

Office of the President

TO THE MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of May 15, 2013

AMENDMENT OF THE LONG RANGE DEVELOPMENT PLAN, MERCED CAMPUS

EXECUTIVE SUMMARY

The campus proposes to implement the remainder of the original 2020 Project of the UC Merced 2009 Long Range Development Plan (LRDP) and LRDP Environmental Impact Statement/Environmental Impact Report as a single master-planned development. Hereinafter, the 2020 Project as described in the 2009 LRDP is referred to as the “original 2020 Project,” and the new proposal is referenced as the “revised 2020 Project.” The revised 2020 Project includes all of the remaining facilities originally described as part of the original 2020 Project in the 2009 LRDP, but would provide them on a smaller number of acres. As the first step in the approval process for the revised 2020 Project, the campus proposes to amend the 2009 LRDP to create a planning framework that identifies a Central Campus District and adds a new “Campus Mixed Use” (CMU) designation that would provide greater land use flexibility to design and deliver a master-planned development. At this time, the Committee on Grounds and Buildings is being asked to amend the LRDP to create the CMU designation and re-designate 182 acres as CMU. Subsequent approvals of the revised 2020 Project design and the business terms of any development agreement will be required prior to implementation of the revised 2020 Project.

RECOMMENDATION

The President recommends that, upon review and consideration of the environmental consequences of the proposed amendment to the 2009 Long Range Development Plan (LRDP), the Committee on Grounds and Buildings:

1. Adopt the California Environmental Quality Act Findings for the LRDP amendment.
2. Amend the 2009 LRDP to create the *Campus Mixed Use* designation, re-designate 182 acres as *Campus Mixed Use*, and make conforming changes to the 2009 LRDP.

BACKGROUND

In 1990, the University of California began the planning process for the selection and development of a site in the San Joaquin Valley for the tenth University of California campus. This effort culminated in the adoption of the first Long Range Development Plan (LRDP) for the Merced Campus in 2002. The first campus buildings opened on the new site in 2005.

In March 2009, the Regents approved the 2009 LRDP, which set forth a land use plan and principles for the development of a 25,000-student campus by the year 2030. It includes the existing Phase One campus developed on the original 104-acre site and envisions the full build-out of the campus in three additional phases. The next phase of development, Phase Two, provides the facilities needed to support an enrollment level of 10,000 full time equivalent students. This phase includes: academic, administrative, research, and recreational buildings; residential and student service buildings; utilities and infrastructure; outdoor athletics and recreation areas; and associated roadways, parking, and landscaping.

Under the 2009 LRDP, the Phase Two projects were anticipated to be developed on approximately 355 acres and to be completed by 2020. By that time, the campus would contain 2.5 million square feet of academic space, 5,150 beds of on-campus housing, and 5,050 parking spaces. Three of the buildings included in Phase Two are currently under construction or in the planning stage on the original 104-acre site. When these three buildings are completed, the campus will consist of approximately 1.4 million gross square feet of building space, 2,450 parking spaces, and 1,651 beds of on-campus housing, located largely within the campus' original Phase One footprint.

The Revised 2020 Project

The campus proposes to develop the remaining facilities identified in Phase Two in a single master-planned development on the original 104-acre site and adjacent areas immediately to the east of the current campus. The total area being considered under this proposal is 219 acres (vs. the original 2020 Project on 355 acres). The proposed LRDP amendment for the revised 2020 Project would allow for a single master-planned development of up to 1.1 million square feet of academic and research use, auxiliary uses (3,499 beds of housing and 2,600 parking spaces), administrative and service facilities, student services and recreational buildings, and associated infrastructure improvements.

Under the revised 2020 Project proposal, the total square footage of development would remain within the overall development envelope anticipated in the 2009 LRDP and evaluated in Volume Three of the 2009 LRDP Environmental Impact Statement/Environmental Impact Report (EIS/EIR). The revised 2020 Project would be located on a much smaller area within the larger development area originally envisioned. The square footage allocated to various uses, and the location and arrangement of buildings within the smaller development area, would vary from the original plan set forth in the 2009 LRDP.

The campus proposes to provide land use flexibility to facilitate a master-planned development by amending the LRDP to create a Campus Mixed Use land use designation. Approval of an

amendment to the 2009 LRDP is a critical step to attract private development partners willing to devote substantial resources to a procurement process to design and deliver the revised 2020 Project.

These changes would not substantially alter the environmental impacts associated with the original 2020 Project, in particular off-site impacts such as traffic. Overall, the proposal will reduce the impacts associated with the original 2020 Project because the development will be delivered on a smaller footprint. The mitigation measures adopted by the Regents when they certified the 2009 LRDP EIS/EIR and approved the 2009 LRDP would continue to be implemented as part of the revised 2020 Project. No new mitigation measures are necessary for the revised 2020 Project. The agreements reached with federal, State, and local agencies regarding mitigation of campus impacts would not be affected by the revised 2020 Project proposal.

Proposed Action

The first step in the proposed implementation of the revised 2020 Project is the current proposed action to amend the 2009 LRDP text and land use map to provide the flexibility the campus seeks to develop the revised 2020 Project as a master-planned development. The proposed LRDP amendment would create a Central Campus District and add a new land designation of Campus Mixed Use (CMU) on a portion of the 2009 LRDP land use map currently designated for the Phase Two campus. The amendment also adds a transportation buffer land use overlay along the east side of Lake Road to allow for future transportation improvements and a minor change to the planned on-campus circulation system to provide additional access to the Central Campus District.

Subsequent Approvals

After amendment of the LRDP, the campus proposes to release a Request for Qualifications (RFQ) to identify a qualified list of potential development partners capable of delivering a project of the size and scope of the revised 2020 Project. The campus anticipates that an RFQ will be released in late spring to early summer of 2013 and that qualifying firms will be identified in the fall of 2013. The campus will confer with the Regents regarding the qualifying firms, proposed funding approaches, and project delivery methods, and then follow with a Request for Proposals from qualified firms. The campus will also request Regents' acceptance of any necessary modifications to the campus' Physical Design Framework. The campus anticipates seeking Regental consideration and approval of the revised 2020 Project design and the business terms of a development agreement.

LONG RANGE DEVELOPMENT PLAN AMENDMENT

The proposed Campus Mixed Use (CMU) land use designation is described in the Long Range Development Plan (LRDP) amendments contained in Attachment 1 and depicted on the amended land use maps in Attachment 2. The CMU would allow for the development of a single master-planned development within its boundaries. The LRDP amendment provides for substantial flexibility in the placement of buildings, roads, and infrastructure, but designates the location of

key roads, utility corridors, and open space to ensure that development is consistent with the land use organization of the existing campus and would align with circulation and land use organization of future phases of development envisioned in the 2009 LRDP. The LRDP amendments also update the 2009 LRDP to reflect development on the campus that has occurred since the 2009 LRDP was adopted.

The proposed LRDP amendment is consistent with the organizing land use principles of the 2009 LRDP to 1) define a campus with an interdisciplinary academic core; 2) create a higher density neighborhood for students; 3) organize the campus around a shared open space accessible within a ten-minute walking radius; 4) design a plan for compact infrastructure; and 5) locate student services with a focus on convenience. The proposed amendment is consistent with the 2009 LRDP policies relating to the environment, multi-modal access, services, sustainability, and project delivery.

Environmental Review

The environmental impacts of development of facilities to accommodate up to 10,000 students were evaluated in the Final EIS/EIR, which was certified in March 2009 in conjunction with the certification of the 2009 LRDP EIS/EIR. Addendum #6 to Volume 3 of the 2009 LRDP EIS/EIR has been prepared to document that no further environmental review is required prior to approval of the proposed LRDP amendment. Addendum #6 is included in Attachment 3. The applicable 2009 LRDP mitigation measures will be implemented as part of the revised 2020 Project.

Sustainable Practices

The proposed amendment to the 2009 LRDP to create the Campus Mixed Use designation on the 2009 LRDP land use map is intended to foster the development of the revised 2020 Project on 219 acres. The proposal is intended to make the maximum use of existing infrastructure and is anticipated to result in a denser, but more sustainable, campus over the long term. The revised 2020 Project will continue to comply with all Regents' policies relating to sustainability as described in Volume 3 of the 2009 LRDP EIS/EIR.

ATTACHMENTS

Attachment 1: Long Range Development Plan Text Amendments below

Attachment 2: Long Range Development Plan Map Amendments below

Attachment 3: Complete CEQA documentations (separate document, including 2013 LRDP Amendment, 2009 LRDP and 2009 LRDP EIS/EIR, including the "2020 Project" EIS/EIR, Addendum #6)

Attachment 4: CEQA Findings below

ATTACHMENT 1

UC MERCED LONG RANGE DEVELOPMENT PLAN TEXT AMENDMENTS APRIL 11, 2013

Note: Revisions to the UC Merced Long Range Development Plan (LRDP) are shown in ~~strikeout~~ text to indicate text being deleted and underlined text to indicate proposed new text.

1) *The following proposed revisions are intended to update technical information in the 2009 LRDP document:*

a) Update process on page 10 with the following information.

In 2012, the University invited the Urban Land Institute to provide recommendations regarding implementation of the plan's goals, especially as it related to the second phase of campus development. The recommendations were based on interviews with campus stakeholders and the community and have been incorporated into the 2013 amendment of the LRDP.

b) Update images on pages 26 and 27.

c) Update Table 1: UC Merced Green Building Inventory on page 28 with the following information.

Table 1.

UC Merced Green Building Inventory

The US Green Building Council's LEED™ Certification for New Construction provides a framework to promote energy efficient and environmentally innovative building design. All of UC Merced's permanent buildings are eligible for at least Silver certification.

Valley Terraces	Silver
Science and Engineering 2	Gold
Recreation and Wellness	Gold
Sierra Terraces Residential	Gold
Facilities Services A and B	Gold
Early Childhood Education Center	Gold
Housing 3	Gold
Kolligian Library	Gold
<u>Science and Engineering 2</u>	<u>Platinum*+</u>
<u>Housing 4</u>	<u>Platinum*+</u>
<u>Student Services Building</u>	<u>Platinum*+</u>
<u>Social Sciences and Management</u>	<u>Platinum*</u>
<u>Dining Expansion</u>	<u>Platinum</u>
<u>Student Activities and Athletics Center</u>	<u>Platinum*</u>

*Pending

+Under Construction

d) Update graphic for UC System Full-time Equivalency Enrollment (FTE) by Campus 2007-08 and 2020-21 Target on page 30.

e) Update information for Table 2: UC Merced Full-time Equivalency (FTE) Enrollment Projections 2007-08-Full Development on page 31.

Table 2
UC Merced Full-time Equivalency (FTE) Enrollment Projections 2007-08 Full Development

Population	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	Full Development
Undergraduate	1,871	2,573	3,190	4,138	4,938	5,431	22,250
Graduate	121	163	224	243	260	329	2,750
<i>Subtotal</i>	<i>1,992</i>	<i>2,736</i>	<i>3,414</i>	<i>4,381</i>	<i>4,938</i>	<i>5,760</i>	<i>25,000</i>
Faculty	146	202	216	242	264	306	1,420
Staff	522	610	664	716	769	839	4,828
Other Academic Appointments	33	46	48	58	64	71	312
<i>Subtotal</i>	<i>701</i>	<i>858</i>	<i>928</i>	<i>1,016</i>	<i>1,097</i>	<i>1,216</i>	<i>6,560</i>
Total Campus Population	2,693	3,594	4,342	5,397	6,035	6,976	32,185

f) Update graphic for 'The Plan' on page 40.

g) Update Table 3: Existing Beds and Projected Need for 25,000 Student Campus on page 51.

Table 3
Existing Beds and Projected Need for 25,000 student campus

Existing Student Beds (Fall 2013): 1,651
Projected Student Beds at Full Development: 12,500
 Net Increase: 10,849

Note: (Projected need is based on housing 50% of students on campus)

h) Replace graphics on pages 73, 77 and 122.

2) Insert the following text to describe the 2013 LRDP Amendment after the 'Purpose of this Document' section on page 8.

2013 LRDP Amendment

As of 2013, the campus does not have enough space for research and teaching, student services, administrative and support staff and other vital functions, and cannot rely with certainty on state funding for capital development as initially anticipated when the campus broke ground in 2002. The campus proposes to implement the remainder

of the “ 2020 Project” of the 2009 LRDP as a master-planned development and to explore options for the delivery of the project, including the potential for a public-private partnership (“PPP”). The “2020 Project” as proposed in the 2009 LRDP is referred to herein as the original 2020 project, and the 2013 proposal to accommodate that amount of development within a smaller area is referenced as the “UC Merced 2020 Project”. The campus facilities needed for the 2020 Project would be provided on the existing 104-acre Phase 1 campus and the areas immediately adjacent thereto that are largely served by existing infrastructure. This would create the physical capacity to accommodate development on 219 acres total to accommodate 10,000 full-time equivalent (FTE) students.

The LRDP land use framework provides a cohesive framework for new development that allows expansion of the campus in a flexible and efficient manner. The 2009 LRDP is being amended to create a new “Campus Mixed Use” land use designation (“CMU”). The CMU provides flexibility in terms of land use and allows for a combination of both horizontal and vertical mixed use development according to the campus’ programmatic needs for academic and residential buildings, support facilities, and recreational buildings. The CMU designation connects to future phases of development as envisioned in the 2009 LRDP and allows for the logical expansion of infrastructure and extension of the transportation network system including pedestrian, bicycle, transit, and vehicular traffic.

3) *Incorporate the following text changes on page 12 with the following:*

A Compact Pedestrian-Oriented Campus

- The plan features a compact, pedestrian-oriented 815-acre campus with an ~~Academic Core based on a classic~~ a grid oriented to maximize rooftop solar power collection.

Distinct Academic, Residential and Research Communities

- The ~~dense 200-acre Campus Core and Academic District Core~~ facilitates innovation and features two mixed-use “Main Streets” that integrate activity into the heart of the campus.

4) *Incorporate the following text changes on page 13 with the following:*

Multi-Modal Circulation

- *The plan calls for a multi-modal circulation system designed for pedestrians and bicycles. A regional multi-modal transit center will be sited to optimize regional access to the Campus Core, the Academic Core-District, the Gateway District and the Town Center to minimize traffic impacts.*

- *A loop road on the campus perimeter serves vehicles and structured parking is eventually located on each corner of the combined Campus Core and Academic Core District.*
- *The plan features wide, tree lined sidewalks and a 10-minute walking radius within the Campus Core and Academic District Core.*

5) *Incorporate the following text changes on page 41 with the following:*

Organizing Land Use Principles for the Plan

- Define the campus with an interdisciplinary Campus Core and Academic Core District.

6) *Replace Communities of Interest map on page 44 with revised LRDP map.*

7) *Incorporate the following text changes on page 44 with the following:*

Communities of Interest

The 2009 Long Range Development Plan’s land use framework includes ~~three~~ four “communities of interest” that includes the Campus Core, Academic District, Student Neighborhoods and the Gateway District.

The primary community of interest is the **Campus Core (CC)**. The Campus Core, which totals 219 acres, contains the original campus core buildings and associated open space areas. This community of interest accommodates the primary academic, research, library, administrative and service facilities of the campus, student residences, athletic and recreational facilities.

The ~~primary~~ community of interest is the **Academic District (AC)-(AD)**, is the center of teaching and research on campus. This district also includes student housing along two linear “Main Streets,” student services, parking, recreation and open space activities.

The **Gateway District (G)** is the unique zone that includes academic and industrial joint development research activities. In early phases, the Gateway District will allow parking and uses that can take advantage of easy vehicular and transit access. In later phases, the area will include visitor and conference facilities as well as associated support services for those engaged with the campus in joint research, education and public service initiatives. Administrative offices and continuing education or extension programs can also be located in this district.

8) Incorporate the following text changes on pages 45 and 46 with the following:

Learning in the Campus Core and Academic District Core

The land use framework for the Campus Core and Academic District Core supports the planning and academic goals identified in the draft Strategic Academic Plan. The land use framework for the Campus Core and Academic District Core acknowledges:

- *Evolutionary adjustments are possible.*

Flexibility in the location and amenities that support the academic communities is critical to an evolving campus institution. The 2009 LRDP creates a framework within which adjustments can be made over time in response to new connections and changing relationships within research communities.

- *Opportunistic initiatives may develop.*

The dynamic and entrepreneurial nature of UC Merced at this early stage of development heightens the potential for new or changing initiatives within the programs and with outside private or public sector organizations. New initiatives may require different supports such as infrastructure; relationships with outside expertise or participants; funding structures and obligations, and direct or indirect integration within existing organizations or programs.

- *Faculty and student interaction is paramount.*

The character and arrangement of facilities, classrooms, laboratories and other environments should emphasize academic-oriented interactions among faculty, students and researchers in ways that reinforce interactive learning.

Working in the Campus Core and Academic District Core

As the working heart of the campus, the Campus Core and Academic District Core is are defined by the campus' teaching, research and administrative activities. The focus in this area is maintaining interactions and connections between the academic and research programs. The 2009 LRDP's approach to creating working communities emphasizes three characteristics critical to establishing and maintaining connections:

- *Flexibility is embedded into the plan.*

Flexible design of facilities, classrooms and labs and organization of neighborhoods will facilitate the creation and maintenance of relationships.

- *Appropriate scale matters.*

When there is too much space and too few people, interactions will be infrequent and relationships will not develop. At the community level, the student neighborhoods will be large and dense enough to provide a critical mass of activity to support interaction.

At the individual space level, indoor and outdoor spaces will be intimate and active enough to encourage people to meet or stop to engage when they encounter one another.

- *The plan creates places to meet.*

Some of the most important meetings are spontaneous. Spontaneous meetings occur when paths intersect while traveling from one place to another or standing in line for coffee or lunch. Chance interactions have the qualities of being informative, creative, and social in an important way that reinforces relationships. The deliberate design of spaces and arrangement of activity generating programs in the 2009 LRDP promotes spontaneous interactions.

