**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS IN CONNECTION WITH THE APPROVAL OF THE DESIGN OF THE**

**VETERINARY MEDICAL CENTER VISION, DAVIS CAMPUS**

**AND CONSTRUCTION OF**

**PROJECT ELEMENT 1: SITE UTILITIES AND PARKING EXPANSION**

1. **DESIGN APPROVAL OF THE VETERINARY MEDICAL CENTER VISION**

The findings set forth below support the approval of the Veterinary Medical Center Vision (“VMC Vision,” the Project) pursuant to Title 14, California Code of Regulations, Section 15074(b). The Chancellor of the University of California, Davis campus (the campus) pursuant to authority delegated from the Board of Regents of the University of California (The Regents) (hereinafter referred to collectively as “the University”), hereby finds that an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. (CEQA) on the basis of which the adoption of a Mitigated Negative Declaration is proposed.

The Initial Study for the VMC Vision is tiered from UC Davis 2003 Long Range Development Plan Environmental Impact Report (2003 LRDP EIR), which was approved by The Regents in November 2003. The Project is consistent with the 2003 LRDP, which describes the scope and nature of campus development, as well as land use principles and policies to guide the location, scale, and design of individual capital projects, and the 2003 LRDP EIR which identifies the impacts of campus development and measures to mitigate the significant adverse impacts and cumulative impacts associated with that growth.

The University received the Mitigated Negative Declaration (MND), the Initial Study, and the 2003 LRDP EIR, and reviewed and considered the information contained in these documents and any comments on these documents before approving the design of the Project. The University hereby finds that the Tiered Initial Study/MND reflect the independent judgment and analysis of the University, and adopts the MND.

1. **APPROVAL OF FINAL DESIGNS AND CONSTRUCTION OF PROJECT ELEMENT 1: SITE UTILITIES AND PARKING EXPANSION**

The findings below support approval of the final design and construction of VMC Vision Project Element 1, Site Utilities and Parking Expansion. The University hereby finds that the Initial Study/MND for the VMC Vision evaluated Project Element1: Site Utility and Parking Expansion at a project-level of detail (see Section 3.6.4, “Utilities, Infrastructure, and Site Work,” Section 3.6.5, “Parking and Circulation,” and Figures 3-5 and 3-6).

1. **FINDINGS**

The University hereby adopts the following Findings pursuant to CEQA Guidelines Sections 15074, 15091, 15092 and 15093, in conjunction with the approval of the VMC Vision, and implementation of Project Element 1: Site Utilities and Parking Expansion, as set forth in Section IV, below.

1. **Background and Project Summary**

Since its inception in 1948, the School of Veterinary Medicine (SVM) has shaped the field of veterinary medicine, setting the bar for education and discovering clinical and scientific breakthroughs to benefit humans and animals. The SVM provides education to approximately 700 students enrolled primarily in the four-year Doctor of Veterinary Medicine (DVM) program as well as the Master of Preventative Veterinary Medicine, a dual DVM/PhD for Veterinary Scientists, and graduate degree programs in a variety of academic disciplines including Epidemiology, Immunology, and Integrative Pathobiology. The SVM is home to the largest veterinary residency program in the nation, a program that trains post-graduate veterinarians in 34 clinical specialties.

As the world’s leader of educating veterinary scientists and practitioners, the SVM must provide state of the art facilities and an unsurpassed clinical training environment for veterinary medical students, residents, interns, and graduate students. The main facility of the William R. Pritchard Veterinary Medical Teaching Hospital (VMTH) first opened in 1970 and was designed to accommodate 3,000 patients per year. With a current annual caseload of approximately 50,000 patients, the existing VMTH is inadequate to support current and future operations. A significant investment in clinical facilities is necessary to maintain the quality of education and patient care available through the SVM, support cutting edge translational veterinary medical and interdisciplinary clinical research at the patient care interface, and serve as a model of enduring sustainability for veterinary medical facilities.

UC Davis proposes to implement the VMC Vision, which encompasses a series of component projects to renovate and expand the VMTH complex into a re-envisioned Veterinary Medical Center intended to provide the highest quality of care, the best environment for learning, and an exemplary setting for the advancement of veterinary science. The VMC Vision would be implemented within the existing VMTH complex to renovate existing structures, demolish some structures, develop new facilities, make site improvements, and upgrade the utility infrastructure.

The VMC Vision encompasses fourteen (14) projects that include:

* carefully planned and sequenced new facilities and utility improvements with centralized spaces dedicated to functions such as imaging that would be shared by both the Small and Large Animal Clinics; and
* extensive renovation of spaces vacated when new facilities open to serve new and expanded uses, such as clinical trials, molecular diagnostics and integrative medicine.

Table 1 lists the fourteen proposed VMC Vision projects, in the order that they are proposed to be implemented. Figure 3-5 of the Initial Study shows the proposed VMC site plan and is keyed to coordinate with the projects listed in Table 1.

UC Davis proposes to approve final designs and construct Project Element 1, Site Utilities and Parking Expansion, as shaded in Table 1.

**Table 1: VMC Vision Projects**

| Element | Name | Description | Start\* | End\* |
| --- | --- | --- | --- | --- |
| 1 | Site Utilities and Parking Expansion | Off-site connections to the campus central plant and district utilities, and reconfiguration of existing parking lots and construction of new parking lots. | Q1 2018 | Q2 2019 |
| 2 | All Species Imaging Center | New construction and renovation of VMTH space. Includes relocation of utility runs to buildings B, C, and D. | Q3 2018 | Q3 2021 |
| 3 | Equine Performance Center | New construction and site improvements. | Q3 2020 | Q3 2021 |
| 4 | Small Animal Clinic West Wing 1 | Renovation of existing space in VMTH. | Q4 2021 | Q3 2022 |
| 5 | Small Animal Clinic South Wing 1 | Renovation of existing space in Veterinary Medicine 2. | Q4 2021 | Q3 2022 |
| 6 | Equine Surgery and Critical Care Wing | New construction and site improvements. This facility would be linked to the new Equine Performance Center via an open breezeway to create a unified Equine Health Center. | Q3 2023 | Q1 2025 |
| 7 | Equine Hospital Renovation | Renovation of existing space in building B. | Q1 2025 | Q3 2025 |
| 8 | Clinical Research Center | Renovation of existing space in Veterinary Medicine 2. | Q1 2025 | Q4 2025 |
| 9 | Small Animal Clinic East Wing 1 | New construction and site improvements. | Q3 2019 | Q4 2021 |
| 10 | Small Animal Clinic West Wing 2 | Renovation of existing space in VMTH. | Q1 2022 | Q1 2023 |
| 11 | Small Animal Clinic East Wing 2 | Build out of shell space created as part of East Wing 1. | Q4 2022 | Q4 2023 |
| 12 | Small Animal Clinic South Wing 2 | Renovation of existing space in Veterinary Medicine 2. | Q1 2024 | Q4 2024 |
| 13 | Community Practice Consolidation | Renovation of existing space in Center for Companion Animal Health. | Q4 2024 | Q4 2025 |
| 14 | Equine Isolation Facility | New construction and site improvements. Includes demolition of the existing 14,000 sf isolation facility. | Q2 2024 | Q3 2025 |

*\* Estimated construction start and end dates by calendar quarter and year.*

The VMC Vision would comply with the UC Policy on Sustainable Practices and would meet the campus baseline[[1]](#footnote-1) as applicable to the Project. The VMC Vision’s goal for renovation of existing buildings is to improve them so they are equal to or more efficient than Title 24 standards. The goal for new VMC buildings is to be 20 percent more efficient than Title 24 standards. In addition, UC Davis implements Green Building practices under the U.S. Green Building Council’s Leadership in Energy and Environmental Design program (LEED). The VMC Vision is targeting to achieve LEED Gold Certification for all renovated and new buildings. The design elements of the VMC Vision that support these sustainability goals, including carbon neutrality, alternative transportation, and water and energy efficiency measures, are detailed in the Initial Study.

1. **Environmental Review Process**

A Tiered Initial Study/MND (State Clearinghouse No. 2017052051) was prepared for the VMC Vision in accordance with CEQA and the University of California Procedures for Implementation of CEQA. The Initial Study/MND for the Project is tiered from the campus 2003 LRDP EIR (State Clearinghouse No. 2002109092), which is a programmatic EIR certified by The Regents in connection with the approval of the 2003 LRDP in November 2003. The Project is part of the physical development proposed in the 2003 LRDP; therefore, the environmental analysis for the Project is presented and analyzed within the context of the 2003 LRDP and incorporates by reference applicable portions of the 2003 LRDP EIR. The 2003 LRDP EIR analyzes the overall effects of campus growth and facility development anticipated under the 2003 LRDP and identifies measures to mitigate the significant adverse impacts and cumulative impacts associated with that growth.

As a tiered document, the Initial Study/MND for the VMC Vision relies on the 2003 LRDP EIR for: (1) a discussion of general background and setting information for environmental topic areas; (2) overall growth-related issues; (3) issues that were evaluated in sufficient detail in the 2003 LRDP EIR for which there are no significant new information, changes in the Project, or changes in circumstances that would require further analysis; and (4) cumulative impacts. The purpose of the Tiered Initial Study is to evaluate the potential environmental impacts of the Project with respect to the existing 2003 LRDP EIR analysis to determine what level of additional environmental review, if any, would be appropriate.

