I. CONSIDERATION OF THE CITY OF FOLSOM’S ADOPTED FINAL EIR/EIS FOR THE FOLSOM SOUTH OF U.S. HIGHWAY 50 SPECIFIC PLAN PROJECT

The University of California, acting as a responsible agency under the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., hereinafter “CEQA”), hereby adopts the following Findings pursuant to CEQA, and the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq., (hereinafter “CEQA Guidelines”), in conjunction with its approval of the acquisition of 36 acres of real property in the Folsom Ranch development located south of highway 50 on East Bidwell Road in Folsom, California (Project).

In approving the Action, the University is acting in its capacity as a responsible agency pursuant to the requirements of 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 Folsom Ranch development within the Folsom South of U.S. Highway 50 Specific Plan was analyzed in an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) certified in May 2011 by the City of Folsom. On the same date the Folsom City Council adopted environmental findings (“Findings”) in connection with the project.

The EIR/EIS is a program-level, or “first-tier” analysis for the project and considered the broad environmental effects of annexation of the 3,584 acres of property into the City of Folsom as well as adoption and implementation of the Folsom Plan Area Specific Plan. The EIR/EIS covered certain other entitlements such as a Public Facilities Financing Plan, pre-zoning of the Specific Plan Area, and approval of large-lot tentative maps, including Folsom Ranch (formally Carpenter Ranch). Folsom Ranch is a 1,024-acre area within northwestern portion of the larger Specific Plan Area and includes the subject property. Future development of the Folsom Ranch site, tiered from the EIR/EIS, required additional entitlements including a Section 404 application with the Department of the Army. As such, the Seller is required to implement the mitigation measures and conditions of approval, which includes site grading, in compliance with the Folsom Plan Area Specific Plan EIR/EIS and South of Highway 50 Backbone Infrastructure IS/MND mitigation measures.

The University has reviewed the EIR/EIS and the Folsom South of U.S. Highway 50 Specific Plan EIR/EIS CEQA Findings; and agrees with the analyses and findings included therein. These Findings are made in light of substantial evidence in the record of the Project proceedings, including but not limited to the EIR/EIS. The EIR/EIS and Findings may be found at:


The University has approval authority over the proposed Action. The University, acting in accordance with the Regents’ delegation procedures, in its capacity as a responsible agency, finds and determines that the EIR/EIS, the South of 50 EIR/EIS CEQA Findings, and the other information in the administrative record, provide the basis for approval of the proposed Action, and support the Findings set forth in Section II, below.

II. FINDINGS

Having reviewed and considered the Final EIR/EIS, the CEQA Findings, and the other information in the administrative record, the University hereby adopts the following Findings, as required by CEQA Guidelines Sections 15096, 15162, 15163, 15168(c), and 15180, in conjunction with approval of the Action as set forth in Section III, below. The University determines that its Findings are based on full appraisal of all information concerning the environmental effects identified and analyzed in the FEIR and are supported by substantial evidence.

A. Environmental Review Process

As discussed above, the City of Folsom is the lead agency under CEQA for the Folsom South of 50 Specific Plan Project and, in such capacity, certified the EIR/EIS in May 2011.

B. University Review as Responsible Agency

As a responsible agency, the University has evaluated whether the environmental review analysis contained in the Folsom South of U.S. Highway 50 Specific Plan EIR/EIS CEQA Findings remains adequate prior to the University’s approval of the Action and has considered whether there have been any changes or new information since the adoption of the Folsom South of U.S. Highway 50 EIR/EIS CEQA Findings. These Findings were prepared to discuss any new information, changes to the proposed Project or circumstances that may affect the prior environmental analysis prepared for the FEIR. Since adoption of the FEIR, none of the conditions or circumstances that would require preparation of a subsequent or supplemental EIR pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 exists in connection with the Project. The Project is consistent with the environmental analysis prepared for the FEIR, and the University finds that:
(1) No substantial changes are proposed in the Project which require major revisions of the FEIR due to the involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects;

(2) No substantial changes have occurred with respect to the circumstances under which the Project is being undertaken which will require major revisions of the FEIR due to involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects. No substantial changes with respect to circumstances under which the Project is undertaken have occurred; and

(3) No new information of substantial importance has arisen which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified that would show that the proposed Project would cause or substantially worsen significant environmental impacts discussed in the FEIR, that mitigation measures or alternatives found infeasible in the FEIR would in fact be feasible, or that different mitigation measures or alternatives from those analyzed in the FEIR would substantially reduce one or more significant environmental effects found in the FEIR. For the reasons described above, the University hereby finds that there is no basis for requiring preparation of a subsequent or supplemental EIR. Therefore, no additional environmental review is necessary for approval of the Action.

C. Incorporation by Reference

These Findings incorporate by reference, in their respective entirety, the texts of the EIR/EIS and the Folsom South of U.S. Highway 50 EIR/EIS CEQA Findings. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, the proposed Project and cumulative impacts, and the basis for determining the significance of impacts, and the reasons for approving the Action.

D. Record of Proceedings

Various documents and other materials constitute the record of proceedings upon which the University bases its findings and decision contained herein. These documents and materials are located in various offices of the University, including the Davis campus, and/or offices of consultants retained by the University to assist with the development and analysis of the Project. The custodian for these documents and materials is Campus Planning and Environmental Stewardship, University of California, One Shields Avenue, Davis, CA 95616.

E. Summary

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

- The proposed Action – acquisition of 36 acres of real property within the Folsom South of U.S. Highway 50 Specific Plan -- will not result in environmental effects that were not
adequately examined in the FEIR. In addition, the University has no responsibility or authority to implement any portion of the Folsom South of U.S. Highway 50 Specific Plan Project or any mitigation measures adopted by the City of Folsom or other responsible agencies to reduce and/or avoid the significant impacts of the project.

III. APPROVALS

The University of California, upon review and consideration of the environmental consequences of the proposed Project, hereby takes the following actions:

A. Approves the adequacy of the environmental analysis for the proposed Project contained in the EIR/EIS and adopts the Folsom South of U.S. Highway 50 Specific Plan EIR/EIS CEQA Findings and as described in Sections I and IIA, above;

B. Adopts these Findings in their entirety as set forth in Section II above; and determines that no further CEQA documentation is needed.

C. Having independently reviewed and analyzed the EIR/EIS, and adopted the Findings, the University hereby approves the Action