Living in the Campus Core and Academic Core District

A unique element of the plan is the siting of two mixed-use “Main Streets” through the east and west halves of the Campus Core and Academic Core District. Featuring residential uses above student services and/or academic uses, these linear corridors provide connections to the southern portion of the campus as well as to the proposed University Community.

9) *Replace Land Use: Land Area Summary map on page 47 with revised LRDP map.*

10) *Incorporate the following text changes on pages 50 and 51 with the following:*

Living in the Student Neighborhoods

The student residential neighborhoods surround the Campus Core and Academic District Core to the north and east and are also a portion of the campus’ two mixed-use “Main Streets”.

Main Street Apartments integrated into the Academic District Core will be available for graduate and upper division students.

11) *Insert on page 52 the following definition of the Campus Mixed Use land designation:*

Land Use Definitions

The following are descriptions of the built environments envisioned for UC Merced. All non-residential and mixed use categories include setbacks, landscaping, paths, on-site utility services, sidewalks, incidental and small parking lots less than 100 spaces and roads associated with facilities. All residential and mixed use land use designations include residential parking, child care and preschool facilities, recreation facilities, meeting and classroom space, food service and retail and other residential support uses.

Campus Mixed Use

The Campus Mixed Use designation includes academic, research, student housing, student and support services, athletic and recreational facilities, administrative offices, service facilities, and parking. This category allows

residential density up to 320 beds/gross acre. The area designated as Campus Mixed Use includes a transportation buffer along the east side of Lake Road that is intended to allow for future transportation improvements (future roadway widening). Proposed development in this area will need to accommodate the alignment of future transportation improvements.

12) *Replace Land Use map on page 53 with revised LRDP map.*

13) *Update section on page 54 to include CMU land use acreage.*

Land Use Summaries and Acreage

The Campus Mixed Use land use designation covers an area that is approximately 182 acres.

14) *Incorporate the following text revisions on pages 60 and 64.*

Defining Features

The campus site currently includes two defining features: a network of irrigation canals and a topographical land depression. The plan is framed around these elements.

Fairfield and Le Grand Canals

The campus street and open space system intersects with two agricultural irrigation canals owned by the Merced Irrigation District. An easement held by the irrigation district extends 75 feet in each direction from the center of each canal, for a total of 150 feet. The land area and easements for the two canals are not included in totals for overall campus acreage. The canals serve as distinctive boundaries defining campus neighborhoods ~~and the districts within the Academic Core.~~

The North and South Bowls

The North and South Bowls are naturally occurring land depressions in the center of the site that are partially edged by the canals. The “bowls” provide an internal focus for land uses along their edges. The LRDP reserves the two bowls as open space that also function as retention basins for excess stormwater. The ~~Central~~ Campus Core, Academic Core, and Student Neighborhoods are organized around the two bowls, forming an inward-facing visual perch.

~~Academic Campus Districts~~

~~The academic districts include the North, Central West, Central East, and Gateway Campuses.~~

Campus Districts

The Campus Districts include: Central Campus, North Campus, East Campus, South Campus and the Gateway District.

Central Campus

The Central Campus is the initial district and symbolic center of the UC Merced academic community. UC Merced’s initial academic and student residential buildings are in this district. A classic, two-acre quadrangle named after UC Merced’s founding chancellor, Carol Tomlinson-Keasey, serves as the organizing internal open space feature, which slopes downward and opens in the more informal open space of the South Bowl. The Central Campus currently contains academic, services and administration related uses. The Central Campus has the land use capacity to support the development of campus through the growth of new buildings, open space and landscape within pedestrian districts and residential neighborhoods. Growth will occur primarily to the south of the existing campus, both to the west and east of the Fairfield Canal, and will involve a shift in the grid to the north-south orientation. “Host District” uses at the western edge of Central Campus could include a conference and alumni center; an aquatic center; and visitor parking.

North Campus

The North Campus is located north of the Central Campus and consists of two residential neighborhoods: North View and Sierra View. The district is bordered on its northwest by Merced County open space and the Le Grand Canal located to the southwest.

~~The North Campus is the existing campus and is largely complete. This area has larger buildings with arcades organized around a large open landscaped area known as the Campus Green. The Kolligian Library is the North Campus’ iconic building and activity center.~~

Central East Campus East

~~In the longer term, Central East Campus East will become an important part of the academic campus core and the site of a new student neighborhood, Valley View. The expansive North Bowl would be the East Campus’ primary open space feature, and the Le Grand Canal would wind through campus from north to south, generally separating the academic uses district from the residential area~~

South Campus

South Campus will be located south of the Bellevue Mall, which will traverse east-west from the campus’ future “front door”. A second greenway will run parallel to Bellevue Mall through the center of the South Campus. The western half of the South Campus, west of the Fairfield Canal includes a mixed-use “Main Street 2.0” and a sports complex on the south, and a student union on the north, facing the South Bowl. The heart of South Campus will lie east of the Canal, in a large ovalinear landscaped park known as the Grand Ellipse. Another mixed-use main street (“Main Street 3.0/4.0”) , a Phase 3.0 student union, and a recreation center will also be east of the Canal. This part of the campus will have academic,

research and residential buildings. Arcades, courtyards and small open spaces will provide a variety of public and common spaces.

Central Campus West

~~Central Campus West will be located south of the South Bowl. It is the next significant phase of development. It includes a mixed-use “Main Street 2.0,” a sports complex on the south, and the first student union on the north, facing the South Bowl. This part of the campus will have a north-south grid system with academic, research and residential buildings. Arcades, courtyards and small open spaces will provide a variety of public and common spaces.~~

Gateway District

The Gateway District serves as the campus entrance and public face of the university. It features flagship campus buildings and opportunities for private sector investment, open spaces and axial views into the campus from Bellevue Road.

15) *Replace Communities: Neighborhoods and Districts map on page 61 with revised LRDP map.*

16) *Revise and add text for South Bowl description on page 68.*

South Bowl

The South Bowl is a principal open space feature in the first two phases of campus development. It will also be an important gathering place and a setting for recreational and cultural outdoor facilities. Sports fields and an outdoor amphitheater will be located here. ~~North Campus~~ Central Campus academic buildings, Host District Residence Halls and student services, the Aquatics Center, Student Union 2.0, and Central Campus academic buildings will be located around the edges of the South Bowl. These facilities will be oriented towards open space and connected by trail systems that cross and encircle the South Bowl. The “Little Lake,” will be enlarged and reconfigured and other hydrological features will remain part of the South Bowl.

17) *Revise and add text to include description of Campus Drive on page 72 and Bowl Trails on page 76*

Bellevue Mall/Campus Drive

Bellevue Mall and Campus Drive will be an extension of Bellevue Road and will become the principal campus entry. The completion of Campus Drive will provide a loop road system that is connected by Ansel Adams Road to Ranchers Road. Bellevue will continue through campus as a limited-access pedestrian-oriented academic mall that intersects with Main Street 2.0 and Main Street 4.0. Bellevue Mall ends at the East Ball Fields on the east side of campus.

Bowl Trails

The North and South Bowl areas will include bisecting trails/roads that connect the student neighborhoods to the academic core, recreation venues and a perimeter trail that connects gathering places. Connected gathering places include Student Union 2.0, the Host District conference center, the Aquatics Center, and student services/food service facilities located at the edges of the Bowls at the north side crossing and the upper end of Main Street 4.0 of ~~Central Campus~~ West East Campus.

18) *Update maps on pages 71, 75 and 79.*

19) *Incorporate the following text revisions on page 82.*

ENV-1: Develop an interdisciplinary Campus Core and Academic Core District with a 10 minute walking radius and shared open space.

20) *Replace Circulation: Pedestrians map on page 87 with revised LRDP map.*

21) *Replace Mobility: Bicycles map on page 88 with revised LRDP map.*

22) *Replace Circulation: Transit Access map on page 89 with revised LRDP map.*

23) *Replace Circulation: Vehicular Access Right of Ways map on page 91 with revised LRDP map.*

24) *Replace Services map on page 101 with revised LRDP map.*

25) *Replace Phasing map on page 114 with revised LRDP map.*

26) *Revise and add text on page 114 that provides the following updated project list description.*

DELIVERY

Near Term Projects

Student Activities and Athletics Center: This project accommodates 21,000 gross square feet in a two-story facility constructed on a site shared with the existing Gallo Recreation and Wellness Center. The building provides additional space for: weight/cardio exercise; multi-purpose spaces (for student clubs and organizations, group exercise and dance rooms); conference rooms; active equipment storage; and office space for recreation and athletics administration. The Center, completed in 2012, is located in the Lake View Neighborhood of campus near the initially constructed academic buildings and near student housing and dining facilities.

Science & Engineering 2: This building will provide approximately 95,000 gross square feet of expanded academic space for the School of Natural Sciences and the School of Engineering. The proposed This project will provide approximately 101,900 gross square feet for teaching laboratory, research laboratory, laboratory support, scholarly activity, study facilities, and academic and administrative office space for the Schools of Engineering. The Science & Engineering 2 building is located on Ansel Adams Road and south of the existing Science and Engineering 1 Building. Expected completion is July 2014.

Student Housing Phase 4: This project will provide approximately 350 beds in a five story building and includes additional spaces for studies, dining and conference services staff, housing services, storage, multipurpose and tutorial rooms, laundry, and a communal kitchen. Housing 4 is located directly north of the Student Housing Phase 3. Expected completion is August 2013.

Student Services Building: This project accommodates approximately 33,400 gross square feet of space to provide student support programs for current and emerging instruction and research programs in a combination of tutorial; seminar; conference; dry research; and office space. The project site is located east of Ansel Adams Road and north of the Social Science & Management Building. Expected completion is December 2013.

Classroom and Academic Office Building: This building will provide approximately 77,273 gross square feet of flexible classroom, academic support, research, and office space. The project is located north of the Kolligian Library and is anticipated to be completed in 2016.

27) *Revise and add text on page 115 that describe the PPP delivery policies:*

Delivery Policies

Phase-2 Delivery Principles

The evolution of this campus will occur over many decades, making it impossible to predict exactly what order UC Merced will develop over the long term.

The following principles are designed to ensure the campus develops an enduring physical planning framework. ~~through Phase 2.0 and beyond.~~

- Foster PPP development and innovative private sector delivery of campus facilities.

Private sector partners are expected to provide their expertise to propose innovative solutions to the challenge of developing high-quality university

facilities and associated campus amenities in an era of diminishing state resources. PPP provides a mechanism needed to develop and deliver integrated, planned projects consisting of a combination of academic, research, administrative and support, housing and student services, parking, recreational facilities, and infrastructure.

28) *Delete Proposed Phase 2 Project List and Proposed 2020 Project Locations map on pages 116 and 117.*

29) *Incorporate the following text revisions on page 118.*

Delivery Policies

The preceding sections establish quantitative goals and a policy framework to guide the physical and environmental development of the campus through build-out. These policies and their associated physical plans are intended to be flexible to provide future decision makers options as campus needs evolve

The earlier portions of this section establish more specific, programmatic development objectives to be achieved through 2020 in order to meet the needs of a 10,000 student campus, ~~or Phase 2.0.~~ To maintain qualitative consistency over time, implementation of the plan through campus development must be further guided by urban, architectural and landscape design strategies ~~and processes~~, which ensure policy compliance, and foster creative innovation as program needs, technology and design practice evolve. These design strategies and processes are articulated in the Physical Design Framework. All of the Campus Design Approval Process Committees advisory to the Chancellor.

DEL-1: Prior to development in a new district or sub-district, a district plan or a master development plan shall be developed to address detailed allocation of land uses, including parking and open space; circulation, service access, and utilities. ~~;~~ ~~physical and environmental development guidelines for urban design, architecture, landscape, site development, and infrastructure.~~ District Plans shall also address integration of sustainability policies into the design of the district and ~~provide a preliminary estimate and funding and phasing plans for infrastructure and site development for spaces between the buildings (off site).~~

DEL-2: Siting of buildings and facilities shall be consistent with the LRDP as determined by ~~PPD&C~~ Office of Planning & Budget in consultation with the Campus Physical Planning Committee. Projects which are not in general conformance with the adopted LRDP, require amendment of the LRDP by the President or the Regents (per Regents Policy 8102 or as authorized by delegations of authority).

DEL-3: Land Use designations are intended to be flexible, while optimizing the synergistic relationships among campus programs. Proposed changes to LRDP land uses that may arise from district planning or the siting of individual projects

will require ~~PPD&C~~ Office of Planning & Budget review for consistency with the LRDP and its EIR, and consultation by CPPC review and recommendations for approval to the Chancellor. Alternatives must be considered in this process and in the context of the LRDP, the Strategic Academic Plan and the Capital Improvement Plan. Approval of the President or the Regents is required for significant changes to land uses. ~~that have significant environmental effects different than those analyzed in the 2009 LRDP EIR.~~

DEL-5: The Office of Planning and Budget will amend the Physical Design Framework document to incorporate urban, architectural, and landscape design strategies for all campus development. The campus shall develop Architectural and Landscape Design Guidelines ~~The Physical Design Framework document will be utilized by the campus to provide guidance and direction to ensure the design integrity, compatibility and coherence of campus design as districts and individual projects as they come forward. These guidelines shall be reviewed by the Campus Design Review Committee and updated periodically, but not less than the advent of the next district plan. The design strategies guidelines shall address the following topical areas at a minimum: urban and architecture design, finishes and materials; landscape design, building finishes and materials; Mechanical, electrical and plumbing systems; sustainability and renewable energy.~~

30) Incorporate the following text revisions on page 119.

Campus LRDP Implementation Review Committees

In addition to the Implementation Policies, there must be administrative processes to guide project specific scoping, budgeting and design decisions, ensure accountability in diverse areas, and review and advise the administration on decisions and allow for ~~exceptions to~~ interpretation of the LRDP plans and policies, within a coherent decision making structure. Details of the Campus Design Approval Process are articulated in the Physical Design Framework.

To provide this structure, there will be ~~four~~ standing committees appointed by the Chancellor to advise the administrative leadership. Their role is to review, comment, and make recommendations to the Campus ~~Architect~~ Director of Physical and Environmental Planning (who is responsible for the LRDP) and Chancellor ~~on district plans and on individual projects or initiatives~~ physical and environmental planning policy, project conformance with the LRDP and relevant regulations, and initiatives. Their membership is intended to bring the multiple perspectives of the campus communities, technical and professional constituencies and expertise in the campus physical and environmental development process.

31) Replace Land Use Phasing map on page 120 with revised LRDP map.

32) Delete Phase 2.0 at completion map on page 122.

33) Add text on page 126 for the CMU Block Types.

Block Types

The following district block type typologies illustrate the potential building types, scale, site coverage, and density of blocks located in the LRDP planning area. There are ~~three~~ four districts and seven block types included. Please see map exhibit for relevant heights.

Campus Core (CC)

The block type typologies for the Campus Core may vary and alternative block types that may be allowed based on building type. An increase of development intensity and height is allowed for all buildings and facilities.

Academic District (AD) ~~Core (AC)~~

~~The Academic District Core is the heart of the campus.~~ This district includes teaching, housing, student services, campus services, parking, recreation and open space activities. There are two block types illustrated.

Block AD-1 Typical academic block

Block AD-2 Main Street block

34) Incorporate the following text revisions on page 127.

The **Academic District Core Block** is within the UC Merced Campus Academic Core. These blocks are dedicated to teaching and research. The Academic District Core also includes supporting uses such as open space, student services, campus services, Main Street Housing and parking.

35) Incorporate the following text revisions on page 128.

The **Academic Lab Block** is to be located within UC Merced's Academic District Core. These blocks support interdisciplinary research activities and including supporting uses such as recreation, open space and parking.

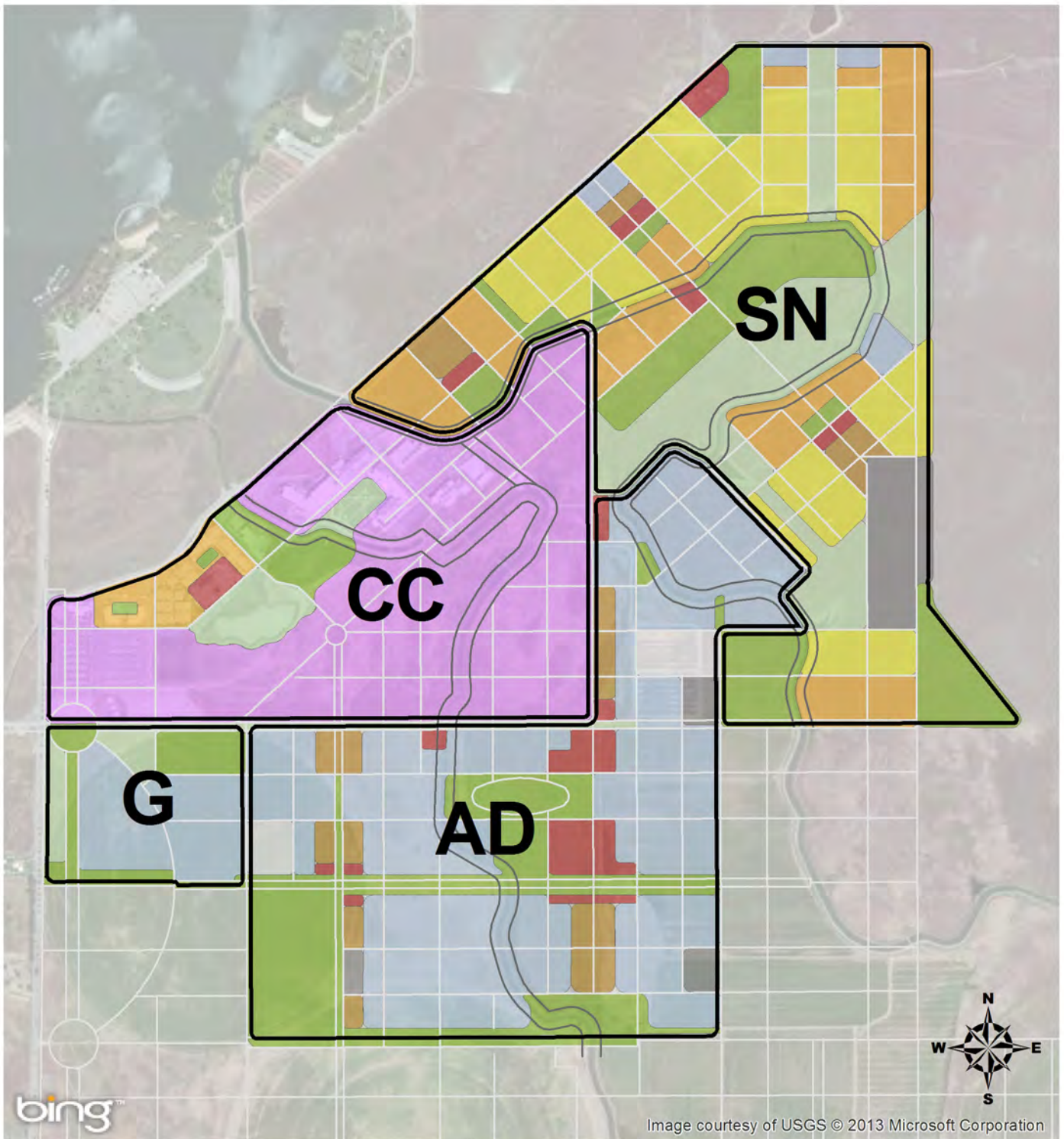
36) Incorporate the following text revisions on page 129.

