

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT REGARDING
ADDENDUM TO THE 2004 UNIVERSITY VILLAGE MASTER PLAN, 2004
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, 1998 UNIVERSITY VILLAGE
AND ALBANY/NORTHWEST BERKELEY PROPERTIES DRAFT MASTER PLAN AND
1998 ENVIRONMENTAL IMPACT REPORT
Albany Village Graduate Student Housing Project, Berkeley
State Clearinghouse No. 1997072039**

I. CONSIDERATION OF 2004 SUBSEQUENT EIR, 1998 EIR AND ADDENDUM

Pursuant to the California Environmental Quality Act, Public Resources Code (“PRC”) Sections 21000 *et seq.* and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 *et seq.* (“CEQA Guidelines”) (collectively, “CEQA”), the Board of Regents of the University of California (the “University”), has considered the Subsequent Environmental Impact Report prepared for the University of California, Berkeley (“UC Berkeley” or “Berkeley campus”) 2004 University Village Master Plan, State Clearinghouse Number (SCH#) 1997072039, which was certified by the University in July 2004 and 1998 University Village and Albany Northwest Berkeley Properties Draft Master Plan and Environmental Impact Report, and the Albany Village Graduate Student Housing Project Addendum thereto, dated July 2021, for the University’s design approval of the Albany Village Graduate Student Housing Project (“Project”).

The 2004 Subsequent EIR and the 1998 University Village and Albany/Northwest Berkeley Properties Draft Master Plan EIR, including the information contained in the Addendum, contains the environmental analysis and information necessary to support approval of the Project, as set forth in Section III, below.

II. FINDINGS

A. PROJECT DESCRIPTION

UC Berkeley would implement a portion of Step 3 of the 2004 University Village Master Plan. The project would involve demolition of several existing structures, including structures associated with University Village Albany (UVA) operations and the Rausser College of Natural Resources (CNR), and development of a new six-story residential building with up to 289 apartment style units (760 single occupancy bedrooms) and an associated surface parking lot with up to 166 vehicle parking spaces. The proposed student housing Project is approximately 328,400 gross square feet. The building is six stories in height, would sit within a secure perimeter, and incorporate student units on every floor. All units would include single-occupancy bedrooms, full kitchens, living areas, and in-unit washer and dryers. The primary student entrance, administrative offices, student services, and amenities would be located on Monroe Street. In addition, the project would involve construction of a 6,000 square-foot CNR replacement structure and a 4,500 square-foot recreation building at areas near the new residential building. These two new buildings would replace some of the demolished UVA and CNR structures. The environmental analysis in the addendum analyzes a larger project of up to 400 dwelling units (825 beds) and 240 parking spaces.

The proposed 3.8-acre Project site is located on Regents-owned land at the location of the former Experiment Station for Biological Control in the City of Albany, approximately three miles

ALBANY VILLAGE GRADUATE STUDENT HOUSING PROJECT

University of California, Berkeley

CEQA FINDINGS

Page 2

from Berkeley's main campus (Campus Park); it is located at the northeast corner of the intersection of Monroe and Jackson streets. The University Village family housing development is across Jackson Street to the west, and a Sprouts grocery store on Regents-owned land lot abuts the east side. Rausser College of Natural Resources (RCNR) research fields are to the north, and University Village community center is directly across Monroe Street to the south.

Planning for the Project is guided by the 2004 Master Plan. The Project includes a minor amendment to the 2004 Master Plan to remove a portion of the Commercial or Mixed Use land use designation so that the entire site is within the Housing, Parking, Recreation, and Open Space land use designation.

B. ENVIRONMENTAL REVIEW PROCESS

In January 1998, the Regents of the University of California approved the University Village & Albany/Northwest Berkeley Properties Draft Master Plan (1998 Master Plan) and certified the Focused Environmental Impact Report (EIR) SCH# 1997072039 that evaluated potential environmental effects associated with the Plan's implementation. The 1998 Master Plan was amended in 2004 to include two additional steps to complete the redevelopment of UVA. The 2004 Master Plan envisioned redevelopment of the Step 2 and Step 3 areas, including demolition of existing structures and development of new housing, community facilities, and retail space. In 2004, the Regents of the University of California certified a Subsequent Focused Environmental Impact Report (2004 Subsequent EIR) (SCH #1997072039) to the 1998 EIR which evaluated the amendments to the 1998 Master Plan included in the 2004 University Village Master Plan.

In July 2004, the University certified the 2004 Subsequent EIR in accordance with CEQA and the University of California Procedures for Implementation of CEQA and adopted the amended 2004 University Village Master Plan.

The proposed Albany Village Graduate Student Housing project (project) would implement a portion of Step 3 of the 2004 Master Plan that was analyzed in the 2004 Subsequent EIR. The 2004 Subsequent EIR analyzed 727 housing units (1,263 beds) in the Step 3 area. Since approval of the 2004 Master Plan, 175 senior housing units (178 beds) were completed in the Step 3 area in 2017. The project includes development of 289 apartment style units (760 beds) and an associated surface parking lot with up to 166 vehicle parking spaces within Step 3. With construction of the project there would be a total of 464 housing units (938 beds) in the Step 3 area, which is 263 fewer housing units (280 beds) than were approved in the 2004 Master Plan and analyzed in the 2004 Subsequent EIR. The Addendum conservatively analyzes a development of 400 dwelling units (825 beds) and an associated surface parking lot with up to 240 vehicle parking spaces). As explained in the addendum, this is also fewer housing units (152 less) and beds (260 bed less) than what was analyzed in the 2004 Subsequent EIR.

