

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS IN
CONNECTION WITH THE AMENDMENT TO THE 2003 LRDP AND
APPROVAL OF THE WEST VILLAGE IMPLEMENTATION PLAN,
DAVIS CAMPUS**

**I. ADOPTION OF ADDENDUM #1 TO THE UC DAVIS 2003 LONG
RANGE DEVELOPMENT PLAN FINAL ENVIRONMENTAL
IMPACT REPORT**

The findings set forth below are made for the adoption by the Board of Regents of the University of California (“The Regents”) of Addendum #1 to the Final Environmental Impact Report (“Final EIR”) for the University of California, Davis 2003 Long Range Development Plan and the UC Davis Neighborhood Master Plan (NMP).

The Final EIR, State Clearinghouse Number 2002102092, was certified by The Regents on November 20, 2003, as set forth in the Findings and Statement of Overriding Considerations (the “LRDP Findings”) adopted by The Regents on November 20, 2003. The Final EIR consists of the May 2003 Draft Environmental Impact Report (“Draft EIR”) and the November 2003 Final EIR.

Addendum #1 to the Final EIR, dated October 2006, provides updated information about the NMP, one of the five near term projects analyzed in the 2003 LRDP Final EIR. The NMP is a plan for the development of a new residential neighborhood, hereinafter West Village, on the UC Davis west campus. Following approval of the NMP by The Regents, the campus and a developer team have prepared a West Village Implementation Plan (WVIP) for the development of the West Village. As a result of the detailed planning included in the WVIP, the previously approved NMP has been refined and slightly reconfigured. The purpose of Addendum #1 is twofold: (i) to make minor technical changes and additions to the Final EIR which reflect modifications to the previously approved NMP; and (ii) to evaluate whether any further environmental review supplementing the Final EIR is needed in connection with The Regents' approval of the WVIP.

The Regents hereby certifies that Addendum #1 was presented to The Regents, that The Regents has reviewed and considered the information contained in Addendum #1, and that Addendum #1 reflects the independent judgment and analysis of the University of California (“University”). The Regents further finds that Addendum #1 has been completed in compliance with the California Environmental Quality Act, Public Resources Code sections 21000, et seq. (CEQA) and the State CEQA Guidelines, Title 14, California Code of Regulations, sections 15000 et seq. (“CEQA Guidelines”). The Regents hereby adopts Addendum #1 to the Final EIR.

II. FINDINGS SUPPORTING APPROVALS

The following Findings are adopted by The Regents in conjunction with its approvals of the WVIP set forth in Section III, below:

A. Environmental Review Documents

On November 20, 2003, The Regents certified the Final EIR in accordance with CEQA and the CEQA Guidelines. The Final EIR provided a comprehensive analysis of the impacts associated with campus growth under the 2003 LRDP and identified measures to mitigate, to the extent feasible, the significant adverse impacts associated with the 2003 LRDP.

The previously approved NMP, revised by the WVIP, is a land use plan for the development of a residential neighborhood in a portion of the UC Davis west campus, adjacent to SR-113.

Volume III of the Draft EIR, as amended by the Final EIR, analyzed the project-level environmental impacts associated with the implementation of the NMP. The environmental analysis builds upon the broader analysis of the environmental impacts from implementation of the 2003 LRDP, described in Volume I and II of the Draft EIR, as amended by the Final EIR. The additional analysis presented in Volume III reflects the more detailed information available regarding the West Village.

Addendum #1 includes minor changes and additions to the Final EIR related to the West Village and evaluates the following environmental topic areas: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural Resources; Geology, Seismicity, and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Minerals; Noise; Population and Housing; Public Services; Recreation; Traffic, Circulation, and Parking; and Utilities.

The Final EIR identifies the relevant mitigation measures adopted by The Regents for implementation of the 2003 LRDP that must be implemented in connection with construction or operation of the previously approved NMP. All relevant mitigation measures are included in the Approvals set forth in Section III below and shall be implemented as components of those Approvals.

The Final EIR, together with Addendum #1, concludes that most environmental impacts associated with the West Village will be less than significant after mitigation. The remaining significant and unavoidable impacts relating to the West Village (related to aesthetics, agricultural resources, air quality, groundwater withdrawal, noise and utilities, as identified in Addendum #1) are found to be acceptable for the reasons specified in Section E, below.

The Regents finds that the Final EIR (including the information presented in Addendum #1) contains the environmental analysis and information necessary to support approval of the WVIP, as set forth in Section III, below. The Regents further certifies that it has received, reviewed, and considered the information contained in the Final EIR together with Addendum #1 prior to making these findings and in taking the actions set forth in Section III below.