The **Academic Core Main Street Block** is part of a mixed-use street located within UC Merced's Academic District Core in Phases 2.0 and 3.0. Main Street blocks include a mix of academic, research, housing and student services at densities over 1.5 FAR. This area has an urban character with buildings located along the street edge, and courtyard spaces.

37) Revise maps on pages 128, 129, 132, 133, and 134 with revised LRDP map.

38) Replace Campus Height and Massing Districts map on page 135 with revised LRDP map.

ATTACHMENT 2



UC MERCED LRDP

Date: 4/11/2013

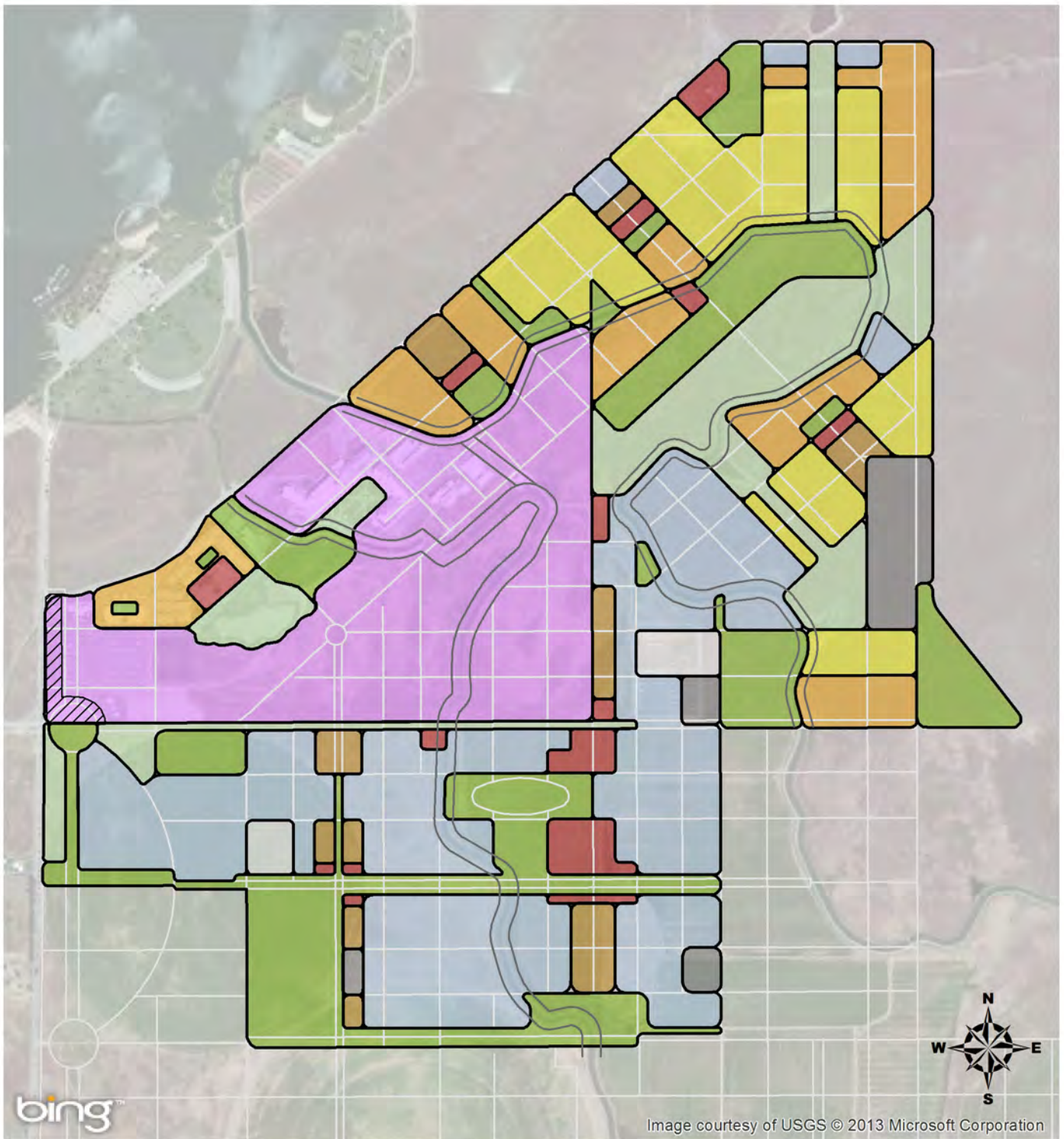
Communities of Interest

LEGEND

Campus Core	(CC)
Academic District	(AD)
Student Neighborhoods	(SN)
Gateway	(G)

(This page replaces page 44 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.














UC MERCED LRDP

Date: 4/11/2013

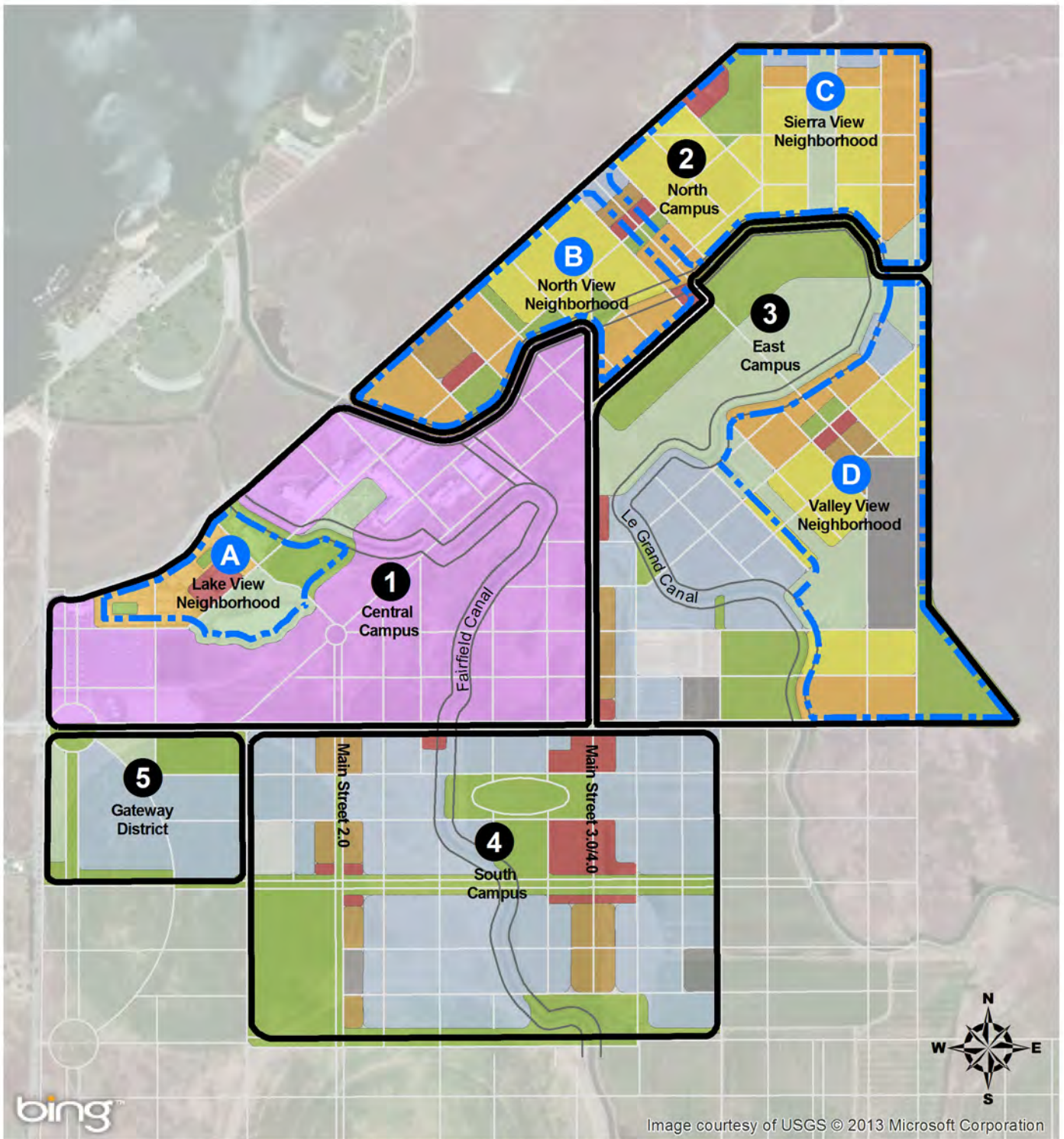
Land Use: Land Area Summary

LEGEND

	Campus Mixed Use		Low Density Residential		Athletics/Recreation
	Academic/Laboratory		Medium Density Residential		Passive Open Space
	Student Services		High Density Residential		Transportation Buffer
	Campus Services				
	Parking				

(This page replaces pages 47 & 53 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



UC MERCED LRDP

Date: 4/12/2013

Communities: Districts and Neighborhoods

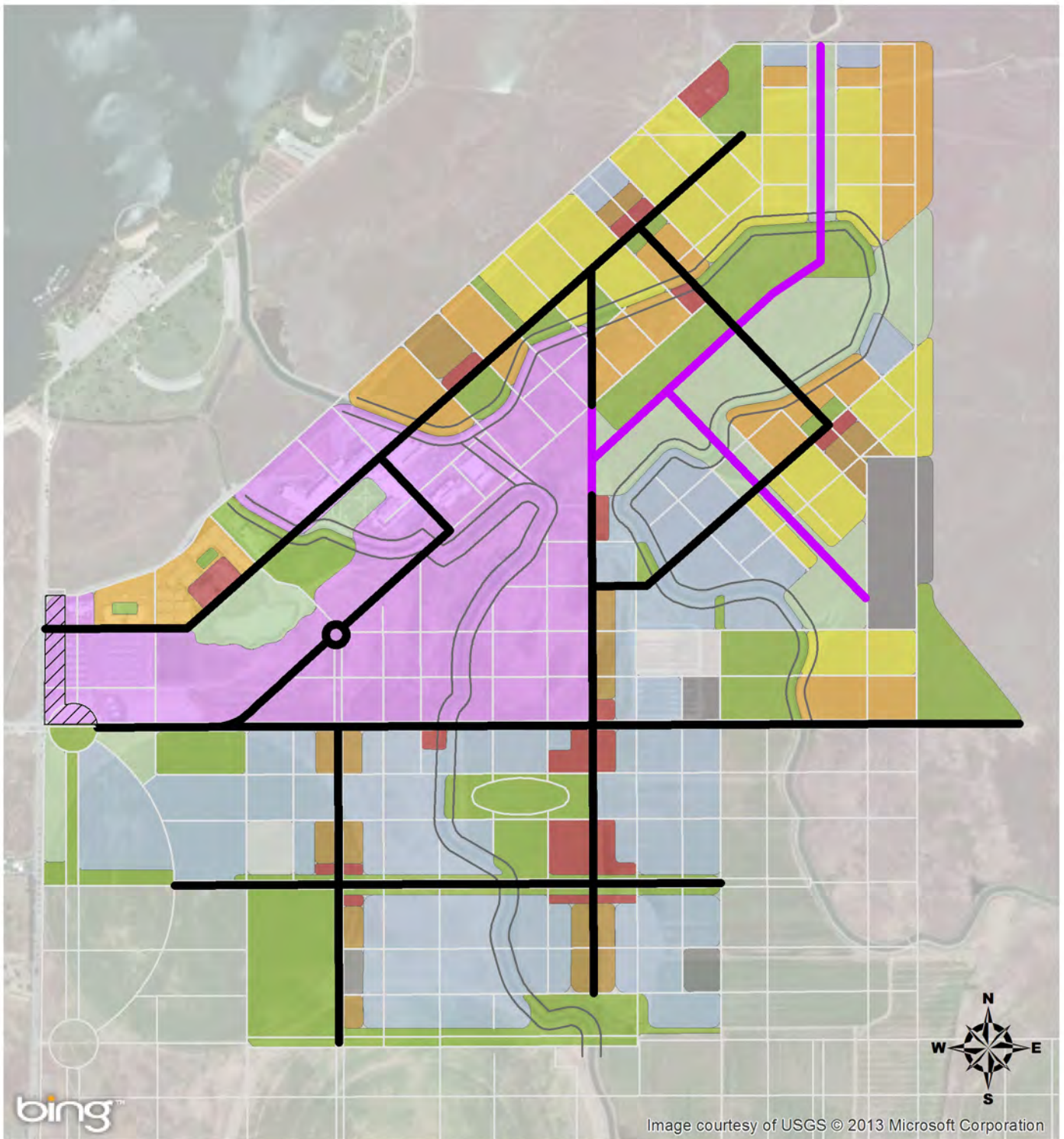
LEGEND

- 1** **Campus Districts**
1. Central Campus
 2. North Campus
 3. East Campus
 4. South Campus
 5. Gateway District

- A** **Neighborhoods**
- A. Lake View Neighborhood
 - B. North View Neighborhood
 - C. Sierra View Neighborhood
 - D. Valley View Neighborhood

(This page replaces page 61 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



bing™

Image courtesy of USGS © 2013 Microsoft Corporation

UC MERCED LRDP


Date: 4/11/2013

Circulation: Pedestrians

LEGEND

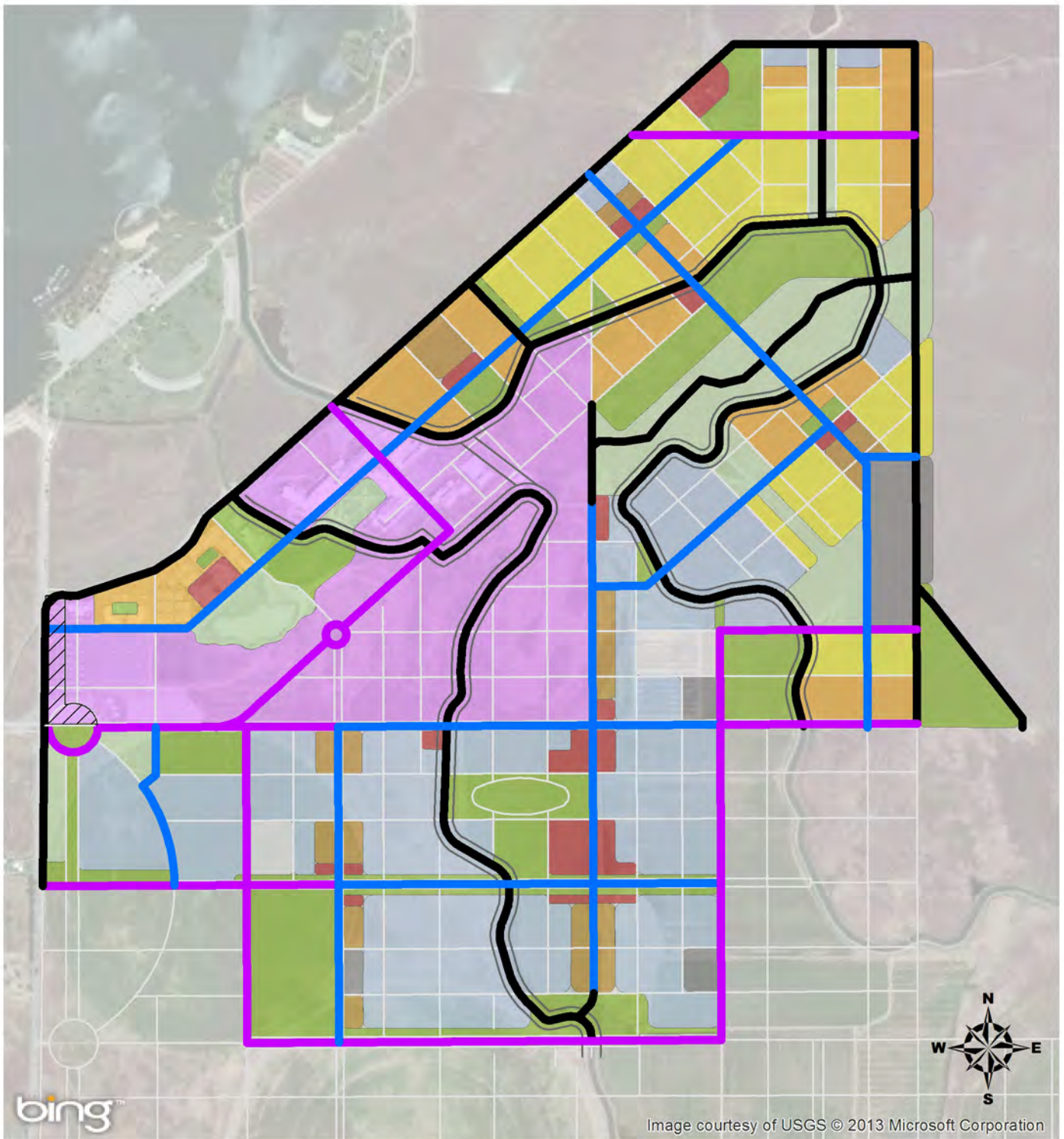
 Primary Walking Route

 Trail

 Transportation Buffer

(This page replaces page 87 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.




