitat to a less-than-significant level. Construction of this alternative would also require replacement of the

existing Toomey Field facilities and intramural athletic fields elsewhere on campus. Depending on the site identified for relocation of the existing Toomey Field facilities and of displaced intramural athletic fields, additional Swainson's hawk foraging habitat could be lost under this alternative compared to the proposed project. In addition, implementation of this alternative would require an amendment to the 1994 LRDP to redesignate the site from *PE/Intercollegiate Athletics/Recreation* to *High Density Academic and Administrative with Potential Enterprise Opportunity*.

The Conference Center and Hotel at Russell Boulevard and A Street Alternative could achieve some, but not all of the objectives for the proposed project. The alternative would achieve the following objectives for the proposed project: provide a venue for academic conferences on campus; provide an opportunity to host visitors, alumni, and the business community; and provide space for growth in the Graduate School of Management and the Office of University Relations. The alternative would provide limited access and exposure to the campus for the broader community and it would not provide for strategic interaction with the Buehler Alumni and Visitors Center and the Center for the Performing Arts. Therefore, this alternative would not contribute as well to the campus' academic mission by enhancing the campus' role as a regional academic and arts center and meeting place. Due to the distance from adequate parking, additional parking would need to be constructed as part of the alternative and/or shuttle service would need to be provided. Costs associated with the provision of adequate parking would make this alternative less financially feasible.

## **H. Additional Findings**

### **1. Amendment to the 1994 LRDP**

Project approval includes a minor amendment to the 1994 LRDP land use map, which redesignates approximately two acres of land in the west campus, west of County Road 98 and north of the Campus Landfill, from *Support* to *Teaching and Research Fields*. The Regents finds that this minor amendment to the 1994 LRDP does not require a subsequent EIR on the 1994 LRDP, and the Focused Tiered EIR serves as an addendum to the 1994 LRDP EIR on this issue.

### **2. Consistency with the 1994 LRDP**

The project site is designated in the 1994 LRDP, as amended, for *High Density Academic and Administrative with Potential Enterprise Opportunity* and *Parking* land uses. The project would provide a full-service conference facility that would enhance the campus' ability to host significant academic conferences and professional meetings on campus, which would facilitate interdisciplinary research and learning opportunities for all academic disciplines on campus, thereby substantially contributing to the campus' academic mission. The proposed project would also provide academic space for the Graduate School of Management, administrative office space for the Office of University Relations, and on-site parking. Therefore, The Regents finds that the Conference Center, Hotel, and Graduate School of Management Building uses are consistent with the 1994 LRDP land use designations, as amended, for the project site.

### **3. Changes to the Project**

As discussed further in Section 1 of the Final EIR, the project described in the Draft EIR has been revised to reflect minor changes in the size of the conference center facility and its elements, and to reflect a change in the capacity of the conference center's food service area. Because these revisions to the project description clarify the space configuration of the conference center and constitute insignificant modifications to the project description, The Regents finds that impacts associated with the overall scope of the project are the same as those identified in the Draft EIR, and recirculation of the Draft EIR is not required.

### **4. Adequacy of 1994 LRDP EIR through 2005-06**

As discussed further in Appendix D of the Draft EIR, recent campus enrollment growth projections show that the on-campus student population may increase to 27,530 (1,530 more than were projected in the 1994 LRDP) and faculty and staff population may increase to approximately 11,700 (930 less than projected in the 1994 LRDP) through 2005-06. Although this future total campus population could exceed 1994 LRDP projections by approximately 600 people, the composition of this growth would include more students than faculty and staff, and faculty and staff tend to generate more impacts than do students. In addition, the campus is not expected to exceed physical development anticipated under the 1994 LRDP. Therefore, The Regents finds that the cumulative impacts of campus growth through 2005-06 have been adequately addressed in the 1994 LRDP EIR, as revised.