The Initial Study analyzed the potential impacts of the VMC Vision and the adequacy of the existing environmental analysis in the 2003 LRDP EIR with regard to the following environmental topic areas: (1) aesthetics, (2) agriculture and forestry resources, (3) air quality, (4) biological resources, (5) cultural resources, (6) geology, soils, and seismicity, (7) hazards and hazardous materials, (8) hydrology and water quality, (9) land use and planning, (10) mineral resources, (11) noise, (12) population and housing, (13) public services, (14) recreation, (15) transportation, circulation, and parking, and (16) utilities and service systems. Further, although greenhouse gas (GHG) emissions and climate change were not addressed in the 2003 LRDP EIR—at that time, GHG emissions were not required to be considered under CEQA and generally were not evaluated—GHG emissions were evaluated in the Initial Study for the Project to determine if a new significant impact, which had not been identified in the 2003 LRDP EIR, would occur.

Based on the analysis contained in the Initial Study, it was determined that the Project would result in potentially significant impacts related to GHG emissions and climate change, but that these impacts could be mitigated to less-than-significant levels through the adoption of project-specific mitigation measures. In addition to the mitigable GHG/climate change impacts, the University found that the Project may contribute to, but would not exceed the magnitude of, significant environmental impacts previously identified in the 2003 LRDP EIR, and that the potentially significant Project impacts are addressed by the measures that have been adopted as part of the approval of the 2003 LRDP. Based on the Initial Study, the University prepared a MND that reflects these conclusions.

The Project’s proposed MND and Tiered Initial Study were submitted to the State Clearinghouse in the Governor’s Office of Planning and Research and circulated for a 30-day public review period beginning on May 19, 2017 and concluding on June 19, 2017. During that time, the document was available for review by various state and local agencies, as well as by interested individuals and organizations. During the comment period, two comment letters were received, from the State Clearinghouse (documenting compliance with CEQA public review requirements) and the Central Valley Regional Water Quality Control Board (CVRWQB). The comment letter from CVRWQCB provided information regarding a number and type of storm water and other permits that might be needed for the Project. Responses to these letters have been prepared by UC Davis and included in the Final Initial Study/MND. The comment letters do not raise any new issues that were not adequately analyzed in the Initial Study/MND.

1. **Relation of the Project to the LRDP EIR**

The 2003 LRDP EIR is a Program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.) and Section 21080.09 of the Public Resources Code. The 2003 LRDP EIR analyzed full implementation of uses and physical development proposed under the 2003 LRDP. Consistent with the 2003 LRDP land use designations, the VMC Vision would provide renovated and newly constructed academic and administrative space within the Academic and Administrative-High Density designation. In addition, the Project’s proposed parking lot renovations and utility connections would not alter the Parking, Formal Open Space, and Teach and Research Open Space land use designations; rather, construction disturbances in open space areas and parking lots would be temporary and no land use change would occur. As presented in Table 2, below, the VMC Vision would increase the building area within the campus’ Academic Core and the Health Sciences District by 269,050 sf, which would be within the 1,320,000 sf of remaining 2003 LRDP building area capacity, and would leave a post-project capacity of 1,050,950 sf. The Project would not increase the number students at UC Davis. The Project would increase employment by 57, which is well within the projected employment totals assumed in the 2003 LRDP. Current employment at UC Davis numbers 12,181, 4,719 less than the LRDP’s projected 16,900 employees. Therefore, the VMC Vision is within the scope of campus development and population evaluated in the 2003 LRDP EIR.

**Table 2: UC Davis 2003 LRDP Projections and Proposed VMC Vision Projections**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | 2003 LRDP  Projections | 2015-2016 Actual | Remaining Capacity | Proposed VMC Vision Projections | Post-Project Capacity |
| Students | 30,000 1 | 32,663 | (2,663) | 0 | (2,663) |
| Employment | 16,900 2 | 12,181 | 4,719 | 57 | 4,662 |
| Building Area | 10,820,000 sf 3 | 9,500,000 sf | 1,320,000 sf | 269,050 sf | 1,050,950 sf |

*1 The 2003 LRDP projected a total of approximately 32,000 students through 2015-2016; however, approximately 2,000 of these students were projected to be accommodated off the main campus at other facilities such as the UC Davis Medical Center in Sacramento, the Bodega Marine Laboratory, and study abroad sites. Therefore, UC Davis anticipated that approximately 30,000 students would be accommodated on campus through 2015-2016.*

*2 The 2003 LRDP projected approximately 14,500 campus faculty and staff as well as approximately 2,400 non-university employees working at the proposed Research Park I-80 and West Campus through 2015-2016.*

*3 The 2003 LRDP EIR, pages 3-15 and 3-16, indicates that the 2001-2002 building total was 6,620,000 sf and that the 2003 LRDP would allow for an additional 4,200,000 sf, totaling 10,820,000 sf.*

The Initial Study/MND for the VMC Vision is tiered from the 2003 LRDP EIR in accordance with Sections 15152 and 15168(d) of the CEQA Guidelines and Public Resources Code Section 21094. Based on the analysis presented in the Initial Study, the University found that the Project could have a significant effect on the environment. However, implementation of project-specific mitigation measures, in addition to implementation of 2003 LRDP EIR mitigation measures, would reduce all project-related impacts to a less-than-significant level.

1. **Environmental Summary**

The following sections summarize the environmental evaluation for the VMC Vision.

* 1. **Significant and Unavoidable Adverse Impacts Associated with the 2003 LRDP and Related Mitigation Measures**

The Initial Study did not identify any significant and unavoidable project-level impacts associated with implementing the VMC Vision but did find that the Project would contribute to several significant and unavoidable adverse cumulative impacts associated with the implementation of the 2003 LRDP. As documented throughout the Tiered Initial Study, the Project would not contribute to the significant unavoidable agricultural resource impacts, hydrology (groundwater), or utilities and service systems (groundwater) identified in the 2003 LRDP EIR. However, it would incrementally contribute to, but would not exceed the magnitude evaluated (i.e., it would be within the scope) in the 2003 LRDP EIR, significant and unavoidable impacts related to: aesthetics, air quality, biological resources, cultural resources, water quality, population and housing, and transportation/circulation. The 2003 LRDP EIR identified mitigation measures that would reduce to the extent feasible, but not avoid, these significant and unavoidable adverse impacts. These mitigation measures were adopted as part of the approval of the 2003 LRDP and are currently being implemented. No conditions have changed and no new information has become available since certification of the 2003 LRDP EIR that would alter this previous analysis. The Initial Study for the VMC Vision did not identify any additional project-specific mitigation measures that would further reduce or avoid these cumulative significant impacts. All of the cumulative significant and unavoidable impacts, discussed below in Finding II.D.1 (a-j), were adequately addressed in the 2003 LRDP EIR and its associated Findings and Statement of Overriding Considerations. The 2003 LRDP EIR mitigation measures are also identified and briefly discussed below. For a detailed description of these mitigation measures, please see the text in the Initial Study/MND.

**Aesthetics**

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.1-4. Development under the 2003 LRDP together with other development in the region could affect local scenic vistas west across agricultural lands to the Coast Range.**

The Initial Study/MND analyzed the impacts of the VMC Vision and concluded that as a component of growth under the 2003 LRPD, the Project would contribute to adverse effects on scenic vistas across agricultural fields west to the Coast Range. As discussed in Section 4.5 of the Initial Study, the VMC Vision is located east of SR 113 within the central campus and is occupied by existing SVM facilities. The proposed renovation and new construction would occur on the eastern portion of the project site, where views to the west are obstructed by the existing Gourley Clinical Teaching Center, Equine Isolation Facility, Hoffman Equine Performance Lab, the Livestock and Field Services Center, as well as vehicular parking and landscaped trees. Therefore, the VMC Vision would not disrupt views of the Coast Range to the west and would result in a less-than-significant contribution to this cumulative impact. Furthermore, cumulative growth in the region is consistent with that assumed in the 2003 LRDP EIR. As a component of the 2003 LRDP, the Project incorporates previously adopted 2003 LRDP Mitigation Measures 4.1-1 and 4.1-4, which require the campus Design Review Committee to consider scenic views while planning for projects under the 2003 LRDP to maintain scenic views to the extent feasible and which state the City of Davis, Yolo County, and Solano County can and should implement the General Plan policies that support the long-term establishment and preservation of scenic vistas. While the 2003 LRDP EIR mitigation measures reduce the magnitude campus impacts to scenic vistas, the University considers the cumulative decreased visual access to scenic vistas to be a significant and unavoidable impact.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.1-5. Development allowed under the 2003 LRDP, in conjunction with other development in the region could substantially degrade the existing visual character or quality of the region.**