UC MERCED LRDP


Date: 4/11/2013

Mobility: Bicycles

LEGEND

 Type 1 Bikeways

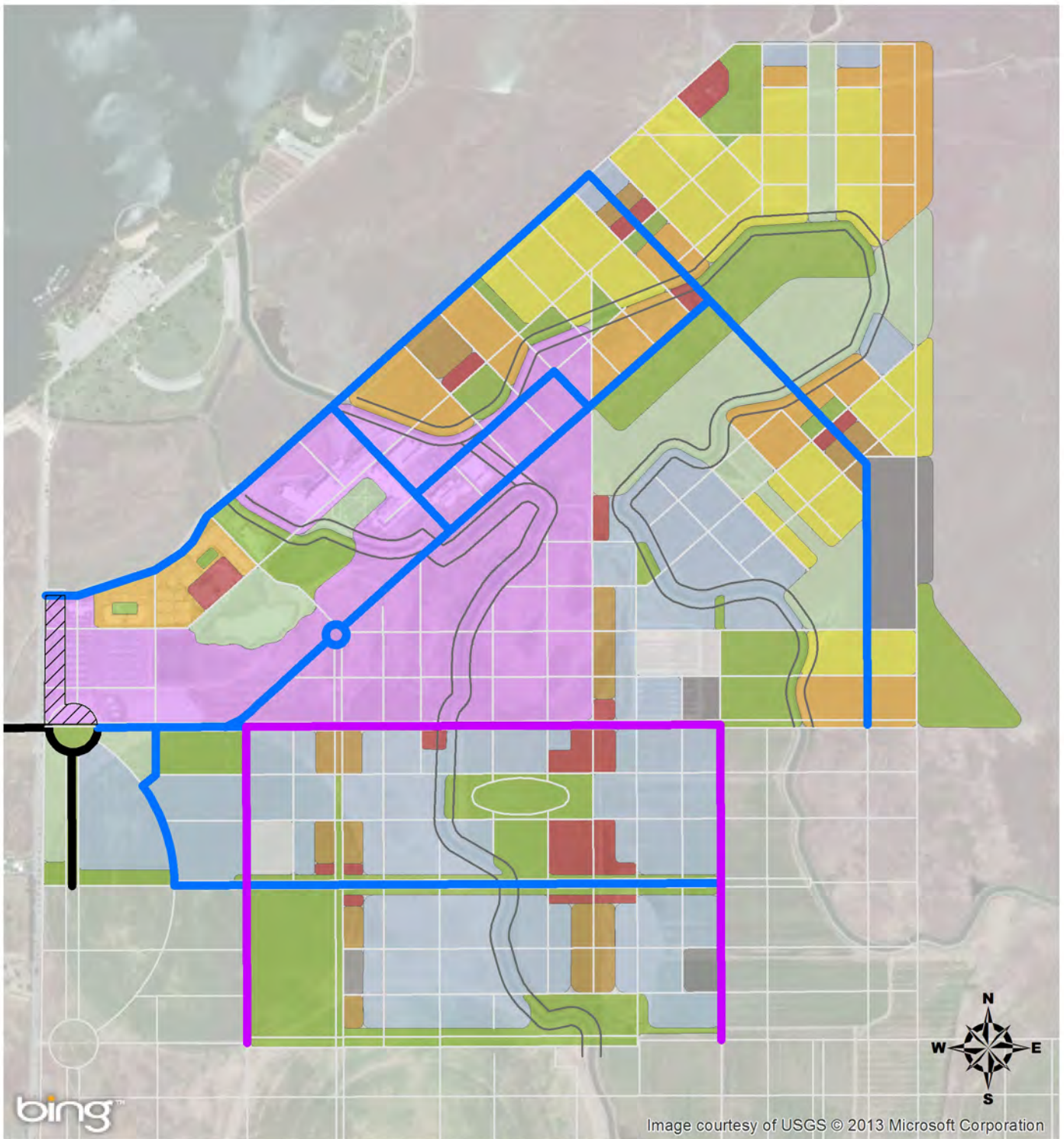
 Transportation Buffer

 Type 2 Bike Lane

 Type 3 Bike Routes

(This page replaces page 88 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.




UC MERCED LRDP


Date: 4/11/2013

Circulation: Transit Access

LEGEND

 Regional Transit

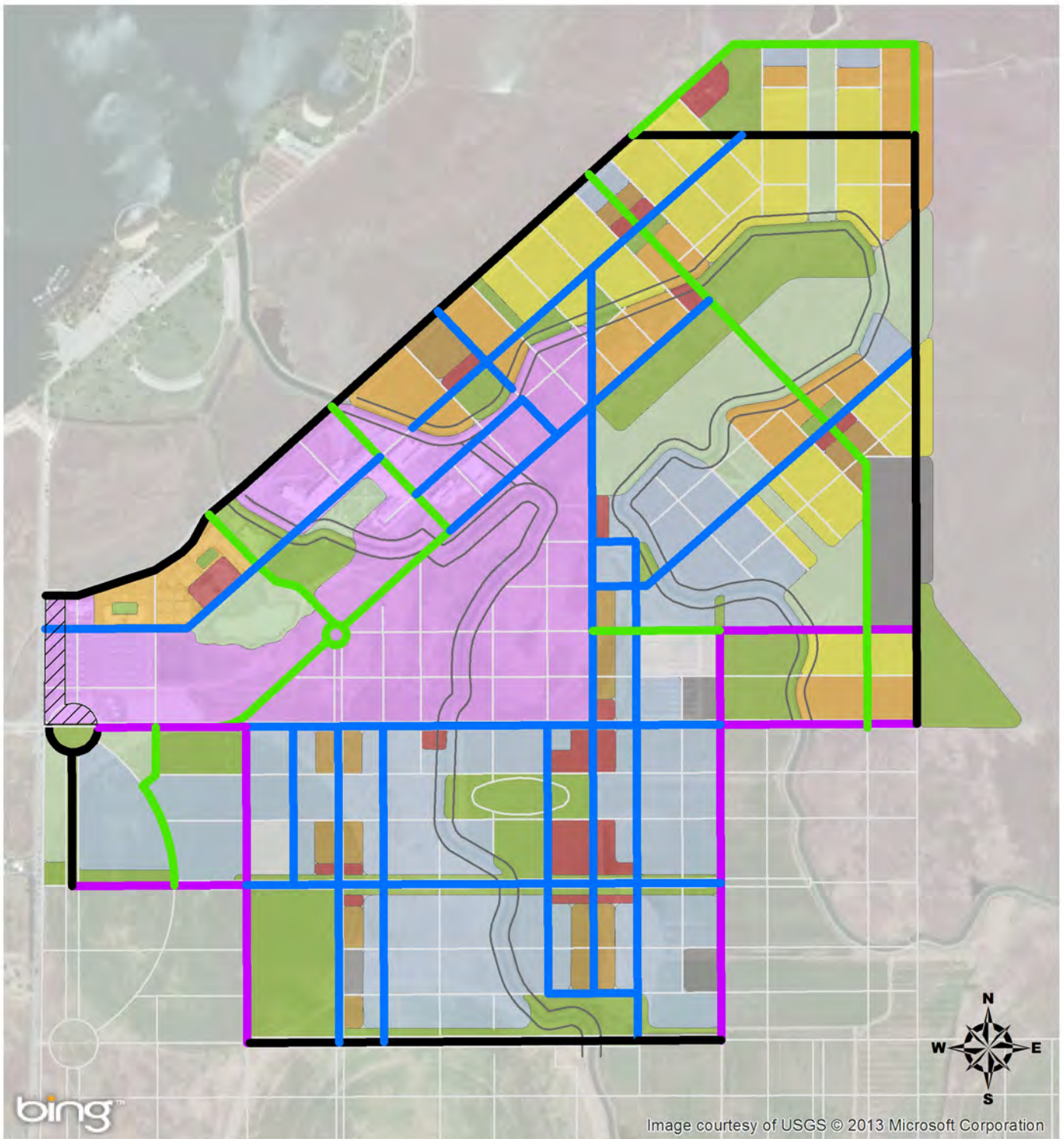
 Transportation Buffer

 Community Transit

 Campus Shuttle

(This page replaces page 89 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



bing™

Image courtesy of USGS © 2013 Microsoft Corporation

UC MERCED LRDP

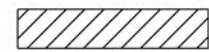
Date: 4/11/2013

Circulation: Vehicular Access Right of Ways

LEGEND

 Community Collector

 Community Connector

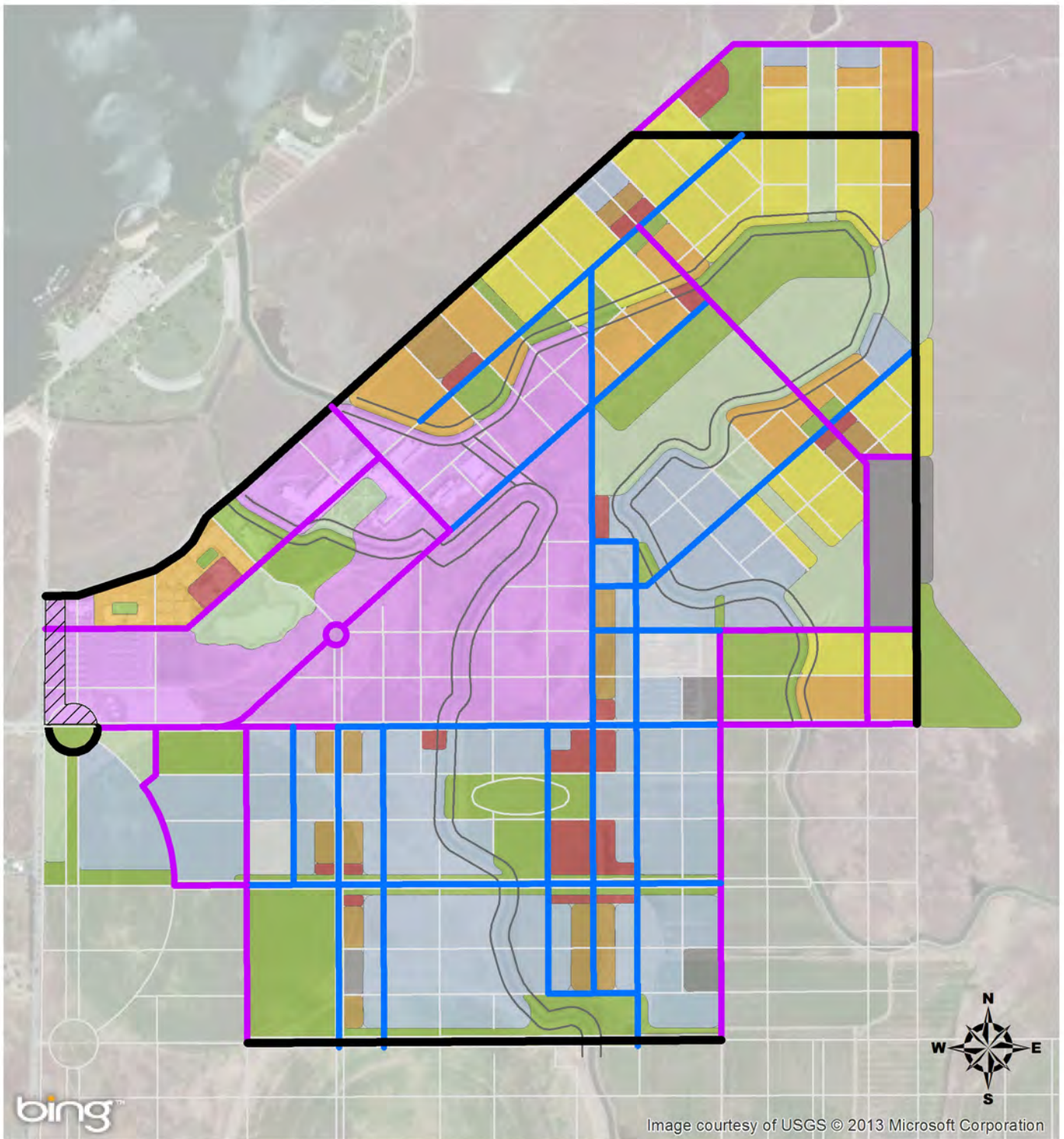
 Transportation Buffer

 Local Collector

 Managed Access Street

(This page replaces page 91 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.





UC MERCED LRDP

Date: 4/11/2013


Services

LEGEND

 Campus Loop Road

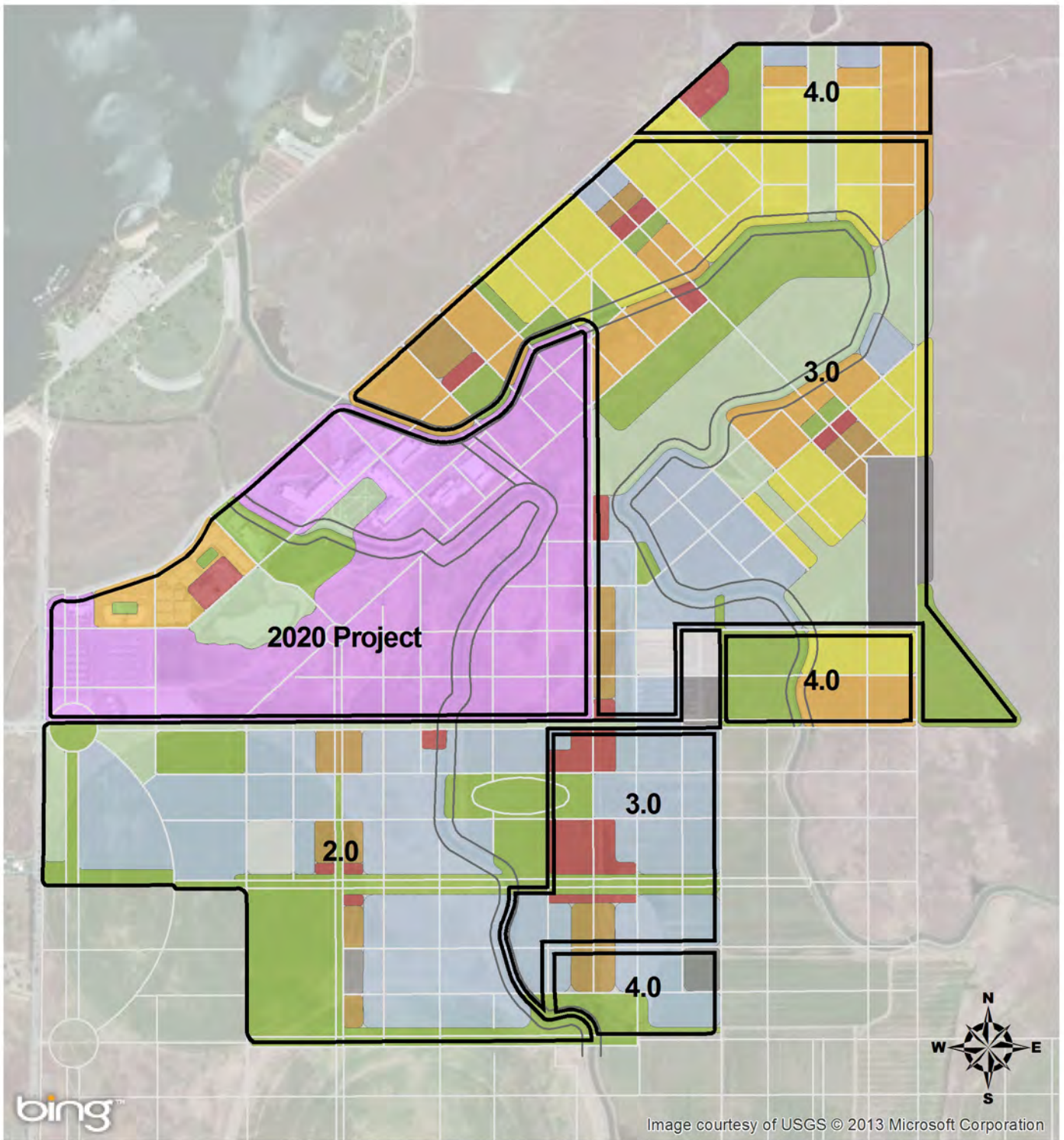
 Public Access Streets

 Campus Service Streets/ Managed Access Streets

 Transportation Buffer

(This page replaces page 101 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