### **5. Impacts Related to Downtown Davis**

The EIR analyzed the potential for physical deterioration of the downtown area of the City of Davis as an indirect result of operation of the proposed project. The EIR examined the potential economic impacts of the hotel component of the project on local City of Davis lodging facilities, and it evaluated potential reuse strategies for downtown Davis lodging facilities. Based on the EIR analysis and the entire record, The Regents finds that there would be no impact with respect to physical deterioration in the City of Davis downtown either as a result of the project, or as a result of the project in combination with other new or planned lodging facilities in the area.

### **6. Relationship to the 1994 LRDP EIR**

The Focused Tiered EIR does not identify any issues or include any information concerning new significant effects on the environment or a substantial increase in the severity of previously identified significant effects analyzed in the 1994 LRDP EIR. Therefore, The Regents finds that none of the conditions described in CEQA or the CEQA Guidelines calling for preparation of a subsequent or supplemental EIR for the 1994 LRDP EIR have occurred.

## **I. Statement of Overriding Considerations**

As discussed above, The Regents has found that the impacts of the project identified in Section II.C remain significant following adoption and implementation of the mitigation measures described in the Final EIR. The Regents balanced the benefits of the project against its significant and unavoidable environmental impacts in determining whether to approve the project. The Regents determined that the project's benefits outweigh its unavoidable adverse environmental effects. The reasons for the approval of the project despite the occurrence of significant and unavoidable adverse impacts are as follows:

**1.** The project would provide a facility built according to the standards established by the International Association of Conference Centers, which relate to quality of service, amenities, meeting room design, food service, guest accommodations, and business mix. This would increase the campus' ability to host significant academic conferences and professional meetings on campus, which would substantially contribute to this campus' academic mission and would facilitate interdisciplinary research and learning opportunities for all academic disciplines on campus. UC Davis' ability to host meetings with strategic corporate, governmental, and non-profit partners who play an integral part in research efforts is also critical to the success of the UC Davis academic program. Further, existing meeting space on campus is insufficient to meet the current growing demand.

**2.** The proposed conference center and hotel would provide a state-of-the-art learning and meeting center where ideas and advances could be exchanged in a highly conducive environment. These facilities would enhance the campus' role as a regional academic and arts center and meeting place in combination with the adjacent Center for the Performing Arts and Buehler Alumni and Visitors Center. The conference center would meet current needs, stimulate future campus conference demand, attract campus affiliates, and draw from the growing regional corporate market. The proposed conference center would also enhance visitor attraction to the local community.

**3.** The proposed hotel is integral to the success of the proposed conference center. The proposed hotel would be essential to complete the full-service meeting environment and would be critical to the success of this type of regional center. In addition, revenue generated from operating the proposed hotel would make the conference center facility financially viable. Without this revenue, a conference center operation would be less likely to fund the project and all of its proposed design standards and amenities. As a unit, the Conference Center and Hotel would substantially contribute to the UC Davis academic program. The proposed hotel would also function in conjunction with the proposed conference center, existing Buehler Alumni and Visitors Center, and Center for the Performing Arts (under construction) to enhance UC Davis' role as a regional center for the exchange of ideas.

**4.** Office space provided in the proposed conference center and Graduate School of Management Building would help consolidate existing University Relations units that are currently located on- and off-campus and would provide space for expected growth in these units.

5. The proposed Graduate School of Management building would fully address the Graduate School of Management's demands for new space. The Graduate School of Management Building is currently housed in a building that cannot adequately accommodate the department's current and projected needs. Office space in the proposed Graduate School of Management Building and conference center facility would accommodate growth expected in the UC Davis Office of University Relations, and it would help consolidate on- and off-campus units within the department, promoting efficiency of operations. The Graduate School of Management Building would also provide needed space for the Internship and Career Center.

In addition, the Regents set forth benefits of the 1994 LRDP project in the Statement of Overriding Considerations adopted in connection with approval of the 1994 LRDP, which is incorporated herein by reference. The benefits listed herein and in the Findings adopted in connection with the approval of the 1994 LRDP outweigh each of the unavoidable adverse environmental effects associated with the project.