The Initial Study/MND analyzed the impacts of the VMC Vision and concluded that as a component of growth under the 2003 LRPD, the Project would contribute to potential degradation of the existing visual character or quality of the region. As discussed in Section 4.5 of the Initial Study/MND, the VMC Vision would include renovation of existing buildings and construction of new buildings within the existing footprint of the existing SVM site. Because all development would be within the existing developed central campus and SVM, no taller than existing structures, and consistent with LRDP planning and design guidelines (per 2003 LRDP EIR Mitigation 4.1-2[a]), the VMC Vision would result in a less-than-significant contribution to this cumulative impact. Furthermore, cumulative growth in the region is consistent with that assumed in the 2003 LRDP EIR. As a component of the 2003 LRDP, the Project incorporates 2003 LRDP EIR Mitigation Measure 4.1-2(a) to reduce campus-related degradation of visual character and quality to a less-than-significant level. In addition, the City of Davis General Plan includes goals, policies, and standards that address the preservation of scenic resources (including natural habitat and resources reflective of place and history), the maintenance of greenery, and architectural consistency and design standards to maintain the City’s visual character and quality. Similarly, Yolo and Solano Counties, and the Cities of Woodland, Winters, and Dixon have general plan policies and design guidelines that they use to review each proposed project to ensure that new development does not adversely affect visual quality of its setting. Although implementation of LRDP Mitigation 4.1-2(b) would reduce the magnitude of the impact, the feasibility and/or implementation of the mitigation cannot be guaranteed by the University of California because enforcement and monitoring fall within other jurisdictions. For this reason, the University considers the cumulative impact on aesthetic character significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.1-6. Implementation of the 2003 LRDP together with cumulative development in the region would create new sources of light and glare that could adversely affect daytime or nighttime views in the region.**

The Initial Study/MND analyzed the impacts of the VMC Vision and concluded that as a component of growth under the 2003 LRPD, the Project would contribute to cumulative light and glare that could adversely affect daytime or nighttime views in the region. As discussed in Section 4.5 of the Initial Study, the VMC Vision would include new structures that could result in new sources of light or glare. However, because all development would occur within a fully developed portion of the campus and consistent with LRDP planning and design guidelines (per 2003 LRDP EIR Mitigation 4.1-3[a] and [b]), the VMC Vision would result in a less-than-significant contribution to this cumulative impact. Furthermore, the proposed VMC Vision would not add building space beyond that contemplated by the 2003 LRDP EIR and cumulative growth in the region is consistent with that assumed in the 2003 LRDP EIR. As a component of the 2003 LRDP, the Project incorporates 2003 LRDP EIR Mitigation Measure 4.1-3(a) and (b), which would serve to reduce the effects of lighting and glare to a less-than-significant level on campus. In addition, the City of Davis Municipal Code includes requirements for outdoor lighting to minimize light pollution and glare, which would serve to reduce the adverse effects of lighting and glare in the immediate area. Similarly, the City of Winters General Plan includes a policy designed to avoid excess glare, spillage and brightness. Some of the other jurisdictions in the region do not have specific policies that address light and glare from new development. Therefore, the cumulative development in the region would create new sources of light and glare that could adversely affect daytime and/or nighttime views in the region. Implementation of LRDP Mitigation 4.1-6(b) would reduce the magnitude of the identified impact; however, the feasibility and/or implementation of the mitigation cannot be guaranteed by the University of California because enforcement and monitoring fall within other jurisdictions. For this reason, the University considers the cumulative impact on aesthetic character significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

**Air Quality**

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.3-6. Implementation of the 2003 LRDP, in conjunction with other regional development, would result in a cumulatively considerable increase of non-attainment pollutants.**

The Initial Study/MND analyzed the impacts of the VMC Vision and concluded that as a component of growth under the 2003 LRPD, the Project would contribute emissions of criteria pollutants for which the region is in nonattainment with respect to ambient air quality standards. As discussed in Section 4.5 of the Initial Study, the VMC Vision is within the development assumptions analyzed in the 2003 LRDP EIR. Because the Project would not increase campus population or regional population beyond levels already anticipated under the LRDP, the Project would not result in new or substantially worse impacts related to emissions of criteria pollutants. As discussed in Initial Study/MND Section 7.3, “Air Quality,” the Project would result in construction emissions of PM10 that would exceed YSAQMD’s thresholds of significance for construction emissions; however, as a component of the 2003 LRDP, the Project incorporates previously 2003 LRDP EIR Mitigation 4.3-6 and Mitigation 4.3-1(a-c) to reduce emissions to a less-than-significant level and would not produce a cumulative considerable contribution of emissions during construction activity. However, because the YSAQMD region does not attain the state ozone standard, the growth of the campus could potentially hinder the YSAQMD’s attainment efforts, and it is possible that the YSAQMD will not attain the air quality standards. This cumulative impact is considered significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

**Biological Resources**

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.4-12. Development allowed under the 2003 LRDP would contribute 550 acres to the cumulative loss in the region of over 1,500 acres of Agricultural Land and Ruderal/Annual Grassland habitat for resident and migratory wildlife species including Swainson’s hawks and burrowing owls.**

The Initial Study/MND analyzed the impacts of the VMC Vision and concluded that as a component of growth under the 2003 LRPD, the Project would contribute to cumulative loss of habitat for resident and migratory species. As discussed in Section 4.5 of the Initial Study/MND, the VMC Vision would include renovation of existing structures and construction of new buildings within the existing footprint of the existing SVM site. Portions of the utility lines included in the VMC Vision would be installed in areas of foraging habitat. However, as a component of the 2003 LRDP, the Project incorporates previously 2003 LRDP EIR Mitigation Measures 4.4-1(a-c); 4.4-2(a) and (b); 4.4-3(a) and (b); and 4.4-7(a) in combination with the Yolo County NCCP and Solano County HCP, including compliance with the regulatory and permitting requirements imposed by the USFWS and the CDFG. Because UC Davis will compensate for habitat loss on campus by developing and implementing habitat mitigation on the UC Davis campus, the campus will not contribute to this cumulative impact. However, the regional conversion of habitat around the campus, the City of Davis and throughout Yolo and Solano Counties to urban development is considered a substantial reduction in the acres of habitat for native wildlife. Implementation of the Yolo County NCCP and Solano County HCP may reduce these effects to a less-than-significant level. However, UC Davis cannot guarantee implementation; therefore, the impact remains significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.4-13. Development allowed under the 2003 LRDP could contribute to the cumulative loss in the region of wetland and riparian habitat for resident and migratory wildlife species and special status plants.**

The Initial Study/MND analyzed the impacts of the VMC Vision would include a new storm drain outfall to the Arboretum Waterway and would contribute to cumulative loss of wetland and riparian habitat and habitat for migratory wildlife and special status plants in the region. As a component of the 2003 LRDP, the Project incorporates previously adopted 2003 LRDP EIR Mitigation Measure 4.4-8 (a-c) to reduce impacts on riparian habitat and wetlands through avoidance, creation, preservation, or enhancement such that the Project would result in a less-than-significant contribution to the cumulative impact. Because the 2003 LRDP EIR anticipated impacts from drainage improvements within the Arboretum Waterway area, the impacts of the proposed VMC Vision be within the scope of the 2003 LRDP EIR’s development assumptions. UC Davis will compensate for habitat loss on campus by implementing the mitigation measures 4.4-1(a) and (b) to mitigate for impacts to special-status plants 4.4-8(a-c) ensure no net loss of wetland functions and values. No campus mitigation is required for impacts to migratory corridors. Implementation of the Yolo County NCCP and Solano County HCP may reduce these effects to a less-than-significant level; however, UC Davis cannot guarantee implementation; therefore, the impact remains significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.4-14. Development allowed under the 2003 LRDP could contribute to the cumulative loss of valley elderberry beetle habitat.**

The Initial Study/MND analyzed the impacts of the VMC Vision and concluded that the Project could impact elderberry shrubs within the project site and contribute to cumulative loss of valley elderberry beetle habitat. As a component of the 2003 LRDP, the Project incorporates previously adopted 2003 LRDP EIR Mitigations 4.4-6 (a) and (b) to reduce impacts valley elderberry beetle such that the Project would result in a less-than-significant contribution to the cumulative impact. Furthermore, cumulative growth in the region is consistent with that assumed in the 2003 LRDP EIR. The Yolo County NCCP and Solano County HCP may also reduce these cumulative effects to a less-than-significant level. However, UC Davis cannot guarantee implementation; therefore, the impact remains significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

**Cultural Resources**

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.5-5. Development under the 2003 LRDP would contribute to cumulative damage to and loss of the resource base of unique archaeological resources and historical resources (including archaeological sites and historic buildings and structures) in Yolo and Solano counties.**

The Initial Study/MND analyzed the impacts of the VMC Vision (see Section 7.5 of the Initial Study/MND) and concluded the project site does not include historic architectural resources and would not contribute to cumulative impacts on historic resources. However, consistent with the 2003 LRDP EIR, the VMC Vision could potentially contribute to cumulative archaeological resource impacts or disturbance of human remains. As a component of the 2003 LRDP, the Project incorporates previously adopted 2003 LRDP EIR Mitigation Measures 4.5-1 through 4.5-4, which shall reduce the Project’s contribution to such cumulative impacts to less than significant. UC Davis cultural resources protocols, as stipulated in 2003 LRDP EIR Mitigation Measures 4.5-1 through 4.5-4, minimize the impact of development under the 2003 LRDP on unique archaeological resources and historical resources, because the campus carries out a continuing program of archaeological investigation, which in most cases enables the campus to avoid or preserve unique archaeological resources and historical resources, and appropriately recover data from and document resources that cannot be preserved in place. The campus mitigation program has proven effective in preventing or mitigating damage to unique archaeological resources and historical resources; therefore, the mitigation program is considered to have reduced the campus impacts to less-than-significant levels in all cases to date. However, because there are no measures that can fully mitigate this impact, and because UC Davis cannot guarantee implementation by other agencies of measures to protect historical resources and unique archaeological resources, this cumulative impact is considered significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