UC MERCED LRDP

Date: 4/11/2013

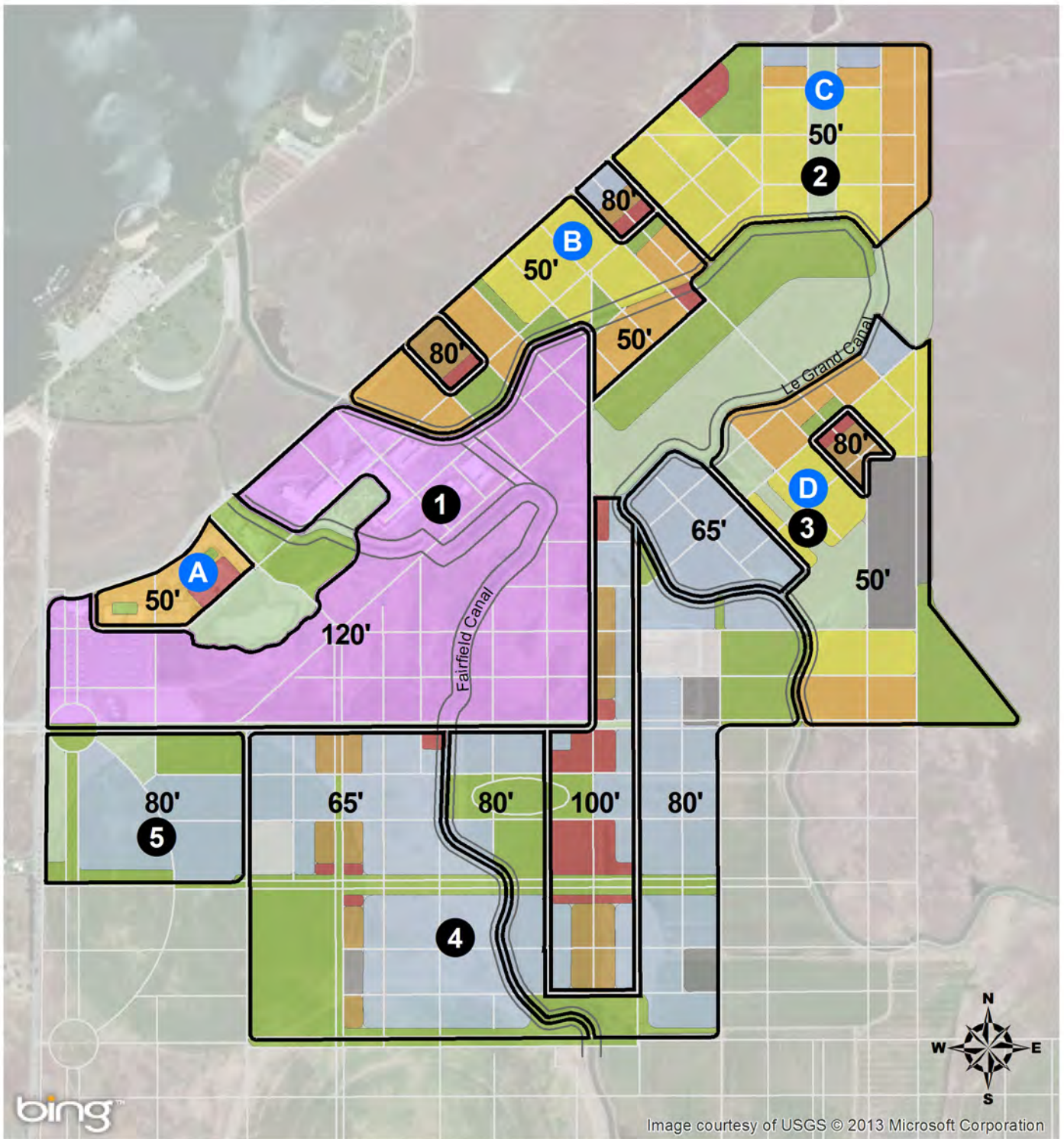
Land Use Phasing

LEGEND

- 2020 Project
- Phase 2.0 (2.0)
- Phase 3.0 (3.0)
- Phase 4.0 (4.0)

(This page replaces page 120 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



UC MERCED LRDP

Date: 4/12/2013

Campus Height and Massing Districts

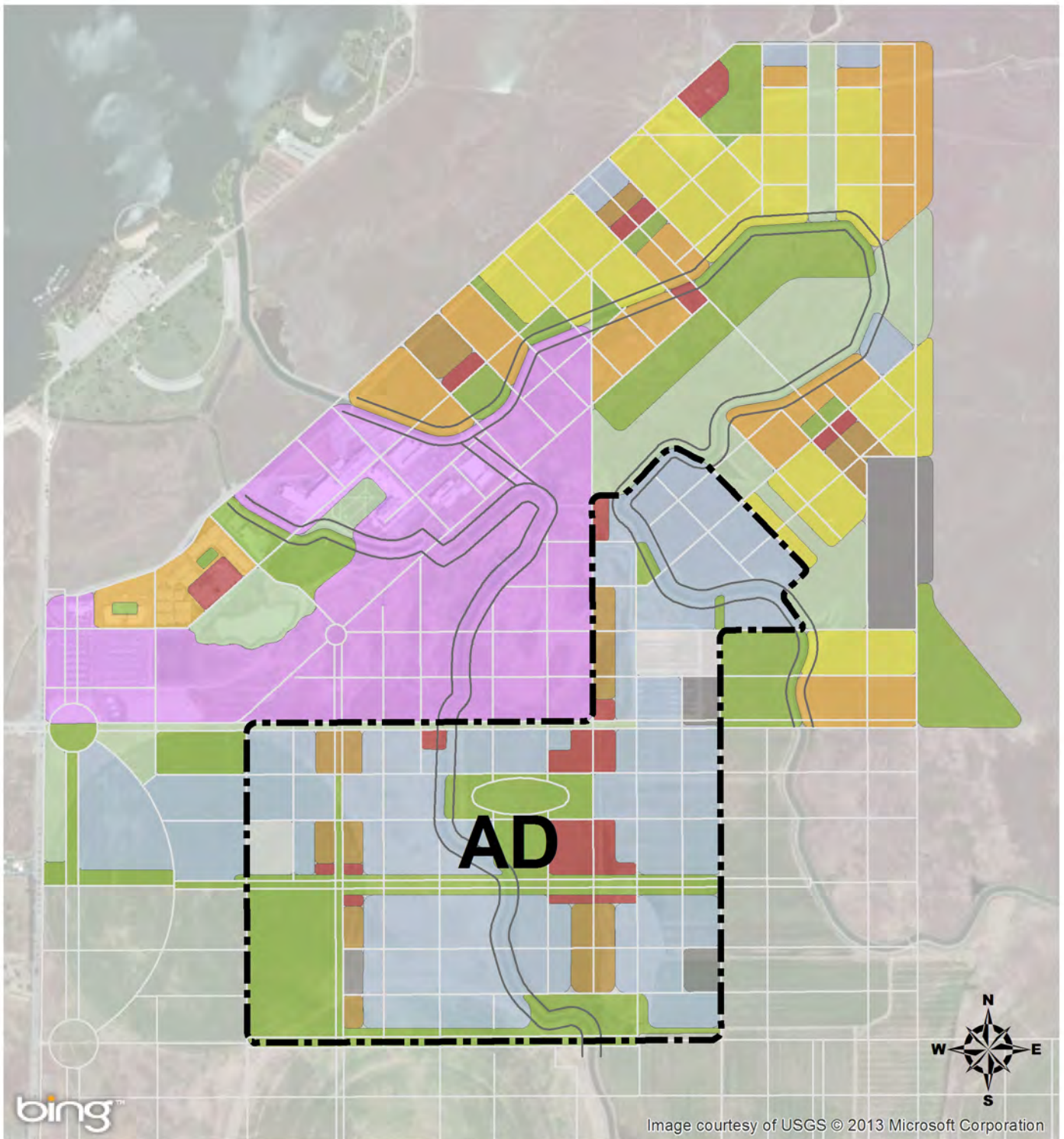
LEGEND

- 1** Campus Districts
1. Central Campus
 2. North Campus
 3. East Campus
 4. South Campus
 5. Gateway District

- A** Neighborhoods
- A. Lake View Neighborhood
 - B. North View Neighborhood
 - C. Sierra View Neighborhood
 - D. Valley View Neighborhood

(This page replaces page 135 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



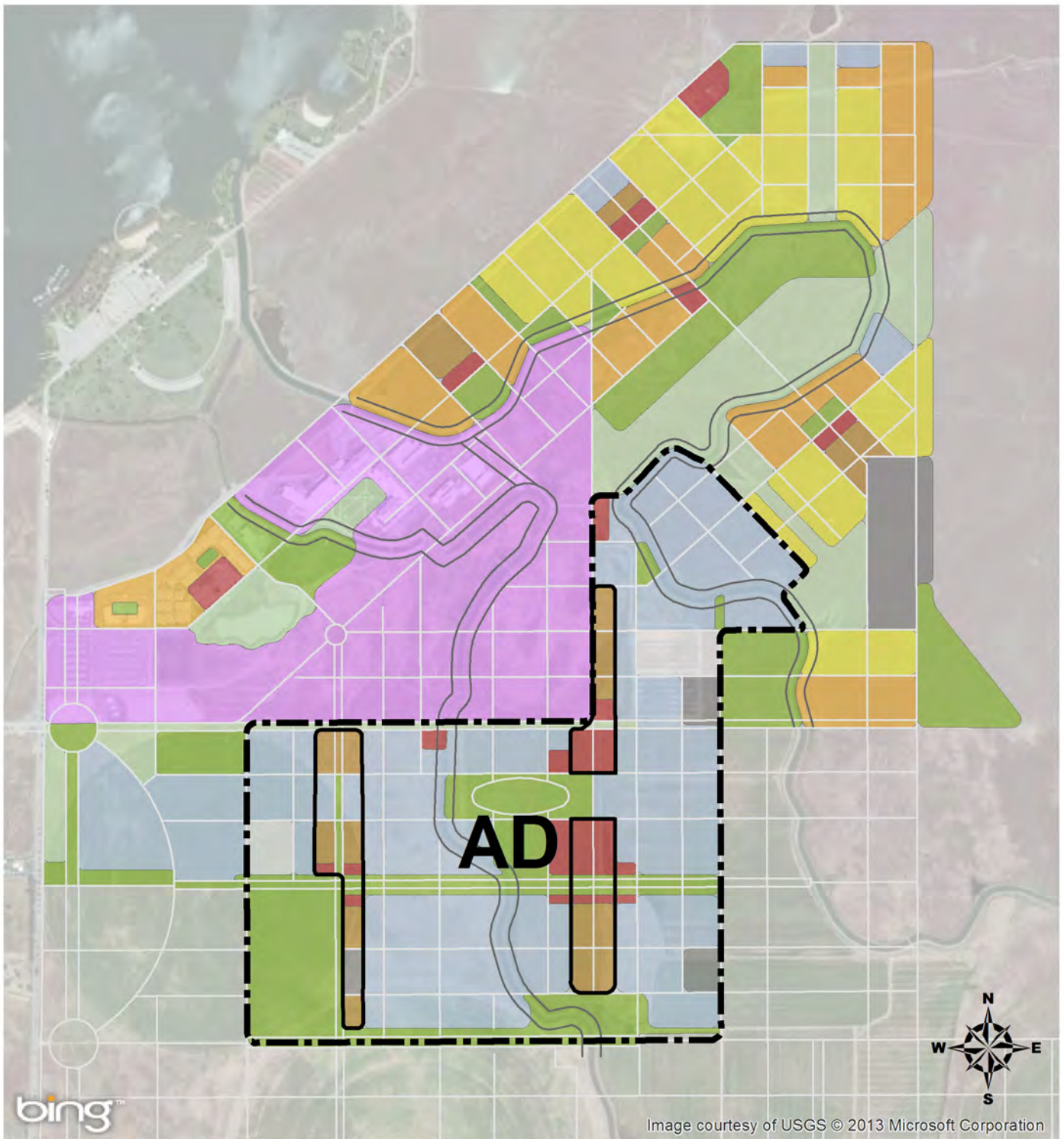
UC MERCED LRDP

Date: 4/11/2013

AD-1 Academic District Block
AD-2 Academic Lab Block

(This map replaces those on pages 127 & 128 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



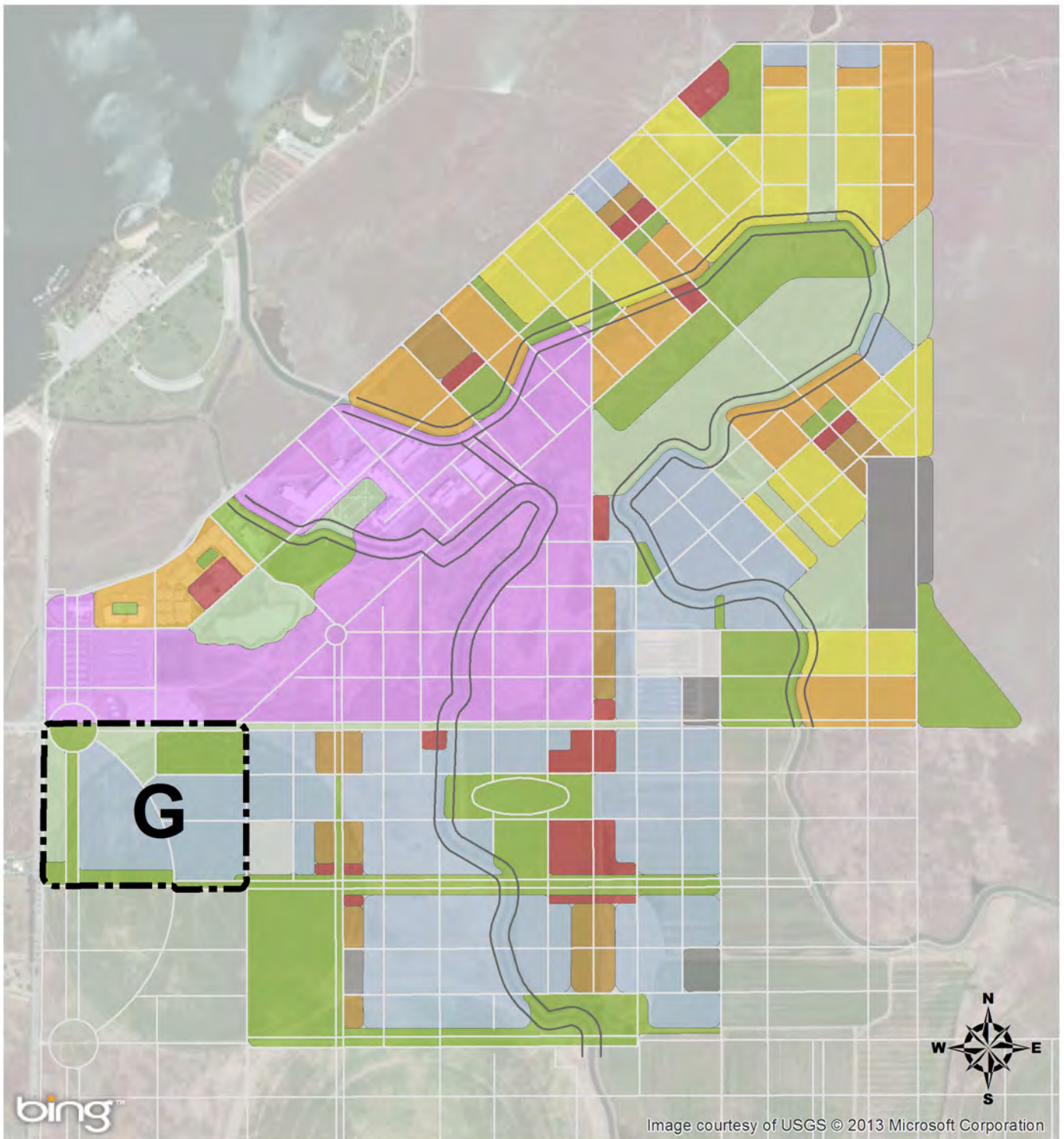
UC MERCED LRDP

Date: 4/11/2013

AD-3 Academic Main Street Block

(This map replaces the map on page 129 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



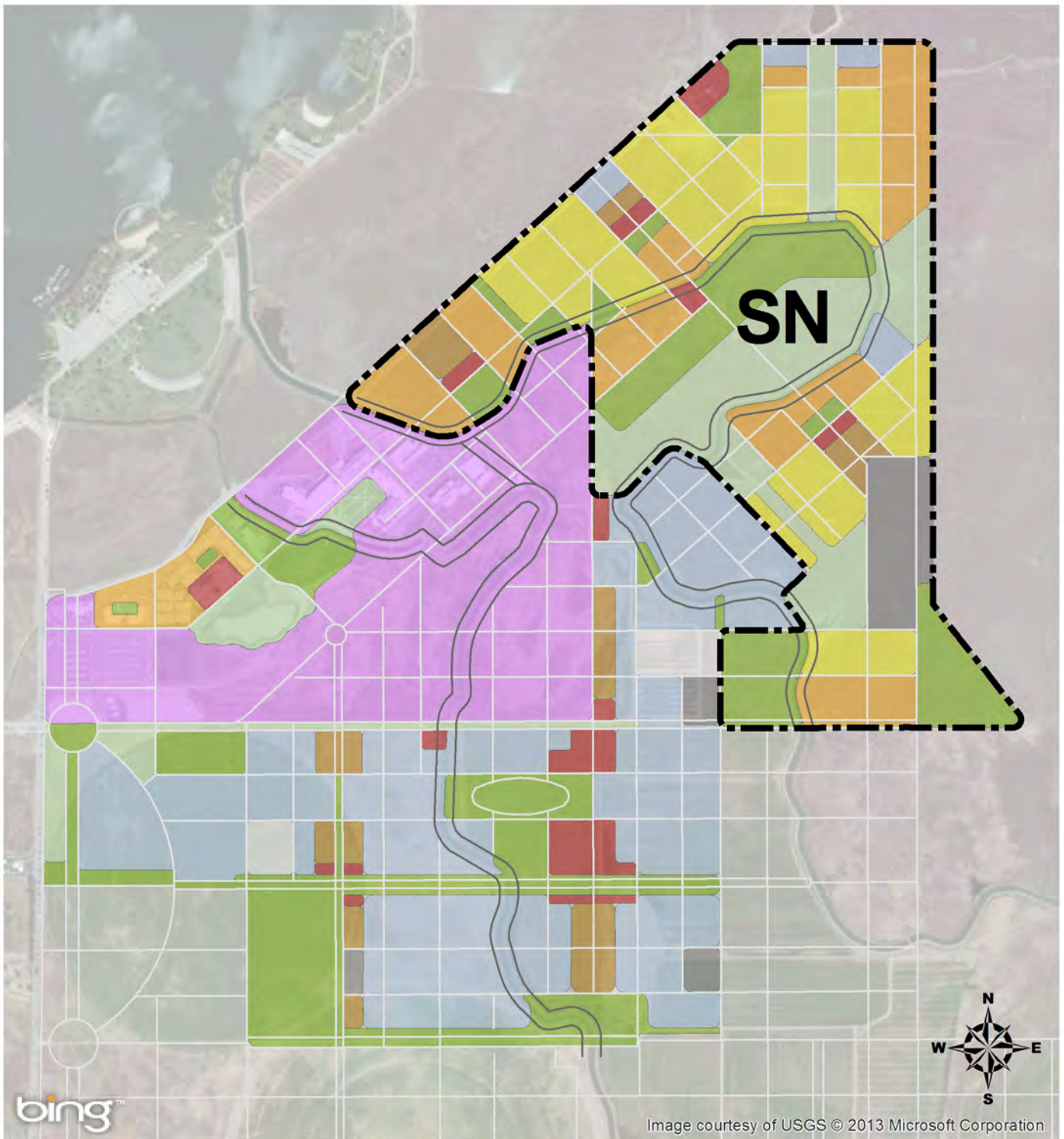
UC MERCED LRDP

Date: 4/11/2013

G-1 Industrial Research Block
G-2 Industrial Research Block

(This map replaces those on pages 130 & 131 in the 2009 LRDP)

Note: All road alignments are illustrative and approximate in their location.