#### **J. Incorporation by Reference**

The project implements a portion of the 1994 LRDP and will provide academic and administrative buildings and conference center/hotel space to support the academic mission and meet the campus' current demands for adequate academic, administrative, and conference space. For this reason, the Statement of Overriding Considerations adopted by The Regents in connection with the approval of the 1994 LRDP is equally relevant to, and is adopted as part of, this project. All project-specific and cumulative significant and unavoidable impacts were addressed in the Findings and Overriding Considerations adopted by The Regents in connection with its approval of the 1994 LRDP and subsequent projects (identified in Section II.B) that included amendments to the 1994 LRDP and/or revisions to the 1994 LRDP EIR.

These Findings incorporate by reference in their entirety the text of the EIR prepared for the project (including the project's Tiered Initial Study, Draft EIR, and Final EIR); the 1994 LRDP; the 1994 LRDP EIR; the WWTP Replacement Project EIR; the 1997-98 Major Capital Improvement Projects SEIR; the Center for the Arts Performance Hall and South Entry Roadway and Parking Improvements Tiered Initial Study and Mitigated Negative Declaration; the USDA Western Human Nutrition Research Center Tiered Initial Study and Mitigated Negative Declaration; the Veterinary Medicine Laboratory and Equine Athletic Performance Laboratory Facilities Focused Tiered EIR; the Segundo Housing Improvements Projects Tiered Initial Study and Mitigated Negative Declaration; and the Findings and Overriding Considerations adopted by The Regents in connection with the 1994 LRDP EIR, the WWTP Replacement Project EIR, the 1997-98 Major Capital Improvement Projects, and the Veterinary Medicine Laboratory and Equine Athletic Performance Laboratory Facilities Focused Tiered EIR. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, project and cumulative impacts, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the reasons for approving the project.

**K. Record of Proceedings**

Various documents and other materials constitute the record of proceedings upon which The Regents bases its findings and decisions contained herein. Most documents related to this project are located in the campus Office of Resource Management and Planning, University of California, One Shields Avenue, 376 Mrak Hall, Davis, California 95616. The record of proceedings for the 1994 LRDP approval is also located in the Office of Resource Management and Planning. The custodian for these two records of proceedings is the Office of Resource Management and Planning.

**L. Summary**

1. Based on the foregoing Findings and the information contained in the record, The Regents has made one or more of the following Findings with respect to each of the significant effects of the project:
  - a. Changes or alterations have been required in, or incorporated into, the project that mitigate or avoid the significant effect on the environment.
  - b. Changes or alterations required to mitigate or avoid the significant effect are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other public agency.
  - c. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.
2. Based on the foregoing Findings and the information contained in the record, it is determined that:
  - a. All significant effects on the environment due to the approval of the project have been eliminated or substantially lessened where feasible.
  - b. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with the 1994 LRDP and in Section II.I above.

**III. APPROVALS**

The Regents hereby takes the following actions:

- A. The Regents hereby adopts, incorporates into the project, and makes a condition of project approval, all project elements, project mitigation measures, and relevant 1994 LRDP EIR mitigation measures identified in the Final EIR, as discussed in Section II, above.

- B.** The Regents hereby certifies the Final EIR for the Conference Center, Hotel, and Graduate School of Management Building, as discussed in Section I, above.
- C.** The Regents hereby adopts the Mitigation Monitoring Program and Findings in their entirety as summarized in Section II, above.
- D.** The Regents hereby amends the 1994 UC Davis LRDP land use map to change approximately two acres of land designated for *Support to Teaching and Research Fields*, as described in Appendix A of the Final EIR.
- E.** Having reviewed certification of the Final EIR, independently reviewed and analyzed the Final EIR, conditioned the project as described above, and adopted the Findings, The Regents hereby approves the design of the UC Davis Conference Center, Hotel, and Graduate School of Management Building project.