**Hydrology and Water Quality**

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.8-10. Development under the 2003 LRDP, in conjunction with construction activities, increased impervious surfaces, and alterations to drainage patterns associated with other development in the region that would increase impervious surface coverage in the watershed, could increase storm water runoff, and could provide substantial sources of polluted runoff, which could affect receiving water quality.**

The Initial Study/MND analyzed the impacts of the VMC Vision and concluded that the Project would increase impervious surfaces, which could increase stormwater runoff and contribute to cumulative water quality impacts. In accordance with LRDP Mitigation Measure 4.8-3(a), included in the Project, a drainage study has been performed for the VMC Vision to determine if capacity in the existing storm drainage system exists. The study concluded that the stormwater system has sufficient capacity to absorb additional runoff generated by the Project. Therefore, the VMC Vision would result in a less-than-significant contribution to this cumulative impact. Furthermore, the VMC Vision is within the scope of the 2003 LRDP and as a component of the 2003 LRDP, the Project incorporates previously adopted 2003 LRDP EIR Mitigations 4.8-1 and 4.5-2, which shall reduce the Project’s contribution to such cumulative impacts to less than significant. While mitigation measures requiring compliance with National Pollutant Discharge Elimination System (NPDES) Phase II regulations would protect water quality, implementation of mitigation measures for all projects in the cumulative context cannot be guaranteed by the University of California because it falls within other jurisdictions to enforce and monitor, and the effectiveness of the program in these jurisdictions has not been demonstrated. Therefore, the cumulative impact is significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

**Transportation, Circulation, and Parking**

* + - * 1. **2003 LRDP EIR Cumulative Impact 4.14-2. Implementation of the 2003 LRDP would cause unacceptable intersection and freeway LOS operations at off-campus facilities, including facilities contained in the Yolo County and Solano County Congestion Management Plans.**

The Initial Study/MND analyzed the impacts of the VMC Vision and concluded that the Project would contribute to unacceptable intersection and freeway operations. While the Project’s addition of 57 new employees for the VMC Vision may add additional trips to the local roadway network, this increase is within the increases assumed by the 2003 LRDP EIR. Because the number of new employees would be well below the overall amount assumed in the 2003 LRDP EIR, the VMC Vision would result in a less-than-significant contribution to this cumulative impact, and this minor increase would not alter the previous analysis or conclusions. As a component of the 2003 LRDP, the Project incorporates the previously adopted 2003 LRDP EIR. Although Mitigation Measure 4.14-2 (a-c) would help reduce this impact, the analysis in Impact 4.14-2 of the 2003 LRDP EIR concluded that implementation of the 2003 LRDP would result in unacceptable intersection and freeway LOS operations at off-campus facilities, including facilities contained in the Yolo County and Solano County Congestion Management Plans and it was determined to be significant and unavoidable.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

* 1. **Significant and Potentially Significant Impacts that would be Mitigated to “Less-than-Significant” Levels and Related Project-Specific Mitigation Measures**

1. **Project-Specific Impact: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.**

To achieve consistency with the UC Office of the President’s goal of carbon neutrality by 2025, the Project must demonstrate a no net increase in GHG emissions beyond baseline levels, excluding emissions associated with commuter trips. The Project would generate 1,467 MT CO2e/year (1,453 MT CO2e/year excluding mobile-source emissions) of GHG emissions, which would exceed the existing levels of GHGs associated with the project site. As such, the Project would produce a potentially considerable contribution to cumulative emissions influencing global climate change. Mitigation Measures 7.7-1 and 7.7-2 will be implemented, which require that the University incorporates measures into the Project to reduce operational emissions of GHGs to zero, if feasible, and otherwise incorporate offsets to achieve a zero net emissions increase. UC Davis is committed to installing the six (6) electric vehicle charging spaces and six (6) designated parking spaces for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles with Project Element 1, the Site Utilities and Parking Expansion. Installation prior to other building renovations and development would support the reduction of project-related GHGs as other VMC Vision project elements are implemented.

**Mitigation Measure 7.7-1: Incorporate design features to reduce operational GHG emissions**

The University will incorporate mitigation measures into the Project to reduce operational emissions of GHGs to zero, if feasible. Such measures may include the following:

**Energy**

* Reduce on-site electricity use by 50 percent through use of on-site renewable energy (e.g., solar photovoltaic panels) where possible. Building design, landscape plans, and solar installation shall take into account solar orientation to maximize solar exposure.
* Install roofing materials with a minimum aged or Solar Reflective Index equal to 25.

**Area Sources**

* Provide electrical outlets on the exterior of project buildings to allow sufficient power of electric landscaping equipment.

**Water Conservation**

* Install a recycled water irrigation system for all on-site irrigation demand.

**Transportation**

* Install 6 electric vehicle charging spaces (at least 10 percent of the project-generated demand for 57 parking spaces) consistent with the Tier 1 standards identified in Table A5.106.5.3.1 of the 2016 Title 24 CALGreen Code.
* Provide 6 designated parking spaces for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles (at least 10 percent of the project-generated demand for 57 parking spaces) consistent with the Tier 1 standards identified in Table A5.106.5.1.1 of the 2016 Title 24 CALGreen Code.

**Mitigation Measure 7.7-2: Purchase Carbon Offsets**

If offsets are needed to achieve net zero emissions, they will be prioritized as follows: 1) project design features/on-site reduction measures; 2) off-site within neighborhood; 3) off-site within district; 4) off-site within state; 5) and off-site out of state.

Before issuing building permits for development within the project site, the University will confirm that the Project’s remaining (i.e., post implementation of Mitigation Measure 7.7-1) construction and operational GHG emissions over a 30-year project life are offset.

The University will invest in on-campus programs to reduce GHG emissions from energy consumption (e.g., the University’s Energy Efficiency Program) to offset project-related emissions to the extent feasible. If, after feasible local investments have been exhausted, project-related GHG emissions remain, the University will purchase additional carbon offsets, giving priority to carbon offset projects occurring within the state.

**Finding**: Implementation of identified actions and achievement of performance standards identified under Mitigation Measure 7.7-1 combined with the reductions associated with the purchase of carbon offsets under Mitigation Measure 7.7-2, which have been required, will reduce the Project’s emissions of GHGs to a less-than-significant level. The University, therefore, finds that changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental impact identified in the Initial Study. (See Initial Study Section 7.7)

1. **Project-Specific Impact: Conflict with an applicable plan, policy, or regulation adopted for the purpose or reducing the emissions of greenhouse gases.**

UC Davis developed its Climate Action Plan (CAP) in 2010, which was adopted to allow UC Davis to meet the requirements of AB 32, the UC Policy on Sustainable Practices, and the American College and University Presidents Climate Commitment. The CAP sets goals for GHG reductions as well as policies to meet those goals. The CAP does not extend beyond 2020, and has not undergone environmental review and is therefore not considered “a qualified greenhouse gas reduction plan” under CEQA. Consistency with the UC Office of the President’s commitment to achieve carbon neutrality across all UC campuses by 2025 will therefore be evaluated. As discussed above, the Project would result in an additional 1,467 MT CO2e per year as compared to existing conditions. As discussed in Section 7.7.3, “Regulatory Considerations,” of the Initial Study/MND, a no net increase threshold has been applied at the project level to reduce impacts to global climate change. Given that achieving carbon neutrality by 2025 is a benchmark goal in-line with the statewide goals, as discussed in the Draft 2017 Climate Change Scoping Plan Update, the additional emissions associated with the Project would be in conflict with the state’s pathway to achieve a 40 percent reduction in 1990 levels of GHGs by 2030.

**Mitigation Measure 7.7-3: Implement Mitigation Measures 7.7-1 and 7.7-2**

The University will implement Mitigation Measures 7.7-1 and 7.7-2 to reduce GHG emissions by 1,467 MT CO2e per year. See Section II.D.2(a), above for a summary of these mitigation measures.