UC MERCED LRDP

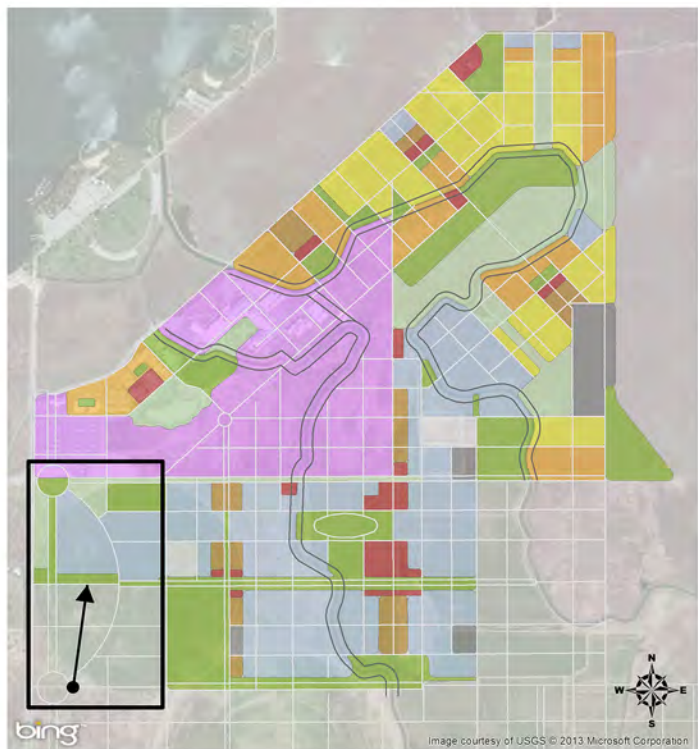
Date: 4/11/2013

SN-1 Townhouse and Stacked Flats Block
SN-2 Walk-up Apartments Block
SN-3 Residence Hall Block

(This map replaces those on pages 132-134 in the 2009 LRDP)

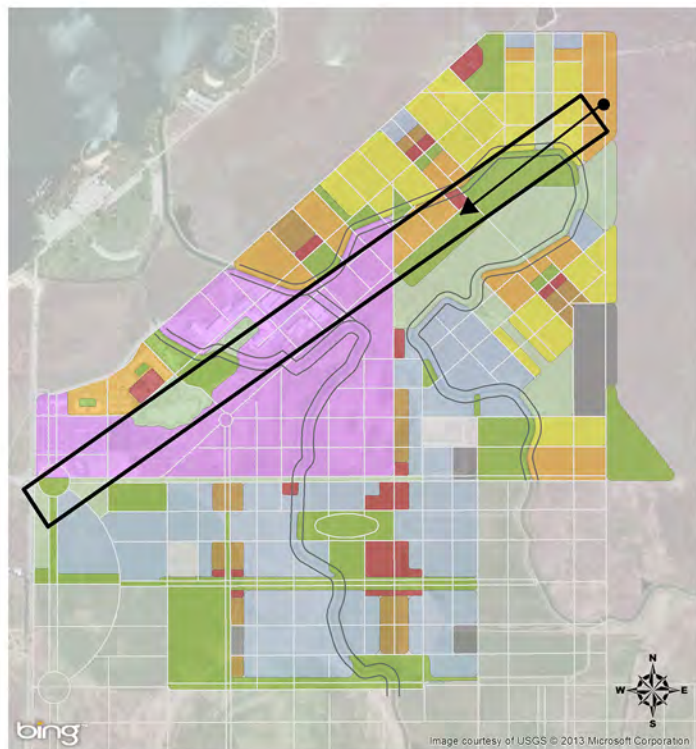
Note: All road alignments are illustrative and approximate in their location.

LRDP Directional Inset Maps



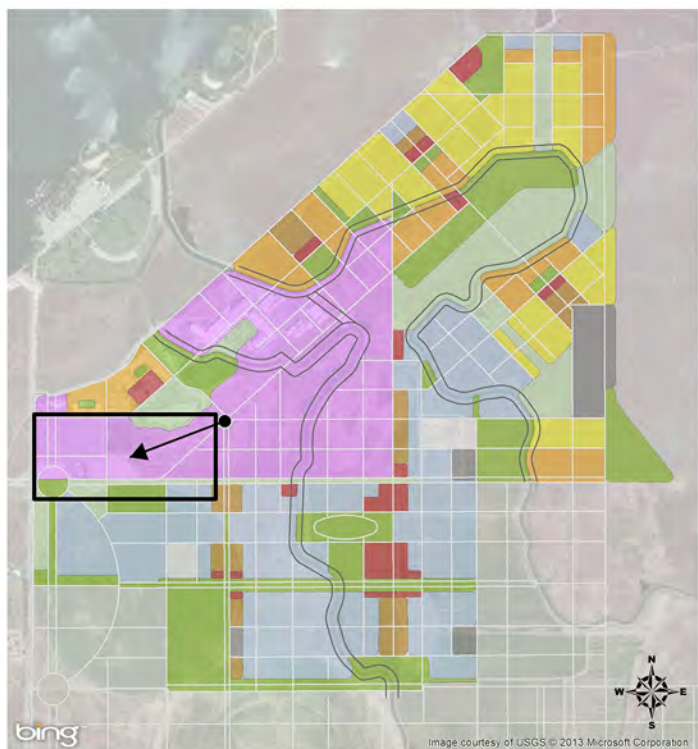
UC MERCED LRDP Date: 4/11/2013

The Gateway District Looking North
(This map replaces the map on page 49 in the 2009 LRDP)



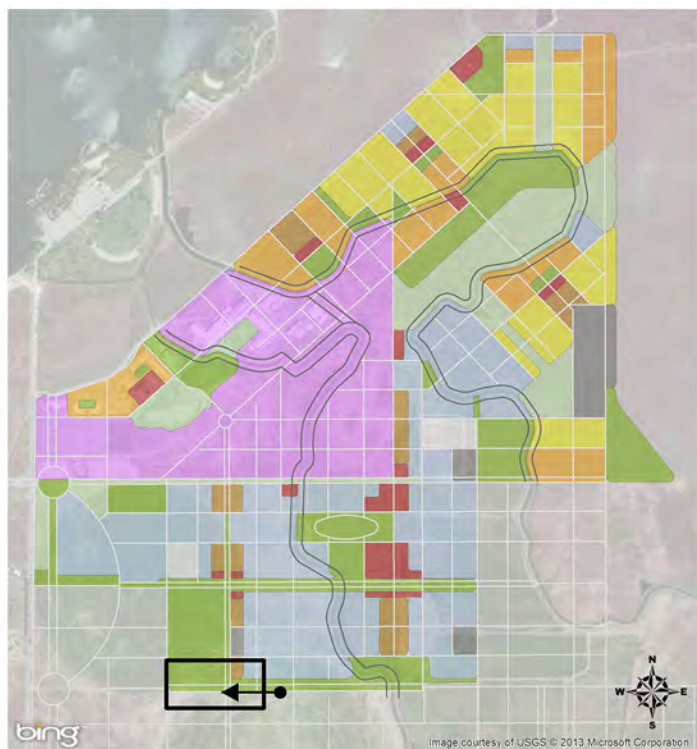
UC MERCED LRDP Date: 4/11/2013

The North Bowl sometime after 2050
(This map replaces the map on page 63 in the 2009 LRDP)



UC MERCED LRDP Date: 4/11/2013

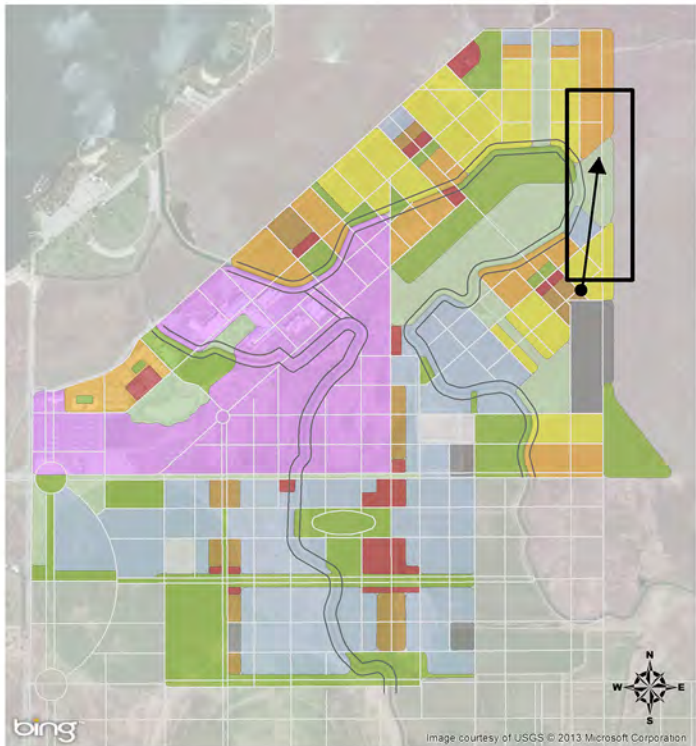
The South Bowl Looking West Towards the Aquatic Center
(This map replaces the map on page 67 in the 2009 LRDP)



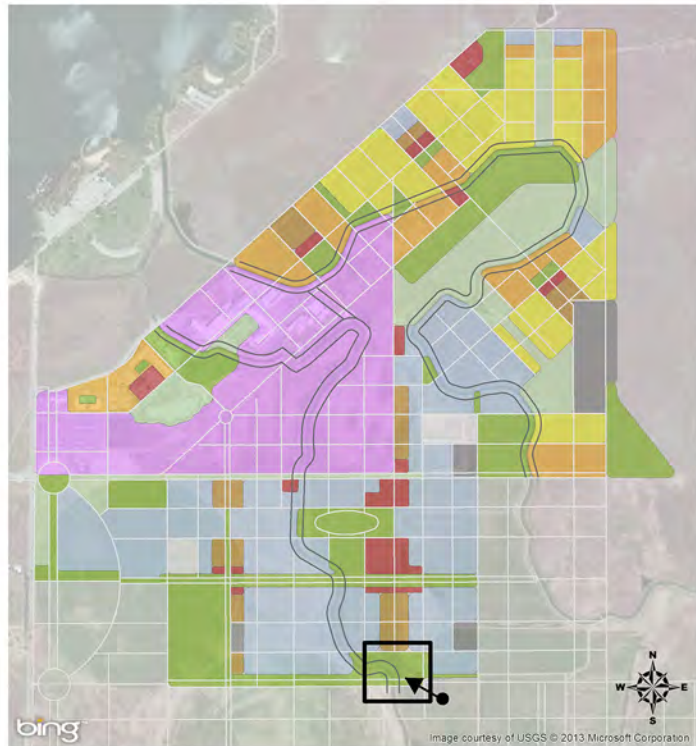
UC MERCED LRDP Date: 4/11/2013

The Town and Gown District after campus completion, looking west
(This map replaces the map on page 71 in the 2009 LRDP)

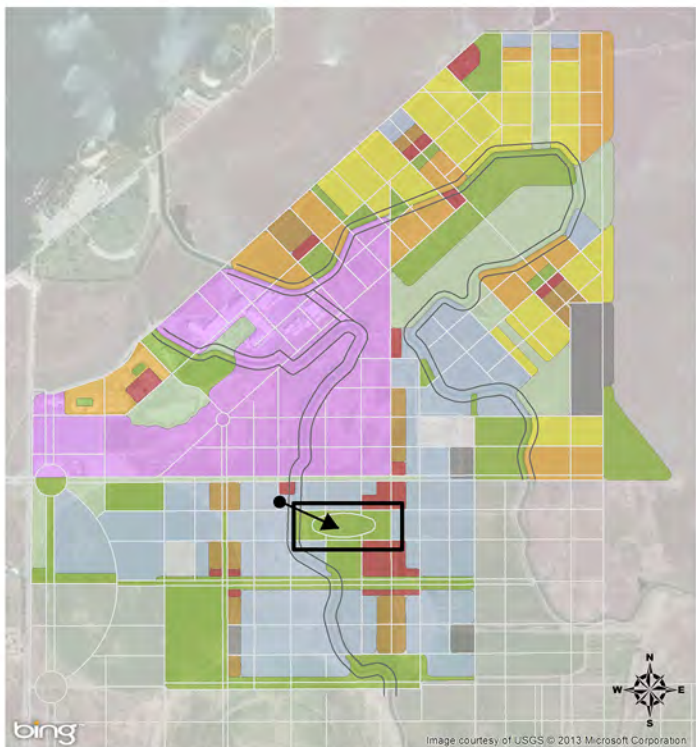
LRDP Directional Inset Maps



UC Merced's Loop Road after campus completion
(This map replaces the map on page 75 in the 2009 LRDP)



The Town and Gown District's eastern end
(This map replaces the map on page 79 in the 2009 LRDP)



The Grand Ellipse facing southeast
(This map replaces the map on page 80 in the 2009 LRDP)

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS IN CONNECTION
WITH THE APPROVAL OF AN AMENDMENT TO THE LONG RANGE
DEVELOPMENT PLAN FOR THE UNIVERSITY OF CALIFORNIA, MERCED
CAMPUS**

I. INTRODUCTION

A. 2009 LRDP and 2020 PROJECT FINAL ENVIRONMENTAL IMPACT REPORT

The University of California (“University”), as the lead agency pursuant to the California Environmental Quality Act (“CEQA”), prepared the Final Environmental Impact Statement/Environmental Impact Report (“Final EIS/EIR”) for the 2009 Long Range Development Plan (“2009 LRDP”) for the University of California, Merced (“UC Merced”) and the UC Merced 2020 Project (the “UCM 2020 Project”) (State Clearinghouse No. 2008041009). The Board of Regents of the University of California (“The Regents”) certified that the Final EIS/EIR was completed in compliance with the California Environmental Quality Act (“CEQA”) and adopted Findings and a Statement of Overriding Considerations in connection with its approval of the 2009 LRDP. Those Findings and Statement of Overriding Considerations are hereby made part of the administrative record before the University for this action.

The Final EIS/EIR consists of the November 2008 Draft Environmental Impact Statement/Environmental Impact Report (“Draft EIS/EIR”) and the March 2009 Final Environmental Impact Statement/Environmental Impact Report (“Final EIS/EIR”) (collectively the “2009 EIS/EIR”). Volumes 1 and 2 of the Draft EIS/EIR assess the potential environmental effects of implementation of the LRDP, identify means to eliminate or reduce potential adverse impacts, and evaluate a reasonable range of alternatives to the LRDP as proposed. Volume 3 builds upon the broader programmatic analysis of campus development in Draft EIS/EIR Volumes 1 and 2, and focuses on evaluating and disclosing environmental impacts that could potentially result if the development proposed as the second phase of campus development is implemented. As described in Volume 3, the second phase of campus development was envisioned to include additional facilities on the campus to support an enrollment level of 10,000 full-time equivalent (FTE) students and house half of the enrolled students in on-campus housing. The action before The Regents is an amendment to the 2009 LRDP (“LRDP Amendment No. 1”) to facilitate changes to the second phase of development evaluated in Volume 3, as described below. The revised project is referred to in these Findings as the revised UCM 2020 Project. LRDP Amendment No. 1 constitutes the first discretionary approval of the revised UCM 2020 Project.

B. Addendum No. 6 to the 2009 EIS/EIR

The University prepared Addendum No. 6 to the 2009 EIS/EIR, dated March 2013, to evaluate proposed changes reflected in the revised UCM 2020 Project in relation to the second phase of campus development as it was evaluated in Volume 3 of the 2009 EIS/EIR. The revised UCM 2020 Project, as described in Addendum No. 6, is an integrated, master-planned development of

the remaining facilities originally identified as part of the second phase of campus development in the 2009 LRDP that have not yet been built.

Addendum No. 6 has been completed in compliance with the California Environmental Quality Act, Public Resources Code Sections 21000, et seq. (CEQA) and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 et seq. ("CEQA Guidelines"). The purpose of Addendum No. 6 is to make technical changes and additions to the 2009 EIS/EIR and to evaluate whether any further environmental review supplementing the 2009 EIS/EIR is needed in connection with the changes included in the revised UCM 2020 Project and the approval of LRDP Amendment No. 1 under the standards set forth in Section 15162 of the CEQA Guidelines. Based on the information contained in Addendum No. 6, the University has concluded that no further environmental review is required as a result of the changes included in the revised UCM 2020 Project, including LRDP Amendment No. 1. Addendum No. 6 reflects the independent judgment and analysis of the University and is hereby incorporated as part of the 2009 EIS/EIR and made part of the administrative record before the University for this action.