B. Description Of Proposed WVIP And Comparison To NMP Described In The Final EIR

Following approval of the NMP by The Regents, UC Davis undertook an extensive developer selection process and entered into exclusive negotiations with a private sector developer to develop the West Village. The campus and the developer team have prepared a WVIP, a plan that integrates financial, planning, design, and management guidelines for the successful development of the West Village. As a result of the detailed planning included in the WVIP, the previously approved NMP has been refined and slightly reconfigured.

The main changes to the plan include the following:

(1) The total area of the West Village is reduced from approximately 225 acres as identified in the 2003 LRDP Final EIR to approximately 208 acres in the WVIP.

(2) Hutchison Drive is proposed to be realigned to the east of the WCAE, rather than to the west. A roundabout would be constructed at least 500 feet west of SR-113 southbound ramp intersection, and Campbell Road would form the west leg of the proposed roundabout intersection.

(3) The elementary school site has been relocated approximately 700 feet to the west of its previous location and is anticipated to be used for either an elementary school, a pre-school facility or a child day care facility.

(4) The village square has been shifted one block to the east of its location in the NMP to accommodate the change in the alignment of the main entry roadway. The locations of uses around the village square also have shifted slightly.

(5) Development of final construction drawings and possible high market demand for single-family townhouses could result in minor modification to the areas designated faculty/staff housing and student housing.

(6) Other internal changes include replacement of the off-street bikeway from the transit green to the SR-113 bike bridge with an on-street bike lane system in multiple east/west alignments on the site; relocation of the bus route from within the transit green to a road that would be used by buses, vehicles, bicycles, and pedestrians along the southern edge of the green; provision of a central greenway within the student housing complex along SR-113; realignment of the east west linear park at the transit green into a consolidated neighborhood park; reconfiguration of the village square to allow more mixed use frontage; the addition of a bikeway from the student apartments to the SR-113 bike bridge; and minor shifts in the location of faculty/staff housing unit types.

(7) Changes in the housing component of the project include the elimination of “garden apartments” as a housing type for faculty and staff and the allocation of those 100 units to other housing categories so that the total number of housing units for faculty and staff remains unchanged; and an increase in the total number of housing units for students by 38 units,

although the total number of student beds contained in these housing units remain approximately the same as in the NMP.

(8) East of SR-113, approximately 600 feet of new bicycle path would be constructed adjacent to existing student housing on Orchard Park Circle to the west of Orchard Park Drive. Vehicle parking currently at this location would be relocated approximately 200 feet to the north along Orchard Park Circle to the west of Orchard Park Apartments.

(9) West Village will be built in two phases instead of three phases as described in the 2003 LRDP Final EIR.

C. Findings Regarding Impact Analysis

The analysis in Addendum #1 finds that all environmental impacts associated with the WVIP have been fully addressed in the 2003 LRDP Final EIR. A detailed description of these impacts is set forth in the Final EIR, the LRDP Findings and the Mitigation Monitoring Program, incorporated by reference in these Findings. Addendum #1 concludes that because the footprint of the West Village would remain largely the same as analyzed in the Final EIR, and because population estimates would be the same as those used in the Final EIR, approval of the WVIP as proposed would not result any new significant impacts or substantially increase the severity of significant impacts previously identified in the Final EIR.

D. Findings Relating to Adequacy of Prior Environmental Review

In addition to serving as the environmental document for approval of the 2003 LRDP, the Final EIR was intended by The Regents to be the basis for compliance with CEQA for future discretionary actions to carry out the 2003 LRDP, including the West Village. In accordance with applicable provisions of CEQA and the CEQA Guidelines, The Regents has independently examined the approvals set forth in Section III in light of the Final EIR and the LRDP Findings, to determine whether or not an additional environmental document should be prepared. Based on this review, The Regents finds as follows:

1. The WVIP is consistent with, and within the scope of, the UC Davis 2003 LRDP analyzed in the Final EIR. The WVIP also consistent with, and within the scope of, the Final EIR's discussion and analysis of the NMP.