**Finding**: Implementation of Mitigation Measures 7.7-1 and 7.7-2, which have been required, would reduce project-generated GHGs to the level of GHGs currently being emitted by the project site. As such, the Project would demonstrate a no net increase in GHGs. This would be consistent with the UC Office of the President’s commitment to achieving carbon neutrality by 2025 on all UC campuses, including UC Davis. Further, a no net increase in emissions would demonstrate the Project’s participation in the state’s plan to reduce GHG emissions to 40 percent of 1990 levels by 2030. Through incorporation of the mitigation listed above, the Project would remain consistent with the UC Office of the President’s commitment to achieve carbon neutrality by 2025. Therefore, the University finds that the project-generated GHG impact would be less than significant with mitigation. (Initial Study Section 7.7)

* 1. **Significant and Potentially Significant Impacts that would be Mitigated to “Less-than-Significant” Levels and Related 2003 LRDP Mitigation Measures**
     + - 1. **Aesthetics: Degradation of the visual character of the campus**

The VMC Vision would have no effect on valued elements of the UC Davis visual landscape because the proposed demolition, renovation, and construction would not occur in an area identified as having valued elements of the visual landscape, nor would it disturb an area of high visual quality. The VMC Vision would remove or renovate buildings that are unremarkable and build new buildings within a developed high-density academic and administrative area. Furthermore, the Project would not alter the Arboretum to the south nor open space to the east of the site. Although there would be a temporary disturbance to install utility lines in these areas, the utility lines would be undergrounded and the ground surface would be restored to pre-project conditions; there would be no permanent change to the visual character of the Arboretum or open space because of utility installation. The Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.1-2 (a-b). As required by this mitigation, UC Davis would design renovated and new structures, roads, and landscaping to be compatible with the visual elements and policies identified in the 2003 LRDP and, before design approval, the Campus Design Review Committee must determine that project designs are consistent with the valued elements of the visual landscape identified in the 2003 LRDP, applicable planning guidelines, and the character of surrounding development so that the visual character and quality of the project area are not substantially degraded. Therefore, although the visual character of the project site would change, it would not represent a significant adverse effect. The VMC Vision would have a less-than-significant effect on the visual character of the campus.

* + - * 1. **Aesthetics: Substantial light or glare that could adversely affect daytime or nighttime views in the area**

The existing buildings within the VMC Vision project site contain building and security lighting that are existing sources of glare and light. The proposed VMC Vision consists of demolition of existing buildings, redevelopment of buildings, and new development, which would result in new interior lighting and exterior lighting that could change the light and glare conditions at the site. The Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.1-3(a), which requires that the Project use textured nonreflective exterior surfaces and nonreflective glass. The exterior lighting would be limited to building entrances, bike parking lots, and lighting along walkways. The Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.1-3(b-c), which requires that the Project prevent light spill and light pollution per LEED requirements, and new outdoor lighting associated with the Project shall use directional lighting methods with shielded and cutoff-type light fixtures to minimize glare and upward directed lighting. The Campus Design Review Committee would also review the Project’s use of non-directional lighting design to ensure that no adverse effects on nighttime views occur. Furthermore, incorporation of previously adopted 2003 LRDP Mitigation Measure 4.1-3(d), requires that the campus implement the use of the specified lighting design and equipment when older lighting fixtures and designs are replaced over time. With implementation of LRDP Mitigation Measure 4.1-3(a-d), which is included in the Project, the Project’s impact associated with light and glare would be less than the existing baseline condition. The Project would have a less-than-significant light and glare impact.

* + - * 1. **Air Quality: Construction-generated emissions of criteria air pollutants and precursors**

The 2003 LRDP EIR found that construction emissions under the 2003 LRDP could substantially contribute to a violation of ambient state and federal air quality standards or hinder the attainment of the regional air quality plan (LRDP Impact 4.3-3). The VMC Vision would contribute to this impact. The campus is located in an area that is designated as nonattainment with respect to the ambient air quality standards for ozone and PM10. The 2013 State Sacramento Regional 8-hour Ozone Attainment and Reasonable Further Progress Plan, which covers the Sacramento region including the campus, contains strategies for reducing emissions in the region to attain the 8-hour national ambient air quality standard for ozone by 2018. The Project incorporates previously adopted 2003 LRDP Mitigation LRDP Mitigation Measure 4.3-3 (a-b), which require dust control measures to reduce fugitive PM10 and PM2.5 dust emissions. The Project also incorporates previously adopted 2003 LRDP Mitigation Measure 4.3-3(c), which requires measures to reduce exhaust emissions from heavy-duty construction equipment. However, this impact was considered significant and unavoidable at the LRDP program level.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

Construction of the Project would result in emissions that would exceed the YSAQMD thresholds of significance for construction-related emissions of PM10 for three of the nine construction years (Initial Study Table 7.3-1). However, the Project includes implementation of the previously adopted 2003 LRDP EIR Mitigation Measure 4.3(a) which includes measures to reduce emissions of construction-related fugitive dust (PM10). Implementation of the 2003 LRDP EIR Mitigation Measure 4.3(a) would be sufficient to reduce construction-related impacts to a less-than-significant level.

* + - * 1. **Air Quality: Long-Term Operational Emissions of Criteria Air Pollutants and Precursors**

The 2003 LRDP EIR found that operational emissions under the 2003 LRDP could substantially contribute to a violation of ambient state and federal air quality standards or hinder the attainment of the regional air quality plan (LRDP Impact 4.3-1). The VMC Vision would contribute to this impact. The campus is located in an area that is designated as nonattainment with respect to the ambient air quality standards for ozone and PM10. The 2013 State Sacramento Regional 8-hour Ozone Attainment and Reasonable Further Progress Plan, which covers the Sacramento region including the campus, contains strategies for reducing emissions in the region to attain the 8-hour national ambient air quality standard for ozone by 2018. The Project incorporates previously adopted 2003 LRDP Mitigation 4.3-1 (a-b), which includes measures that encourage alternative transportation and no- or low-emission building designs and operations, would aid in reducing daily emissions of ozone precursors from campus vehicular and stationary sources. The Project also incorporates previously adopted 2003 LRDP Mitigation 4.3-1(c) ensures that the campus would coordinate with YSAQMD during all future updates of the regional air quality plan. However, this impact is considered significant and unavoidable at the LRDP program level.

The Initial Study/MND concluded that the incremental contribution of the VMC Vision to this significant unavoidable impact was identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University therefore finds that the Project’s contribution to this 2003 LRDP impact to be acceptable for the reasons set forth in Section II.F of these Findings.

Implementation of the Project would not produce operational emissions of criteria air pollutants and ozone precursors such that YSAQMD’s mass emissions thresholds for operational emissions of air pollutants would be exceeded (see Initial Study Table 7.3-2). The Project would have a less-than-significant impact on air quality.

* + - * 1. **Biological Resources: Loss of special status wildlife species**

Approximately four and a half acres of ruderal grassland, and approximately two acres of valley-foothill riparian woodland could be impacted by VMC Vision construction staging activities, and construction of utilities, including: water, electric, natural gas, and a storm drain. Based on a reconnaissance-level wildlife survey of the VMC Vision project area, and a review of the sensitive plant and wildlife species within five miles of the project site, there is a potential for western pond turtle, burrowing owl, Swainson’s hawk, northern harrier, white-tailed kite, and valley elderberry longhorn beetle to occur.

Western pond turtles are present within the open water ponds of the Arboretum Waterway, which is located to the south, outside of the project site. However, the culvert connecting the open pond area to the intermittent wetland associated with the valley-foothill riparian woodland within the project site is covered with a grate, which prevents pond turtles from crossing into the project site. In addition, the intermittent wetland area does not provide suitable habitat for western pond turtle, as it only seasonally contains water, and has no permanent pools. The Project would have a less-than-significant impact to western pond turtle.

Northern harrier is known to forage within and adjacent to the project site. Northern harrier is not expected to nest within the project site because of the development, the grassland areas are mowed, there is a lack suitable cover, and there is frequent foot traffic and disturbance. The Project would have a less-than-significant impact on nesting northern harriers. Furthermore, the Project incorporates the previously adopted 2003 LRDP EIR Mitigation Measure 4.4-2, which provides mitigation areas for foraging raptors.

Suitable burrowing owl habitat is present within the project site in the ruderal grassland areas, especially the areas on the western, southern, and eastern portions of the project site. Project construction activities, including vehicles, ground disturbance activities, and construction crews within close proximity of burrows could result in a potentially significant impact to burrowing owls. The Project incorporates the previously adopted 2003 LRDP EIR Mitigations 4.4-3 (a through d) to ensure that burrows inhabited by burrowing owls are identified and avoided during construction activities. The 2003 LRDP EIR also identified mitigation areas purchased by the University that provide suitable habitat for burrowing owls at the Russell Ranch Mitigation Area. Therefore, the Project would have a less-than-significant impact on burrowing owls.

Swainson’s hawks and white-tailed kites are known to forage within and adjacent to the project site, and to nest near the project site. A known Swainson’s hawk nesting occurrence is located less than one tenth of a mile west of the project site. Suitable nesting habitat is present throughout the project site, in the various large oak, pine, and Eucalyptus trees. Additionally, the UC Davis campus is surrounded by suitable foraging habitat (Initial Study Figure 7.4-1). Project construction activities, including vehicles, ground disturbance activities, construction crews within close proximity of nesting trees, and disturbance to or removal of nesting trees, could result in a potentially significant impact to Swainson’s hawk and white-tailed kite. The Project incorporates previously adopted 2003 LRPD Mitigation Measures 4.4-2, 4.4-3 (a), 4.4-4 (a) and (b) and 4.4-5 to prevent disturbance to active nests, and to mitigate for disturbance if it occurs. The 2003 LRDP EIR outlined mitigation areas purchased by the University that provide suitable foraging and nesting habitat for Swainson’s hawks and white-tailed kite within or near the Putah Creek Riparian Preserve. Therefore, the Project would have a less-than-significant impact on Swainson’s hawks and white-tailed kites.