II. FINDINGS

The University has examined the revised UCM 2020 Project, including LRDP Amendment No. 1, in light of the environmental analysis contained in the 2009 EIS/EIR, including Addendum No. 6, and has determined that the 2009 EIS/EIR fully evaluated all of the potential environmental effects of the UCM 2020 Project, including LRDP Amendment No. 1. The University has not identified any significant new information or change in circumstances that would require further analysis pursuant to Section 15162 of the CEQA Guidelines. Therefore, pursuant to Section 15168(c) of the CEQA Guidelines, the University has determined that the revised UCM 2020 Project, including LRDP Amendment No. 1, is within the scope of the project analyzed in the 2009 EIS/EIR and no further environmental documentation is required prior to approval of the LRDP Amendment No. 1.

The University has reviewed and considered the information contained in the 2009 EIS/EIR prior to approving LRDP Amendment No. 1 as set forth below in Section II, and finds that the 2009 EIS/EIR, including Addendum No. 6, reflects its independent judgment and analysis. The conclusions presented in these Findings are based upon the 2009 EIS/EIR, including Addendum No. 6, and other evidence in the administrative record.

In making its determination to certify the 2009 EIS/EIR and to approve the LRDP in March 2009, The Regents recognized that the LRDP implicates several controversial environmental issues, and that a range of technical and scientific opinions exists with respect to those issues. The Regents acquired a better understanding of the breadth of this technical and scientific opinion by its review of the Draft EIS/EIR, the comments received on the Draft EIS/EIR and the responses to those comments. Having reviewed and considered, as a whole, the evidence and analysis presented in the Draft EIS/EIR, the evidence and analysis presented in the comments on the Draft EIS/EIR, the evidence and analysis presented in the responses to those comments, and the evidence and analysis presented in the Final EIS/EIR, The Regents gained a comprehensive and well-rounded understanding of the environmental issues presented by the LRDP project. In

turn, this understanding has enabled The Regents to make fully informed, thoroughly considered decisions after taking account of the various viewpoints on these important issues. These Findings are based on full appraisal of all viewpoints, including all information received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the Final EIS/EIR, including Addendum No.6, and are supported by substantial evidence.

Having received, reviewed and considered the 2009 EIS/EIR, including Addendum No.6 and all other information in the administrative record, the University hereby adopts the following Findings and Statement of Overriding Considerations in compliance with CEQA, the CEQA Guidelines, and the University's procedures for implementing CEQA.

A. Description of the Project

The UCM 2020 Project represents a portion of the facilities originally planned as part of the second phase of campus development and evaluated in Volume 3 of the 2009 EIS/EIR. The revised UCM 2020 Project would still result in the development of up to 2.5 million square feet of building space at full build out to accommodate enrollment of up to 10,000 FTE students and on-campus housing for half of the enrolled students; however, the facilities included in the revised UCM 2020 Project would be located on smaller footprint on the portion of the campus that is already developed and immediately adjacent areas. LRDP Amendment No. 1, which is part of the revised UCM 2020 Project, revises the 2009 LRDP text and graphics to reflect a new campus mixed use land use designation on the portion of the campus site within which the revised UCM 2020 Project would be located. The LRDP amendment also defines areas on the existing campus that will be maintained as student housing and passive and active open space, and provides for a new local access road and a transportation buffer to ensure later transportation improvements to existing access roads are not impacted by the revised UCM 2020 Project. The new land use designation would allow for mixed land uses, provide the flexibility to locate different land uses as necessary within that portion of the campus, and allow the area to be developed at higher densities than previously envisioned as part of an integrated, master-planned development. Approval of LRDP Amendment No. 1 constitutes the first discretionary approval for the revised UCM 2020 Project.

The area proposed for development of the revised UCM 2020 Project is largely built up with approximately 1.4 million square feet of academic and other building space and 1,651 student beds. The developed area is devoid of any vegetation that would be considered suitable wildlife habitat for fish, amphibians, reptiles, birds, mammals, or invertebrates. The remaining area is covered in disturbed grassland and has been previously graded. The grassland may provide foraging and nesting habitat for certain species. Construction activities associated with the revised UCM 2020 Project would include site preparation, on-site utility work, and landscape and hardscape. It is anticipated that construction would commence in 2015 and be completed in 2020.

B. Environmental Impacts of the Project

The following section summarizes the impacts of the revised UCM 2020 Project, including LRDP Amendment No. 1, and provides Findings as to those impacts as required by CEQA and the CEQA Guidelines. The revised UCM 2020 Project will be implemented pursuant to the LRDP, as amended by LRDP Amendment No.1, and its impacts will be fully mitigated by the 2009 EIS/EIR mitigation measures. A full explanation of and support for these Findings and conclusions are set forth in the 2009 EIS/EIR.

The Findings previously adopted in connection with approval of the 2009 LRDP fully addressed the impacts associated with implementation of the 2009 LRDP, including many of the impacts associated with the UCM 2020 Project. The Findings below specifically address certain project-level impacts of the UCM 2020 Project and are based on the evaluation and analysis of the previously envisioned UCM 2020 Project contained in Volume 3 of the Draft EIS/EIR.

Less Than Significant Impacts

The 2009 EIS/EIR found that the following direct impacts of the previously envisioned UCM 2020 Project would be less than significant without mitigation: impacts to aesthetics (See Draft EIS/EIR, Vol. 1, Page 4.1-21, AES-2), agricultural resources (See Draft EIS/EIR, Vol. 3, Page 4.2-3, AG-1), air quality (See Draft EIS/EIR, Vol. 3, Page 4.3-4, AQ-1), biological resources (See Draft EIS/EIR, Vol. 1, Page 4.4-97, BIO-1, BIO-3, BIO-4, BIO-5, BIO-6, BIO-8, BIO-11), cultural resources (See Draft EIS/EIR, Vol. 3, Page 4.5-2), geology and soils (See Draft EIS/EIR, Vol. 1, Page 4.6-22, GEO-1, GEO-3, GEO-4, GEO-5, GEO-6), hazards and hazardous materials (See Draft EIS/EIR, Vol. 1, HAZ-1, HAZ-2, HAZ-3, HAZ-5, HAZ-6, HAZ-7, HAZ-8, HAZ-9), hydrology (See Draft EIS/EIR, Vol. 1, Page 4.8-39, HYD-4, HYD-5, HYD-8 and Vol. 3, Page 4.8-6, HYD-1, HYD-2), land use (See Draft EIS/EIR, Vol. 3, Page 4.9-3, LU-1 , LU-2), mineral resources (See Draft EIS/EIR, Vol. 1, Page 4.15, Section 4.15.2), noise (See Draft EIS/EIR, Vol. 3, Page 4.10-4, NOI-1, NOI-3), population and housing (See Draft EIS/EIR, Vol. 1, Socioeconomics/Environmental Justice, Page 4.12-19, SOC-2), public services (See Draft EIS/EIR, Vol. 1, Page 4.11-21, PUB-1, PUB-2, PUB-3, PUB-4 and Vol. 3, Page 4.12-4, PUB-1, PUB-3), recreation (See Draft EIS/EIR, Vol. 1, Public Services and Recreation, Page 4.11-27, PUB-5), transportation and traffic (See Draft EIS/EIR, Vol. 1, Page 4.13-74, TRANS-3, TRANS-5 and Vol. 3, Page 4.13-5, TRANS-1, TRANS-4), utilities and service systems (See Draft EIS/EIR, Vol. 1, Page 4.14-31, UTILS-4, UTILS-5 and Vol. 3, Page 4.14-4, UTILS-1, UTILS-2), global climate change (See Draft EIS/EIR, Vol. 1, Page 4.16-28, GCC-1) and cumulative impacts (See Draft EIS/EIR, Vol. 2, Pages 5.0-9 through 5.0-59, Cum AG-1, Cum BIO-1, Cum BIO-2, Cum CUL-1, Cum GEO-1, Cum HAZ-1, Cum HAZ-2, Cum HYD-1, Cum HYD-2, Cum PUB-1, Cum PUB-2, Cum PUB-3, Cum PUB-4, Cum PUB-5, and Cum UTILS-4).

Based on an evaluation of the revised UCM 2020 Project in light of the information contained in Volumes 1 and 3 of the 2009 LRDP EIR and Addendum No.6, the University concludes that in addition to the less than significant impacts listed above, the following impacts would also be Less than Significant without mitigation.

1. Agricultural Resources

- a. *Conversion of Agricultural Farmland Impact: Development under the revised UCM 2020 Project would not result in the conversion of Important Farmland, including Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as the Project site is identified as Urban and Built-Up Land.*
- b. *Conversion of Timberland and Forest Land Impact: The 2009 EIS/EIR did not analyze the impacts associated with the conversion of Timberland, Timberland Production and Forest Land impacts. However, no land classified as forest land or timberland is being developed as part of the Project. No mitigation measures are required.*

FINDING: The University finds that implementation of the revised UCM 2020 Project would result in a less than significant impact on the loss of timberland, forest land, and Important Farmland.

2. Biological Resources

- a. *Special-Status Plant Species Impact: Development under the revised UCM 2020 Project would have a less than significant impact on special-status plant species, as the project site is on an area that is urbanized or graded and devoid of any suitable habitat for special-status plant species. No mitigation measures are required.*

FINDING: The University finds that implementation of the revised UCM 2020 Project would have a less than significant impact on special-status plant species.

Potentially Significant Impacts

Based on an evaluation of the Project in light of the information contained in Volume 3 of the 2009 LRDP EIR, as amended by Addendum No. 6, the University concludes that the following impacts would be potentially significant. Some of the potentially significant impacts would be mitigated to less than significant while some impacts would remain significant and unavoidable as feasible mitigation may not be available or available mitigation is inadequate to reduce the effect to less than significant.

1. Aesthetics

- a. *Scenic Vistas Impact: Development under the revised UCM 2020 Project would affect scenic vistas. The following mitigation measures would reduce this impact to a less-than-significant level.*

Final EIS/EIR Program Level Mitigation Measure AES-1a: The University will plant tall trees along the campus' western boundary to screen views of the campus facilities from Lake Yosemite Regional Park.

Final EIS/EIR Program Level Mitigation Measure AES-1b: Where possible, major vehicular

and pedestrian transportation corridors on the Campus shall be located and designed to provide views of the Sierra Nevada.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.1-4), the University finds that implementation of the revised UCM 2020 Project would affect scenic vistas. Mitigation Measures AES-1a and 1b are hereby adopted and implementation of these mitigation measures will reduce this impact to less than significant.

b. Visual Quality Impact: Development under the revised UCM 2020 Project would substantially alter the visual quality and character of the site and its surroundings. The following mitigation measure would reduce this impact, but not to a level that is less than significant.

Final EIS/EIR Program Level Mitigation Measure AES-3a: New above-ground infrastructure in the University Community and the campus shall be designed to the standards identified in the Draft EIS/EIR Vol. 3, Page 2.0-6.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.1-5), the University finds that implementation of the revised UCM 2020 Project would substantially alter the visual quality and character of the site and its surroundings. Mitigation Measure AES-3a is hereby adopted. Implementation of this mitigation measure would reduce this impact; however the impact from implementation of the revised UCM 2020 Project would be significant and unavoidable. The University finds this remaining significant impact to be acceptable because the benefits of the revised UCM 2020 Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

c. Lighting and Glare Impact: Development under the revised UCM 2020 Project would create a source of nighttime light and glare in the vicinity. No mitigation measure would reduce this impact to a level that is less than significant.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.1-6), the University finds that implementation of the revised UCM 2020 Project would create a source of substantial nighttime light and glare in the vicinity of the campus. While the campus has already adopted lighting standards to minimize nighttime light and glare that would apply to the Project, impacts from implementation of the revised UCM 2020 Project would be significant and unavoidable and no further mitigation is feasible. The University finds this remaining significant impact to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

2. Air Quality

a. Operational Emissions Impact: Development under the revised UCM 2020 Project would result in operational emissions that would contribute toward a violation of an air quality

standard or contribute substantially to an existing or projected air quality violation. The following mitigation measures would reduce these impacts, but not to a level that is less than significant.

Final EIS/EIR Program Level Mitigation Measure AQ-2a: The Campus will work with the SJVAPCD to ensure that emissions directly and indirectly associated with the Campus, University Community, and induced growth are adequately accounted for and mitigated in applicable air quality planning efforts as noted in Draft EIS/EIR, Vol. 3, Page 2.0-8.

Final EIS/EIR Program Level Mitigation Measure AQ-2b: The Campus and the University Community shall implement vehicle emission reduction measures as noted in Draft EIS/EIR, Vol. 3, Page 2.0-8.

Final EIS/EIR Program Level Mitigation Measure AQ-2c: The Campus and the University Community shall implement area source emission reduction measures as noted in Draft EIS/EIR, Vol. 3, Page 2.0-9.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.1-6), the University finds that implementation of the revised UCM 2020 Project would result in operational emissions that would contribute to a violation of an air quality standard or contribute substantially to an existing or projected air quality violation. Mitigation Measures AQ-2a, 2b, and 2c are hereby adopted. Implementation of these mitigation measures would reduce these impacts; however, implementation of the revised UCM 2020 Project would contribute to impacts that are significant and unavoidable. The University finds these remaining significant impacts to be acceptable because the benefits of the Project outweigh these and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

b. Cumulative Impacts: Development under the revised UCM 2020 Project would contribute to a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The following mitigation measures would reduce these impacts, but not to a level that is less than significant.

Final EIS/EIR Program Level Mitigation Measure AQ-1a: The Campus and the developers within the University Community shall include in all construction contracts the measures specified in SJVAPCD Regulation V3 (as it may be amended for application to all construction projects generally) to reduce fugitive dust impacts as identified in Draft EIS/EIR, Vol. 1, Page ES-13.

Final EIS/EIR Program Level Mitigation Measure AQ-1b: The Campus and the developers within the University Community shall include in construction contracts for large construction projects near sensitive receptors the control measures characterized by the SJVAPCD as enhanced and optional control measures as identified in Draft EIS/EIR, Vol. 1, Page ES-14.

Final EIS/EIR Program Level Mitigation Measure AQ-1c: The Campus and the developers within the University Community shall implement mitigation measures to reduce impacts of ROG and NOX emissions from construction equipment exhaust as identified in Draft EIS/EIR, Vol. 1, Page ES-14.

Final EIS/EIR Program Level Mitigation Measure AQ-2a: The Campus will work with the SJVAPCD to ensure that emissions directly and indirectly associated with the Campus, University Community, and induced growth are adequately accounted for and mitigated in applicable air quality planning efforts as noted in Draft EIS/EIR, Vol. 3, Page 2.0-8.

Final EIS/EIR Program Level Mitigation Measure AQ-2b: The Campus and the University Community shall implement vehicle emission reduction measures as noted in Draft EIS/EIR, Vol. 3, Page 2.0-8.

Final EIS/EIR Program Level Mitigation Measure AQ-2c: The Campus and the University Community shall implement area source emission reduction measures as noted in Draft EIS/EIR, Vol. 3, Page 2.0-9.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.1-9), the University finds that implementation of the revised UCM 2020 Project would contribute to a cumulatively considerable net increase of a criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Mitigation Measures AQ-1a through 1c and AQ-2a through 2c are hereby adopted. No further mitigation is available. Implementation of these mitigation measures will reduce these impacts; however, implementation of the revised UCM 2020 Project nonetheless may contribute to impacts that are significant and unavoidable. The University finds these remaining significant impacts to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

3. Biological Resources

- a. *Nesting and Migratory Bird Impacts: Development of the UCM 2020 Project would result in the removal of suitable nesting habitat for special-status and non-special-status migratory birds, including raptors through the removal of annual grassland, irrigated pasture, and seasonal freshwater marsh communities, and the removal of individual trees and shrubs. The revised UCM 2020 Project would have a potentially significant adverse impact on nesting special-status bird species and non-special-status migratory birds and raptors if they are present in the area at the time of construction. The following mitigation measure would reduce the impact to a level that is less than significant.*

Final EIS/EIR Program Level Mitigation Measure BIO-9: Avoid and minimize impacts on special-status and non-special-status migratory birds, and raptors as noted in Draft EIS/EIR, Vol. 3, Page 2.0-13.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.4-3), the University finds that implementation of the revised UCM 2020 Project may affect nesting special-status bird species and non-special-status migratory birds and raptors. Mitigation Measure BIO-9 is hereby adopted. Implementation of this mitigation measure will reduce this impact to less than significant.

4. Cultural Resources

- a. *Buried Cultural Resources Impact: While no buried cultural resources are known to occur on the revised UCM 2020 Project site or were identified during the 2001 survey, development under the revised UCM 2020 Project could potentially inadvertently unearth and damage buried cultural resources. The following mitigation measure would reduce this potential impact to a level that is less than significant.*

Final EIS/EIR Program Level Mitigation Measure CUL-2: If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or non-human bone are inadvertently discovered during ground-disturbing activities on the Campus, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures as noted in Draft EIS/EIR, Vol. 3, Page 2.0-17.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.5-2), the University finds that implementation of the revised UCM 2020 Project could cause damage to unidentified or buried cultural resources. Mitigation Measure CUL-2 is hereby adopted. Implementation of this mitigation measure will reduce this potential impact to less than significant.