2. The potential environmental impacts of the WVIP, including its contribution to potentially significant impacts that will be mitigated to a less than significant level, as well as to significant and unavoidable impacts, were fully considered in the Final EIR

3. None of the circumstances that would necessitate preparation of a subsequent or supplemental EIR pursuant to CEQA Guidelines section 15162 exists. The revisions to the previously approved NMP, made since the Final EIR was certified and the 2003 LRDP was approved, do not involve substantial changes to the 2003 LRDP or to the NMP which would require revisions of the Final EIR to address new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects. No substantial changes have occurred with respect to the circumstances under which the 2003 LRDP

or the WVIP will be undertaken which would require revisions to the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified environmental effects. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified, showing that the 2003 LRDP or the WVIP would have any new or substantially more severe environmental effects not discussed in the Final EIR, or that any new mitigation measures or alternatives previously found infeasible would in fact be feasible and would substantially reduce any significant effects of the 2003 LRDP or the WVIP, or that there are any new mitigation measures or alternatives considerably different from those analyzed in the Final EIR that would substantially reduce any significant effects of the 2003 LRDP or the WVIP.

4. All relevant regional, area wide, and local cumulative impacts are adequately addressed in the Final EIR. The Final EIR sufficiently analyzed a range of reasonable alternatives to the 2003 LRDP and the NMP and all relevant circumstances remain the same as they relate to those alternatives.

E. Findings Relating to the Environmental Impacts

These Findings rely upon and incorporate by reference the 2003 LRDP Findings as The Regents' Findings with respect to (i) the potential environmental impacts of the 2003 LRDP and the previously approved NMP; (ii) the measures adopted to mitigate significant environmental impacts; (iii) the feasibility of mitigation measures and alternatives; (iv) the potentially significant impacts that will be mitigated to a less than significant level by the adopted mitigation measures; and (v) identification the significant and environmental impacts that will not be avoided or reduced to a less than significant level by the adopted mitigation measures.

As set forth in Section II A, above, environmental impacts relating to aesthetics, agricultural resources, air quality, groundwater withdrawal, noise and utilities will not be reduced to a less than significant level by the adopted mitigation measures and will remain significant.

In accordance with the provisions of CEQA and the CEQA Guidelines, in deciding whether to approve the 2003 LRDP, The Regents balanced the benefits of the 2003 LRDP (including the benefits of development of the West Village) against the unavoidable adverse environmental effects that would result, and determined that the benefits of implementing the 2003 LRDP outweigh those significant and unavoidable adverse environmental effects. The Regents determination is set forth in the Statement of Overriding Considerations contained in the 2003 LRDP Findings, and as set forth below.

Additionally, construction of the West Village is a necessary initial step in implementation of the 2003 LRDP for the UC Davis Campus. This Project will provide the much needed housing for students, faculty and staff on the campus in support of the academic mission of UC Davis and will advance the other benefits of the 2003 LRDP. This residential neighborhood will also serve as an integral component of the full UC Davis campus. Accordingly, for these reasons, and for the reasons set forth in the Findings and Statement of

Overriding Considerations adopted in connection with approval of the 2003 LRDP, The Regents finds and determines that the benefits of approving the WVIP outweigh the significant and unavoidable adverse environmental effects that will result.

F. Other Findings

1. Incorporation By Reference

These Findings incorporate by reference in their entirety the text of Addendum #1 to the Final EIR. These Findings also incorporate by reference in their entirety the Final EIR, the 2003 LRDP Findings, and the 2003 NMP Findings adopted by the Regents on November 20, 2003, in connection with its approval of the 2003 LRDP.

2. Mitigation Monitoring

In conjunction with its certification of the Final EIR and approval of the 2003 LRDP, The Regents adopted the 2003 LRDP and NMP mitigation measures and a Mitigation Monitoring Program. The Mitigation Monitoring Program shall apply to the WVIP.

3. Record of Proceedings

Various documents and other materials constitute the record of proceedings upon which The Regents bases its findings and decision contained herein. The record of proceedings is located at the Office of Resource Management and Planning, University of California, Davis, 376 Mrak Hall, One Shield Avenue, Davis, California 95616. Additional documents included in the record of proceedings may also be located at other offices at UC Davis and at the University's Office of the President, 1111 Franklin Street, Oakland, California 94607. The custodian for the record of proceedings is the Office of Resource Management and Planning, University of California, Davis, located at 376 Mrak Hall, One Shield Avenue, Davis, California 95616.

III. APPROVALS

The Regents hereby takes the following actions:

A. The Regents previously certified the Final EIR in November 2003, and has adopted Addendum #1 to the Final EIR as set forth in Section I, above.

B. The Regents hereby adopts the amendment to the UC Davis 2003 LRDP.

C. The Regents hereby adopts the Findings in their entirety as set forth in Sections I and II, above.

D. Having adopted Addendum #1, independently reviewed and considered the information in the Final EIR, conditioned its approval as described above, and adopted the Findings, The Regents hereby approves the WVIP.

E. The Regents delegate to the Chancellor of the Davis campus approval of the detailed implementation of the plan subject to substantial conformance with the West Village Implementation Plan.