There are no recorded occurrences of valley elderberry longhorn beetle within five miles of the project site (CNDDB 2016), and the beetle had not been observed on the UC Davis campus per the 2003 LRDP EIR. However, several stands of blue elderberry shrubs are present within the project site, in the valley foothill riparian habitat (Initial Study Figure 7.4-1). At least 30 individual shrubs, growing in clusters, border the driveway leading to the UC Davis Equestrian Center. Installation of underground electric lines is proposed near the elderberry shrubs. While it is possible that project construction activity could avoid the shrubs, it is also possible that several of the shrubs could be impacted either by direct removal, or by damage to the root system underground. Loss of elderberry shrubs would be a potentially significant impact. The Project incorporates previously adopted 2003 LRPD Mitigation Measures 4.4-6 (a) and (b) to determine whether valley elderberry longhorn beetles are present; to ensure that impacts to elderberry shrubs are avoided; and in areas where impact avoidance is infeasible, to transplant elderberry shrubs in the Russell Ranch Mitigation Area. Therefore, the Project would have a less-than-significant impact on valley elderberry longhorn beetle.

* + - * 1. **Biological Resources: Loss of wetland or riparian habitat**

A portion of valley-foothill riparian habitat and an associated intermittent wetland is present within the southern portion of the Project site, where a storm drain is proposed to be constructed. While the project limit of disturbance largely avoids the valley-foothill riparian area, approximately two acres of this sensitive habitat is within the disturbance area, including an intermittent wetland. Construction activities to install the proposed drainpipe, such as ground disturbance and vehicle use, could result in intentional or accidental fill of wetland habitat, or destruction of riparian habitat. However, the Project includes implementation of previously adopted 2003 LRDP EIR Mitigations 4.4-8 (a, b, and c) to identify and avoid wetlands. If avoidance is not feasible, mitigation involving creation and preservation of wetlands, as well as wetland enhancement, as outlined in previously adopted 2003 LRDP Mitigation Measure 4.4-8(b) would be implemented. In addition, mitigation for loss of riparian habitat would be provided such that no net loss occurs, in accordance with CDFW requirements under Fish and Game Code Section 1600. Therefore, the VMC Vision would have a less-than-significant impact on riparian habitat and wetlands.

* + - * 1. **Biological Resources: Loss of “specimen” trees**

Ten “specimen” trees would be removed because of project construction. These trees include seven non-native Chinese elm trees, and three coast redwoods. Coast redwoods are native to California coastal regions, but are not native to the central valley. 2003 LRDP EIR Mitigation Measure 4.4-11(b) would be implemented, requiring replacement of “specimen” trees if they are required to be removed by the Project. Therefore, the VMC Vision would result in a less-than-significant impact on specimen trees.

* + - * 1. **Cultural Resources: Impact from development that may disturb archaeological resources**

The Project site has been previously disturbed. However, the proposed construction is expected to require moderate excavation and there is a potential that archaeological resources would be encountered or disturbed during project construction in previously undisturbed soils. If archaeological resources are encountered and disturbed during construction, a potentially significant impact could result. As analyzed in the Initial Study/MND, the Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.5-1 (a) and (b) detailing methods to minimize potential for disturbance and the steps to be taken if archaeological resources are discovered during construction. Implementation of the mitigation measure would reduce the Project’s potentially significant impact to a less-than-significant level.

* + - * 1. **Cultural Resources: Impact from development that may disturb human remains**

The Project site has been previously disturbed. However, the proposed construction is expected to require moderate excavation and there is a potential that human remains would be encountered or disturbed during Project construction in previously undisturbed soils. If human remains are encountered and disturbed during construction, a potentially significant impact could result. As analyzed in the Initial Study, the Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.5-4 (a-d) detailing methods to minimize potential for disturbance and the steps to be taken if human remains are discovered during construction. Implementation of the mitigation measure would reduce the potentially significant impact to a less-than-significant level.

* + - * 1. **Hazards and Hazardous Materials: Interference with campus’ Emergency Operations Plan**

The 2003 LRDP EIR found that implementation of the 2003 LRDP could interfere with the campus’ Emergency Operations Plan through construction-related road closures that would render roads impassable by emergency response vehicles (2003 LRDP EIR Impact 4.7-17). Mitigation 4.7-17 of the 2003 LRDP EIR mitigates this impact by requiring at least one unobstructed lane in each direction remain open on campus roadways or appropriate traffic controls if only one lane is available. This mitigation measure was included to reduce this potentially significant impact to a less-than-significant level.

* + - * 1. **Hydrology and Water Quality: Impact to water quality due to wastewater treatment and discharge**

With current and future discharge control programs and possible operational changes, the increased effluent discharged from the WWTP associated with both the proposed VMC Vision and other projects under the 2003 LRDP is expected to comply with NPDES regulations, and therefore would not cause degradation of receiving water quality. The campus will continue to monitor effluent discharge in compliance with the applicable WDRs for the WWTP, and if effluent limits are exceeded, the campus will modify its pretreatment program and WWTP operation as appropriate. These practices are confirmed in 2003 LRDP Mitigation 4.8-4(a), which is included as part of the Project. In compliance with LRDP Mitigation 4.8-4(b), which would also be implemented as part of the Project, the campus would target monitoring and pretreatment for the contaminants specifically identified as of potential concern by the Central Valley RWQCB. Because these measures would, at a minimum, maintain compliance with NDPES regulations and associated WDRs, the impact of the Project to water quality would be reduced to a less-than-significant level.

* + - * 1. **Hydrology and Water Quality: Impact on water quality due to alteration of drainage patters and stormwater discharge**

Without any improvements, increased runoff associated with development under the 2003 LRDP, including the Project, would increase the likelihood of localized flooding. In accordance with 2003 LRDP Mitigation 4.8-3(a), included in the Project, a drainage study has been performed for the Project to determine if capacity in the existing storm drainage system exists. The stormwater system has sufficient capacity to absorb additional runoff generated by the Project. With the storm drainage system improvements proposed as part of the VMC Vision, the likelihood of localized flooding in the Health Sciences District watershed would be eliminated. To further reduce the impact, LRDP Mitigation 4.8-3(b) (necessary stormwater system and/or onsite detention facilities are constructed) would be implemented. Therefore, this impact would be less than significant.

* + - * 1. **Noise: Impact on nearby receptors from the construction of the Project**

Construction of the Project would temporarily elevate the local ambient noise levels above the construction noise threshold at sensitive receptors immediately adjacent the Project site. This impact was determined to be potentially significant in the Initial Study/MND. The Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.10-1 requiring that loud construction activity within 100 feet of residential buildings occur only between 7:30 AM and 7:30 PM and not occur during finals week. When feasible, loud construction activity would be scheduled during holidays when students would not be studying or would not be on the campus. Implementation of the mitigation measure would reduce the potentially significant impact to a less-than-significant level.

* + - * 1. **Transportation and Traffic: On-campus intersection operations**

The Project could result in changes to intersection operations based on different on-campus travel patterns, and overall trips would increase. To ensure that any possible changes in travel behavior have minimal impact, 2003 LRDP EIR Mitigation 4.14-1(a-c) is being implemented, which requires that the campus continue to pursue Transportation Demand Management strategies to reduce vehicle trips, monitor peak hour traffic operations at critical locations, review individual project to determine if intersection operations degrade to unacceptable levels, and implement physical improvements when intersection operations degrade. The 2003 LRDP EIR found that additional vehicle trips under the 2003 LRDP would cause the LOS at ten on-campus intersections to drop below acceptable levels. With implementation of measures identified in the 2003 LRDP EIR, and the minimal amount of traffic added by the project during the discrete construction (54 daily vehicle trips during the peak construction period) and operational phases (57 employee trips during peak morning and afternoon periods and approximately 25 trips per day if patient load increases), the Project’s possible contribution to degraded on-campus intersection operations would be less than significant.

* + - * 1. **Transportation and Traffic: Impact on parking**

The East Parking Lot and West Parking Lots would be reconfigured, and a new South Parking Lot would be added. However, the Project would retain the existing parking capacity at the project site. There would be no net change in the number of on-site parking spaces. Currently, Health Sciences District parking utilization rates are low enough to absorb the maximum increase in parking demand of 57 spaces in the District. The 2003 LRDP EIR identified that implementation of the 2003 LRDP would create additional parking demand (2003 LRDP EIR Impact 4.14-3). In compliance with LRDP Mitigation 4.14-3(a-b), Transportation Demand Management strategies to reduce parking demand continue to be pursued; parking demand is to be monitored on a quarterly basis; and additional parking will be provided if a proposed project is expected to increase winter parking utilization rates over 90 percent on the central campus, at the Health Sciences District, and/or at major facilities on the west or south campuses. With implementation of measures identified in the 2003 LRDP EIR, this impact would be less than significant.