The 1998 Master Plan EIR provided a project-specific environmental analysis of the residential redevelopment component of the 1998 Master Plan, and a program-level (or general) environmental analysis of the 1998 Master Plan's anticipated non-residential development. The 2004 Subsequent Focused EIR addressed proposed amendments to the approved 1998 Master Plan

and associated changes in the redevelopment plan for University Village, including the Gill Tract. Pursuant to CEQA Guidelines Section 15164(a), “[t]he lead agency . . . shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

The Project Addendum was prepared in compliance with CEQA to document UC Berkeley’s determination that a subsequent or supplemental EIR is not required. The Addendum contains a detailed and comprehensive review of the Project and the resulting impacts, and, consistent with CEQA Guidelines Section 15162(a), concludes that implementation of the Project would not cause any new significant environmental impacts nor an increase in the severity of significant impacts previously identified and studied in the 2004 Subsequent EIR and 1998 EIR. There have not been any substantial changes with respect to the circumstances under which implementation of the 2004 University Village Master Plan would be undertaken that would require major revisions to the previously certified 2004 Subsequent EIR. In addition, there is no new information of substantial importance, which was not known and could not have been known at the time that the 2004 Subsequent EIR was certified showing that new or more severe environmental impacts not addressed in the 2004 Subsequent EIR would occur, that mitigation measures or alternatives found infeasible in the Subsequent EIR would in fact be feasible, or that different mitigation measures or alternatives from those analyzed in the 2004 Subsequent EIR would substantially reduce one or more significant impacts.

Project addendum analyzes the environmental effects of the Project in relation to the environmental analysis in the 2004 Subsequent EIR and 1998 EIR with regard to the following environmental topic areas: Aesthetics; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Geology, Seismicity and Soils; Hazardous Materials; Hydrology and Water Quality; Greenhouse Gas Emissions, Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation/Traffic; and Utilities and Service Systems, Energy and Wildfire. It also identifies mitigation measures adopted as part of the 2004 Subsequent EIR and 1998 EIR relevant to the Project that have been incorporated into and must be implemented as part of the Project. All mitigation measures in the 2004 Subsequent EIR and 1998 EIR relevant to the Project, as well as all components of the Project described in Addendum, are included in the Approval and are made conditions of the Project.

C. ADDITIONAL FINDINGS

1. Incorporation by Reference

These Findings incorporate by reference in their entirety the text of Project Addendum prepared for the Project, the 2004 Subsequent EIR and 1998 EIR, and the Findings adopted in support of the 2004 University Village Master Plan previously certified and/or adopted by the University.

2. Mitigation Monitoring

The University adopted a Mitigation Monitoring and Reporting Program (“2004 Subsequent EIR Mitigation Measures and Continuing Best Practices”) in connection with the certification of the

ALBANY VILLAGE GRADUATE STUDENT HOUSING PROJECT

University of California, Berkeley

CEQA FINDINGS

Page 4

2004 Subsequent EIR and 1998 EIR. The mitigation monitoring and reporting program includes mitigation measures applicable to the Albany Village Graduate Student Housing Project and designates responsibility and anticipated timing to ensure the implementation of adopted mitigation measures within the jurisdiction of UC Berkeley.

The Addendum includes minor modifications and clarifications to mitigation measures identified in the 2004 Subsequent EIR. The Addendum also includes standard Continuing Best Practices that are used by UC Berkeley on all of its campuses. None of the modified Mitigation Measures or Continuing Best Practices are required to mitigate increased or new significant environmental impacts. As discussed throughout the Addendum and incorporated herein, these minor modifications to the 2004 Subsequent EIR are therefore not reflective of new significant information because all of the potentially significant impacts identified in the Addendum were known and could have been known at the time that the 2004 Subsequent EIR was certified.

3. Record of Proceedings

Various documents and other materials constitute the record of proceedings upon which the University bases its findings and decision contained herein. Because of the complexity of the issues addressed in connection with the review of the Project, these documents and materials are located in various offices of the Berkeley campus including A&E, UC Berkeley Physical and Environmental Planning Department. The custodian for these documents and materials is the A&E office, Physical and Environmental Planning, University of California, Berkeley located at 300 A&E Building, Berkeley, CA-94720-1382.

III. APPROVALS

The University hereby takes the following actions:

- A.** Adopt the CEQA Findings for the Albany Village Graduate Student Housing project, having considered both the Addendum to the 1998 University Village and Albany/Northwest Berkeley Properties Draft Master Plan Environmental Impact Report (EIR) and 2004 Subsequent EIR
- B.** Adopt as conditions of approval the Mitigation Measures and Continuing Best Practices identified in the Addendum and listed above in Section II within the responsibility and jurisdiction of UC Berkeley
- C.** Adopt the Mitigation Monitoring and Reporting Program for the Albany Graduate Student Housing project
- D.** Approve a minor amendment to the 2004 University Village Master Plan
- E.** Approve the design of the Albany Village Graduate Student Housing Project.