* + - * 1. **Transportation and Traffic: Impact on transit services**

The Project would contribute to an overall demand for commuting transit services associated with the 57 new employees. The 2003 LRDP EIR identified that growth under the 2003 LRDP would increase demand for transit services (2003 LRDP EIR Impact 4.14-4), and that an impact could result if development under the 2003 LRDP causes conflicts with applicable adopted policies, plans, and programs supporting alternative transportation. LRDP Mitigation 4.14-4 is being implemented to monitor transit ridership to identify routes that operate over capacity and work with transit providers to identify additional service needed to serve future growth. Therefore, the impact to transit would be less than significant.

* + - * 1. **Transportation and Traffic: Impact on bicycle and pedestrian facilities**

Although the Project does would not alter circulation patterns, the additional 57 staff could result in more bicyclists and pedestrian activity. LRDP Mitigation 4.14-5 is being implemented, which includes monitoring core area pedestrian activity, bike activity, and accidents and improving bike and pedestrian facilities or altering transit operations to avoid increased bicycle accident rates or safety problems. Therefore, the impact to bicycle and pedestrians would be less than significant.

* 1. **Less-than-Significant Impacts for which Mitigation Measures have been Incorporated** 
     + - 1. **Hazards and Hazardous Materials: Impact on construction workers and campus occupants from exposure to contaminated soil or groundwater**

The Project construction activities could expose construction workers and campus occupants to soil and groundwater contamination. However, compliance with campus due diligence policy and Cal/OSHA regulations would minimize the impact. This impact was determined in the Initial Study to be less than significant. Although not required, as analyzed in the Initial Study/MND, the Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.7-12, requiring a due diligence survey be performed for all project sites as part of the project planning process. Implementation of the mitigation measure would further reduce the less-than-significant impact.

* + - * 1. **Hazards and Hazardous Materials: Impact on construction workers and campus occupants from exposure to contaminated building materials**

The Project construction activities could expose construction workers and campus occupants to contaminated building materials. However, compliance with federal and state regulations, campus policies, and current Office of Environmental Health and Safety (EH&S) procedures would reduce exposure to safe levels and minimize the impact. This impact was determined in the Initial Study/MND to be less than significant. Although not required, the Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.7-13 requiring a building survey for asbestos and lead-based paint where building demolition is proposed, as well as implementation of LRDP Mitigation Measure 4.3.3(a) to minimize dust and asbestos emissions during construction. Implementation of the mitigation measures would further reduce the less-than-significant impact.

* + - * 1. **Hazards and Hazardous Materials: Impact related to use of radioactive materials**

Radioactive materials are routinely used within the project site for academic, research, and clinical purposes. The VMC Vision would not increase use of radioactive material over baseline conditions. The 2003 LRDP EIR evaluated the potential impacts associated with the continued use of radioactive materials and determined that the impact would be less than significant. Mitigations 4.7-4(a), 4.7-4(b), and 4.7-4(c) would further reduce this less-than-significant impact.

* + - * 1. **Hazards and Hazardous Materials: Impact related to biohazardous materials**

As the project site includes veterinary medicine facilities, biohazardous materials are present on the project site, and would continue to be present following project implementation. 2003 LRDP EIR Impact 4.7-5 determined that implementation of the 2003 LRDP could increase routine use of biohazardous materials on campus by UC Davis laboratories, which would not create significant hazards to the public or the environment. Although this impact was determined to be less than significant at for the 2003 LRDP, 2003 LRDP EIR Mitigations 4.7-5(a), 4.7-5(b), 4.7-6(a), and 4.7-6(b) would further reduce potential impacts related to biohazardous materials by requiring implementation of a biosafety program. These measures would be applicable to the Project.

* + - * 1. **Hazards and Hazardous Materials: Impact related to biohazardous materials**

Laboratory animals are currently used within the project site, and would continue to be utilized following full build out of the VMC Vision. Impact 4.7-7 of the 2003 LRDP EIR evaluated the hazards associated with the use of laboratory animals and determined that the impact would not be significant. Mitigations 4.7-7(a), 4.7-7(b), and 4.7-7(c) would further reduce the impact and would be applicable to the Project.

* + - * 1. **Hazards and Hazardous Materials: Impact related to upset and accident conditions**

Impact 4.7-9 of the 2003 LRDP EIR evaluated the potential for the 2003 LDRP to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions. The 2003 LRDP EIR determined that the impact would be less than significant, but noted that Mitigation 4.7-9 requiring the implementation of Mitigations 4.7-1 through 4.7-8 would further reduce the impact. These mitigation measures are incorporated into the Project.

* + - * 1. **Hydrology and Water Quality: Water quality impact due to construction site runoff**

Construction activities associated with the Project would produce storm water runoff during construction containing pollutants that could affect receiving water quality. However, the Project would not contribute substantial loads of sediment and other pollutants to storm water runoff. As analyzed in the Initial Study/MND, the Project incorporates previously adopted 2003 LRDP Mitigation Measure 4.8-1, requiring the campus to implement best management practices to reduce construction-related water quality impacts. Implementation of the mitigation measure would reduce the Project’s less-than-significant impact.

* + - * 1. **Utilities and Service Systems: Impacts to utility water system**

The Project would add 867 linear feet of 6-inch and 4-inch pipes to connect to the campus utility water system for landscape irrigation. In addition, the Project would include 46 linear feet of building fire water lines. Approximately 13,690 linear feet of new chilled water lines would also be installed from the Chiller Plant located approximately one-quarter mile northeast of the VMTH. The 2003 LRDP EIR identified that campus development under the 2003 LRDP would require the expansion of campus utility water extraction and conveyance systems, the construction of which would not cause significant environmental impacts (LRDP Impact 4.15-2). This impact would be less than significant. LRDP Mitigation 4.15-2(a-b), included in the Project, would further reduce the significance of this impact by requiring the water conservation strategies outlined in LRDP Mitigation 4.8-6(a) (see Section 7.9, “Hydrology and Water Quality” of the Initial Study) and by requiring the campus to review the Project to determine if the domestic/fire water supply is adequate at the point of connection and if any upgrades to the system are required.

* + - * 1. **Utilities and Service Systems: Impacts to wastewater treatment and conveyance**

The Project would add 2,436 linear feet of sanitary sewer pipes for the new structures to connect to sewer mains within the project site. The 2003 LRDP EIR identified that implementation of the 2003 LRDP, including the Project, would require the expansion of campus wastewater treatment and conveyance facilities, the construction and operation of which would not result in significant environmental impacts (LRDP Impact 4.15-3). Future expansion of the existing WWTP and installation of new sanitary sewer conveyance lines would primarily occur on previously disturbed ground. In addition, the campus would survey the site before construction and perform monitoring during construction (in compliance with 2003 LRDP Mitigations 4.4-1 and 4.5-1) to avoid inadvertent biological and cultural resource impacts. Therefore, this impact would be less than significant. LRDP Mitigation 4.15-3, included in the Project, would further reduce the significance of this impact by ensuring that the campus review projects to determine if there is adequate capacity to provide sanitary sewer service, and to upgrade the system as necessary.

* + - * 1. **Utilities and Service Systems: Impacts to stormwater facilities**

The Project would include additional stormwater drainage pipelines and a new outfall south of the VMTH, parallel to the existing outfall. The 2003 LRDP EIR identified that campus development under the 2003 LRDP would require the expansion of campus storm drainage conveyance and detention facilities, the construction of which would not cause significant environmental impacts (LRDP Impact 4.15-4). Therefore, effects associated with the additional stormwater pipelines would be less than significant. However, LRDP Mitigation 4.15-4, included in the Project, would further reduce this less-than-significant impact by requiring the campus to review project plans for storm drainage adequacy. The renovation, demolition, and construction of buildings within the project site could result in a small increase in the amount of impervious surfaces, which would be accommodated by the proposed new storm drainage infrastructure.

* + - * 1. **Utilities and Service Systems: Impacts to wastewater treatment facilities**

As addressed in Initial Study Section 7.9, “Hydrology and Water Quality,” (see checklist item a,f), the Project would result in a reduction in domestic water demand. The Project’s water savings in domestic water usage (5,131 gpd) offsets the increase from caseload (19 gpd). Therefore, related wastewater flows are not expected to increase over current conditions at the VMTH facilities and no additional treatment capacity would be required to serve project-related flows. The 2003 LRDP EIR identified that implementation of the 2003 LRDP would require the expansion of campus wastewater treatment and conveyance facilities, the construction and operation of which would not result in significant environmental impacts (2003 LRDP Impact 4.15-3). Nonetheless, as discussed in item (b) above, LRDP Mitigation 4.15-3, included in the Project, would ensure the implementation of the campus practice of reviewing projects to determine if there is adequate capacity to provide sanitary sewer service, and to upgrade the system as necessary. The Project was evaluated and determined to be within the available wastewater treatment capacity and would, therefore, not require an upgrade to the campus WWTP. This impact would be less than significant.

* + - * 1. **Utilities and Service Systems: Impacts to electricity and natural gas**

The Project would increase demand for electricity and natural gas, and would add new underground electricity lines (4,425 linear feet) and natural gas lines (1,841 linear feet) that would connect to the campus system within the project site. The 2003 LRDP EIR identified that campus development under the 2003 LRDP would require the expansion of campus electrical and natural gas conveyance lines, the construction of which would not cause significant environmental impacts (LRDP Impacts 4.15-6 and 4.15-7). Therefore, effects associated with the electricity and natural gas extensions would be less than significant. However, LRDP Mitigations 4.15-6(a-b) and 4.15-7(a-b), included in the Project, would further reduce the significance of this impact by requiring adequate service and energy efficiency. Although the Project would result in a minor increase the daily electricity use and consumption of natural gas, it would not exceed the amount anticipated for buildout of the 2003 LRDP. The existing utility providers have adequate capacity to serve the Project and no off-site improvements or increases to utility capacity would be required by the Project. The impact would be less than significant.

1. **Additional Findings**
   1. **Incorporation by Reference**

These Findings incorporate by reference in their entirety the text of the Mitigated Negative Declaration for the Veterinary Medical Center Vision which includes the Initial Study for the Project; the 2003 LRDP; the 2003 LRDP EIR; the 2003 LRDP Mitigation Monitoring Program; and the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, project and cumulative impacts, and the basis for determining the significance of impacts, and the reasons for approving the Project.

* 1. **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 to mitigate or avoid significant effects on the environment. The University has prepared a mitigation monitoring and reporting program (MMRP) for the Project-specific mitigation measures related to reduction of greenhouse gas emissions, which is included as Attachment A to these Findings. The Regents, in adopting these Findings, also approves the MMRP. The University shall use the MMRP to track compliance with the Project-specific mitigation measures. The Project’s MMRP will remain available for public review during the compliance period. In addition, the Project incorporates all applicable mitigation measures contained in the 2003 LRDP EIR Mitigation Monitoring Program. All relevant 2003 LRDP EIR mitigation measures identified in the Final Tiered Initial Study and Mitigated Negative Declaration will be monitored through the LRDP EIR Mitigation Monitoring Program adopted by the University in connection with its approval of the 2003 LRDP to ensure compliance during Project implementation.

* 1. **Record of Proceedings**

Various documents and other materials constitute the record of proceedings upon which the University bases its findings and decisions contained herein. The record of proceedings for the Project include:

* Initial Study and Proposed Mitigated Negative Declaration, (SCH# 2017052051) (published for review on May 19, 2017)
* Comments on the Initial Study (Appendix D of the Initial Study)
* Final Mitigated Negative Declaration
* 2003 LRDP
* 2003 LRDP DEIR/Comments/FEIR (SCH# 2002102092)
* Documents cited in the IS/MND and 2003LRDP EIR
* VMC Vision MMRP
* 2003 LRDP MMRP
* Findings
* Planning documents related to the Project
* Documents submitted to the University related to the Project
* Any other materials required to be in the record of proceedings by PRC Section 21167.6(e)

Most documents related to the VMC Vision are located in the Campus Planning and Environmental Stewardship Office, University of California, One Shields Avenue, 436 Mrak Hall, Davis, California 95616. The record of proceedings for the 2003 LRDP approval is also located in the Campus Planning and Environmental Stewardship Office. The custodian for these documents is the Campus Planning and Environmental Stewardship Office.

1. **Additional Considerations - Statement of Overriding Considerations**

Section 15093(b) of the State CEQA Guidelines provides that when the decision of the public agency results in the occurrence of significant impacts that are not avoided or substantially lessened, the agency must state in writing the reasons to support its actions based on the Tiered Initial Study, Mitigated Negative Declaration, and/or other information in the record. The Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP and certification of the 2003 LRDP EIR previously addressed all of the significant and unavoidable impacts associated with implementation of the 2003 LRDP, including those cumulative impacts to which the Project would contribute. Those Findings and Statement of Overriding Considerations are equally relevant to, and are reaffirmed as a part of, this Project.

The University has balanced the benefits of the Project against the significant and unavoidable adverse environmental effects, discussed in Section II.D., above, in determining that specific economic, legal, social, technological, and other benefits of the Project outweigh these adverse environmental effects. The Initial Study/MND concluded that the incremental contribution of the VMC Vision to significant unavoidable impacts were identified and adequately analyzed in the 2003 LRDP EIR and fully addressed in the Findings and Statement of Overriding Considerations adopted by The Regents in connection with its approval of the 2003 LRDP. The University finds that each of the overriding considerations set forth below and in the Findings and Statement of Overriding Considerations adopted for the 2003 LRDP constitutes a separate and independent ground for finding that the benefits of the Project outweigh its significant adverse environmental impacts. This Finding is supported by substantial evidence in the record that includes, but is not limited to, the Tiered Initial Study and Mitigated Negative Declaration for the Project.

The University finds the Project’s contribution to 2003 LRDP significant and unavoidable adverse environmental effects to be acceptable due to the additional benefits of and reasons for the approval of the Veterinary Medical Center Vision, as follows:

1. The Project implements a portion of the 2003 LRDP and is consistent with the analysis in the 2003 LRDP EIR, where relevant.
2. The Project would address current VMTH space shortages that are inadequate for current patient caseload, student, and resident counts.
3. The Project would address the inefficient VMTH layouts that currently compromise best practices in integrated patient care, student and resident learning, and cutting edge translational medicine.
4. The Project is intended to allow the School of Veterinary Medicine to retain its status among the top veterinary schools in the world by providing the facilities necessary to support further development of the vision to lead veterinary medicine and address societal needs.
5. The Project has been designed to allow the VMTH to continue to operate throughout construction and to synchronize the implementation of VMC Vision projects with the availability of funds.
6. The component projects of the VMC Vision are planned to be built in a particular sequence for operational reasons; however, the sequencing of each project provides both individual and incremental - yet concrete - benefits to the function of the Veterinary Medical Center.
7. The Project would improve energy and water efficiency of University buildings through the replacement of the existing older building on the Project site.
8. **Summary**
9. Based on the foregoing Findings and the information contained in the record, the University has made one or more of the following Findings with respect to the significant environmental effects of the Veterinary Medical Center Vision:
   1. Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.
   2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
10. Based on the foregoing Findings and the information contained in the record, it is hereby determined that:
    1. All significant impacts on the environment because of the Project have been eliminated or substantially lessened where feasible.
    2. The Mitigated Negative Declaration for the Veterinary Medical Center Vision identified three additional, feasible, project-specific mitigation measures to mitigate significant impacts to less-than-significant levels.
    3. Any significant impacts to which the Project contributes and that are found to be unavoidable were fully analyzed and adequately addressed in the Tiered Initial Study and Mitigated Negative Declaration for the Veterinary Medical Center Vision and in the 2003 LRDP EIR, and are acceptable because of the factors described and adopted in the Findings and Statement of Overriding Considerations, which were adopted in connection with The Regents’ approval of the 2003 LRDP, as described in Section II.F, above.
    4. The Veterinary Medical Center Vision will not result in any new significant environmental effects that have not been mitigated or substantially increase the severity of the significant environmental effects previously identified in the 2003 LRDP EIR.
    5. Veterinary Medical Center Vision Project Element 1, Site Utilities and Parking Expansion, was addressed in the Mitigated Negative Declaration and the associated impacts of this project element were covered in the Mitigated Negative Declaration. The impacts of Project Element 1 are the same types of impacts as evaluated for the overall VMC Vision throughout the Initial Study/Mitigated Negative Declaration. The significant environmental impacts of Project Element 1 have been eliminated or substantially lessened where feasible. The Initial Study/ Mitigated Negative Declaration identified three additional, feasible, project-specific mitigation measures to mitigate significant impacts to less-than-significant levels. Any significant impacts to which Project Element 1 contributes and that are found to be unavoidable were fully analyzed and adequately addressed in the Tiered Initial Study and Mitigated Negative Declaration for the Veterinary Medical Center Vision and in the 2003 LRDP EIR, and are acceptable because of the factors described and adopted in the Findings and Statement of Overriding Considerations, which were adopted in connection with The Regents’ approval of the 2003 LRDP, as described in Section II.F, above. Project Element 1 will not result in any new significant environmental effects that have not been mitigated or substantially increase the severity of the significant environmental effects previously identified in the 2003 LRDP EIR.
    6. This determination reflects the University’s independent judgment and analysis.
11. **APPROVAL OF THE VETERINARY MEDICAL CENTER VISION**

Upon its independent review and consideration of the Tiered Initial Study, Mitigated Negative Declaration, 2003 LRDP EIR, and any comments received on these documents and responses thereto, and above Findings, the University intends to take the following actions:

1. Adopt the Mitigated Negative Declaration for the Project as described in Section I, above.
2. Approve and incorporate into the Project all project elements, project-specific mitigation measures, and relevant 2003 LRDP EIR mitigation measures identified in the Project’s Tiered Initial Study.
3. Adopt the Findings in their entirety as set forth in Section II, above.
4. Adopt the project-specific Mitigation Monitoring and Reporting Program, as set forth in Section II, above.
5. Approve of individual projects to implement the detailed design, construction and operation of the Veterinary Medical Center Vision.
6. Approve of final designs and construction of VMC Vision Project Element 1: Site Utilities and Parking Expansion.

1. UC Davis has established a campus baseline, which is the minimum number of applicable *Leadership in Energy and Environmental Design* (LEED) rating system “points” that each project on the campus will achieve. [↑](#footnote-ref-1)