- b. *Unidentified Human Remains Impact: While no unidentified human remains are known to occur on the revised UCM 2020 Project site or were identified during the 2001 survey, development under the revised UCM 2020 Project could potentially inadvertently unearth and damage unidentified human remains. The following mitigation measure would reduce this impact to a level that is less than significant.*

Final EIS/EIR Program Level Mitigation Measure CUL-3: If human remains of Native American origin are discovered during ground-disturbing activities, the campus, UCLC and/or developer will comply with state laws relating to the disposition of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (Public Resources Code Section 5097) as noted in Draft EIS/EIR, Vol. 3, Page 2.0-18.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.5-2), the University finds that implementation of the revised UCM 2020 Project could cause damage to previously unidentified human remains. Mitigation Measure CUL-3 is hereby adopted. Implementation of this mitigation measure will reduce this impact to less than significant.

- c. *Paleontological Resources Impact: While no paleontological resources are known to occur on the revised UCM 2020 Project site or were identified during the 2001 survey, development under the revised UCM 2020 Project could potentially inadvertently disturb or destroy paleontological resources. The following mitigation measures would reduce the impact to a level that is less than significant.*

Final EIS/EIR Program Level Mitigation Measure CUL-4a: Prior to project construction, construction personnel will be informed of the potential for encountering significant paleontological resources. All construction personnel will be informed of the need to stop work in the vicinity of a potential discovery until a qualified paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find as noted in Draft EIS/EIR, Vol. 3, Page 2.0-19.

Final EIS/EIR Program Level Mitigation Measure CUL-4b: A qualified paleontologist will be intermittently present to inspect exposures of Merhten Formation, North Merced Gravels, and Riverbank Formation during construction operations to ensure that paleontological resources are not destroyed by project construction as noted in Draft EIS/EIR, Vol. 3, Page 2.0-19.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.5-3), the University finds that implementation of the revised UCM 2020 Project would have the potential to disturb or destroy paleontological resources. Mitigation Measures CUL-4a and 4b are hereby adopted. Implementation of these mitigation measures will reduce these impacts to less than significant.

5. Geology and Soils

- a. *Ground Shaking and Seismically Induced Ground Failure Impacts: Development under the revised UCM 2020 Project could expose people or structures to increased risk related to ground shaking and seismically induced ground failure, including liquefaction. The following mitigation measure would reduce these impacts to a level that is less than significant.*

Final EIS/EIR Program Level Mitigation Measure GEO-2: Prior to project-specific building design, a site-specific geotechnical investigation shall be performed by a Certified Engineering Geologist or Licensed Geotechnical Engineer to assess detailed seismic, geologic, and soil conditions at each construction site as noted in Draft EIS/EIR, Vol. 3, Page 2.0-20. The information derived from the investigation will be used to determine building design parameters to reduce any ground shaking and seismically induced ground failure impacts to a less-than-significant level.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.6-3), the University finds that implementation of the revised UCM 2020 Project could expose people or structures to increased risk related to ground shaking and seismically induced ground failure, including liquefaction. Mitigation Measure GEO-2 is hereby adopted.

Implementation of this mitigation measure will reduce these impacts to less than significant.

6. Hazards and Hazardous Materials

- a. *Hazardous Materials Impact: No hazardous materials are known to occur on the site as such materials would have been discovered and remediated during construction in the Building Subarea or grading in the Support Subarea. However, if hazardous materials are encountered during the development of the revised UCM 2020 Project it could create a significant hazard to the public or the environment. The following mitigation measure would reduce the impact to a less-than-significant level.*

Final EIS/EIR Program Level Mitigation Measure HAZ-4: In the event that non-permitted disposal sites, trash burn pits, wells, underground storage devices, or unknown hazardous materials are encountered during construction on the campus site, construction activities would cease until all contaminated areas are identified, and remediated or removed as noted in Draft EIS/EIR, Vol. 3, Page 2.0-20.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.5-5), the University finds that if hazardous materials are encountered during the development of the revised UCM 2020 Project it could create a significant hazard to the public or the environment. Mitigation Measure HAZ-4 is hereby adopted. Implementation of this mitigation measure will reduce the impact to less than significant.

7. Noise

- a. *Sensitive Receptors Impact: Construction of the revised UCM 2020 Project could expose existing off-site and future on-site noise sensitive receptors to elevated noise levels and groundborne vibration. The following mitigation measures would reduce these impacts to a less-than-significant level.*

Final EIS/EIR Program Level Mitigation Measure NOI-3: Prior to initiation of campus or community construction, the project proponents shall approve a construction noise mitigation program including those measure noted in Draft EIS/EIR, Vol. 3, Page 2.0-22.

Final EIS/EIR Program Level Mitigation Measure NOI-4a: The project proponents shall avoid impact pile driving where possible in vibration sensitive areas as noted in Draft EIS/EIR, Vol. 3, Page 2.0-25.

Final EIS/EIR Program Level Mitigation Measure NOI-4b: For construction adjacent to highly sensitive uses such as laboratories, apply additional measures as feasible, including advance notice to occupants of sensitive facilities to ensure that precautions are taken in those facilities to protect ongoing activities from vibration effects as noted in Draft EIS/EIR, Vol. 3, Page 2.0-25.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.10-5), the University finds that implementation of the revised UCM 2020 Project could expose existing off-site and future on-site noise sensitive receptors to elevated noise levels and groundborne vibrations. Mitigation Measures NOI-3, NOI-4a, and NOI-b are hereby adopted. Implementation of these mitigation measures will reduce these impacts to less than significant.

8. Population and Housing

- a. *Population Growth Impact: The revised UCM 2020 Project would support enrollment up to 10,000 FTE students from the current enrollment level of about 5,600 FTE students. This would cause substantial population growth in the City of Merced and Merced County. No feasible mitigation measures are available that would reduce this impact.*

Mitigation Measure: No feasible mitigation measures are available that would reduce this impact.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.11-2), the University finds that implementation of the revised UCM 2020 Project would result in substantial population growth in the City of Merced and Merced County. This growth impact would be significant and unavoidable. No mitigation is feasible. The University finds the remaining significant impact to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

9. Public Services and Recreation

- a. *Deterioration of Park Facilities: While the revised UCM 2020 Project would provide adequate land for parks and recreational facilities, the revised UCM 2020 Project would nonetheless increase use of Lake Yosemite Regional Park which could accelerate physical deterioration of park facilities. The following mitigation measures would reduce this impact to a level that is less than significant.*

Final EIS/EIR Program Level Mitigation Measure PUB-6a: The University shall work with the County to develop a program for joint use of on-campus sports, recreational, and parking facilities as noted in Draft EIS/EIR, Vol. 3, Page 2.0-26.

Final EIS/EIR Program Level Mitigation Measure PUB-6b: The University shall work with the County to avoid physical deterioration of existing facilities at Lake Yosemite Regional Park, and/or improve park facilities within the existing park site as necessitated by the increased uses associated with development of the Campus as noted in Draft EIS/EIR, Vol. 3, Page 2.0-26.

Final EIS/EIR Program Level Mitigation Measure PUB-6c: The University will pay its fair share of the cost of necessary improvements to the regional park. The University's share of funding will be based on the percentage that on-campus residential population represents of the

total population in eastern Merced County at the time that an improvement is implemented as noted in Draft EIS/EIR, Vol. 3, Page 2.0-27.

Final EIS/EIR Program Level Mitigation Measure PUB-6d: All regional park improvement projects that are implemented by the County within 250 feet of the park's eastern boundary pursuant to Mitigation Measures PUB-6b and PUB-6c, will implement mitigation measures to avoid and minimize indirect effects on biological resources as noted in Draft EIS/EIR, Vol. 3, Page 2.0-27.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.12-4), the University finds that implementation of the revised UCM 2020 Project would increase use of Lake Yosemite Regional Park which could accelerate physical deterioration of park facilities. Mitigation Measures PUB-6a through PUB-6d are hereby adopted. Implementation of these mitigation measures will reduce this impact to less than significant.

10. Transportation and Traffic

- a. *Local Roadway Segment Impacts: Traffic associated with development of the revised UCM 2020 Project would result in an exceedance of the LOS threshold along local roadway segments under 2020 Plus UCM 2020 Project conditions. The following mitigation measure would reduce this impact, but not to a level that is less than significant.*

Final EIS/EIR Program Level Mitigation Measure TRANS-1A: The Campus shall implement the Campus Traffic Mitigation Program outlined in the Draft EIS/EIR, Pages 2.0-29 through 2.0-31.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 3, Page 4.13-7), the University finds that implementation of the revised UCM 2020 Project would contribute toward a significant impact on roadway segments under 2020 Plus UCM 2020 Project conditions. Program Level Mitigation Measure TRANS-1A is hereby adopted. Implementation of this mitigation measure would reduce this impact; however implementation of the revised UCM 2020 Project may nonetheless contribute to impacts that are significant and unavoidable. The University finds this remaining significant impact to be acceptable because the benefits of the revised UCM 2020 Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

11. Cumulative Impacts

- a. *Visual Quality and Character, Loss of Scenic Vistas, and Generation of Light and Glare: The revised UCM 2020 Project in conjunction with other past, present, and reasonably foreseeable future development in the project area, would result in a change in visual*

quality and character, loss of scenic vistas, and generation of light and glare. No feasible mitigation measures are available that would reduce this impact.

Mitigation Measure: No feasible mitigation measures are available that would reduce this impact.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 2, Page 5.0-9), the University finds that implementation of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would result in a significant change in visual quality and character, loss of scenic vistas, and generation of light and glare along Lake Road and Bellevue Road. This aesthetic impact would be significant and unavoidable. No mitigation is feasible. The University finds the significant impact to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

b. *Air Quality: The revised UCM 2020 Project in conjunction with other past, present, and reasonably foreseeable future development in the project area, could hinder air quality attainment and maintenance efforts for criteria pollutants. No feasible mitigation measures are available that would reduce this impact.*

Mitigation Measure: The Project includes mitigation measures (Mitigation Measures AQ-1 and AQ-2) to reduce its contribution to the significant cumulative impact.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 2, Page 5.0-14), the University finds that implementation of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, could hinder air quality attainment and maintenance efforts for criteria pollutants. Implementation of Mitigation Measures AQ-1 and AQ-2 would reduce this impact; however the revised UCM 2020 Project may nonetheless contribute to impacts that are significant and unavoidable. The University finds the remaining significant impact to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

c. *Groundwater Supplies: Development of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would not substantially interfere with groundwater recharge but would deplete groundwater supplies resulting in an overdraft of the regional groundwater aquifer. The following mitigation measures would reduce this impact, but not to a level that is less than significant.*

Final EIS/EIR Cumulative Mitigation Measure HYD-3a: The University shall support MAGPI in pursuing and securing cooperative arrangements with state and local agencies for

purposes of expanding the basin's conjunctive use capabilities as noted in the Final EIS/EIR MMRP, Page 32.

Final EIS/EIR Cumulative Mitigation Measure HYD-3c: The Campus shall implement a water conservation program containing the elements outlined in the Final EIS/EIR MMRP, Pages 32 through 34.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 2, Page 5.0-32), the University finds that implementation of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would deplete groundwater supplies resulting in an overdraft of the regional groundwater aquifer. Cumulative Mitigation Measures HYD-3a and HYD-3c are hereby adopted. Implementation of these mitigation measures would reduce this impact; however the revised UCM 2020 Project may nonetheless contribute to impacts that are significant and unavoidable. The University finds this remaining significant impact to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

d. Population: The revised UCM 2020 Project in conjunction with other past, present, and reasonably foreseeable future development in the project area, would substantially increase regional population. No feasible mitigation measures are available that would reduce this impact.

Mitigation Measure: No feasible mitigation measures are available that would reduce this impact.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 2, Page 5.0-46), the University finds that implementation of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would result in a substantial increase in regional population. This growth impact would be significant and unavoidable. No mitigation is feasible. The University finds the significant impact to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

e. Water Demand: Development of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would result in a substantial increase in demand for water which potentially could result in significant environmental impacts. The following mitigation measure would reduce this impact, but not to a level that is less than significant.

Final EIS/EIR Cumulative Mitigation Measure UTIL-1a: The University shall implement the Cumulative Mitigation Measure HYD-3a as described in the Final EIS/EIR MMRP, Pages 32 through 34.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 2, Page 5.0-48), the University finds that implementation of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would result in a substantial increase in demand for water. Cumulative Mitigation Measure UTIL-1a is hereby adopted. Implementation of this mitigation measure would reduce this impact; however implementation of the revised UCM 2020 Project may nonetheless contribute to a cumulative impact that is significant and unavoidable. The University finds this remaining significant impact to be acceptable because the benefits of the revised UCM 2020 Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

- f. *Wastewater Collection and Treatment Facilities: The revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would result in a significant cumulative impact on wastewater collection and treatment facilities. The following mitigation measures would reduce this impact, but not to a level that is less than significant.*

Final EIS/EIR Cumulative Mitigation Measure UTIL-2a: The University shall continue to monitor and minimize the total amount of wastewater discharged from the site as noted in the Final EIS/EIR, Page 36.

Final EIS/EIR Cumulative Mitigation Measure UTIL-2b: The University shall evaluate the feasibility of developing a recycled water plant on the Campus or in Community North to further reduce wastewater flows discharged to the City's wastewater treatment plant as noted in the Final EIS/EIR, Page 36.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 2, Page 5.0-53), the University finds that implementation of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would result in a significant impact on wastewater collection and treatment facilities. Cumulative Mitigation Measures UTIL-2a and UTIL-2b are hereby adopted. Implementation of these mitigation measures would reduce this impact; however the revised UCM 2020 Project may nonetheless contribute to a cumulative impact that is significant and unavoidable. The University finds the remaining significant impact to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

- g. *Landfill: The revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, could result in a significant cumulative impact on regional landfill capacity. Although the Campus will implement recycling and other waste reduction measures consistent with UC Sustainable Practices policy, no feasible mitigation measures are available that would avoid all contributions of the Project to the impact on landfill capacity.*

Mitigation Measure: No feasible mitigation measures are available that would reduce this impact.

FINDING: For the reasons stated in the 2009 EIS/EIR (see Draft EIS/EIR Vol. 2, Pages 5.0-56 through 5.0-57), the University finds that implementation of the revised UCM 2020 Project, in conjunction with other past, present, and reasonably foreseeable future development in the project area, would result in a significant impact on regional landfill capacity. This landfill impact would be significant and unavoidable. No mitigation is feasible. The University finds the remaining significant impact to be acceptable because the benefits of the Project outweigh this and the other unavoidable environmental impacts of the Project for the reasons set forth in Section II.E of these findings.

C. Mitigation Monitoring and Reporting Program

Public Resources Code §21081.6 and CEQA Guidelines §15091(d) require the lead agency approving a project to adopt a Mitigation Monitoring or Reporting Program for mitigation measures it has adopted to avoid or substantially lessen significant environmental impacts. In compliance with this requirement, the Mitigation Monitoring and Reporting Program contained in the 2009 EIS/EIR requires UC Merced to monitor mitigation measures adopted as part of the 2009 LRDP approval. The Mitigation Monitoring and Reporting Program includes those mitigation measures that apply to the revised UCM 2020 Project and has been designed to ensure compliance during implementation of the proposed project. The Mitigation Monitoring and Reporting Program designates responsibility and anticipated timing for the implementation of mitigation measures for conditions within the jurisdiction of UC Merced. Implementation of the mitigation measures specified in the 2009 EIS/EIR and contained in the Mitigation Monitoring and Reporting Program will be accomplished through administrative controls over project planning and implementation. Monitoring and enforcement of these measures will be accomplished through inspection and documentation by appropriate UC Merced personnel.

The University finds that the impacts of the revised UCM 2020 Project, including LRDP Amendment No. 1, will be mitigated to the extent feasible by the Mitigation Measures identified in the 2009 EIS/EIR and in the 2009 LRDP Mitigation Monitoring and Reporting Program (“MMRP”) and hereby adopts the 2009 LRDP Mitigation Monitoring and Reporting Program as the MMRP for the revised UCM 2020 Project. UC Merced reserves the right to make amendments and/or substitutions to the mitigation measures and Mitigation Monitoring and Reporting Program in accordance with the provisions of CEQA if, in the exercise of its discretion, it determines that the amended or substituted mitigation measure will mitigate the identified potential environmental impact to at least the same degree as the original mitigation measure, or would attain an adopted performance standard for mitigation, and where the amendment or substitution would not result in a new significant impact on the environment which cannot be mitigated.

D. Alternatives

Volume 3 of the Draft EIS/EIR evaluated a reasonable range of potential alternatives to the UCM 2020 Project. In compliance with CEQA and the CEQA Guidelines, the alternatives analysis included an analysis of a No Project Alternative and discussed the environmentally superior alternative. The analysis examined the feasibility of each alternative, the environmental impacts of each alternative, and the ability of each alternative to meet the UCM 2020 Project objectives identified in Volume 3, Section 5.0 of the Draft EIS/EIR.

1. Project Objectives

The University finds that the objectives for the revised UCM 2020 Project are as described in Section 5.1 in Volume 3 of the Draft EIS/EIR.

The specific objectives of the revised UCM 2020 Project are:

1. Construct the next set of buildings that support the projected enrollment growth and new programs that are anticipated to be established on the campus by 2020;
2. Construct buildings that are designed with enough flexibility to accommodate the growing university programs while providing state-of-the-art facilities for the growing campus population; and
3. Develop facilities in a manner that promotes a logical development pattern for later phases of campus development.

2. Alternatives to the revised UCM 2020 Project

A description of the complete range of alternatives considered for the UC Merced and University Community Project, of which the revised UCM 2020 Project is a part, is presented in Section 3.0, Alternatives, in Volume 2 of the Draft EIS/EIR, and an analysis of the potential impacts of those alternatives is presented in Section 4.0, Environmental Setting, Impacts, and Mitigation Measures, in Volumes 1 and 2 of the Draft EIS/EIR. While Volume 3 of the Draft EIS/EIR discusses alternatives considered for the UC Merced and University Community Project, they were not evaluated in detail in Volume 3 of the Draft EIS/EIR because they did not meet the revised UCM 2020 Project objectives or were found to be infeasible for technical, environmental, or social reasons (see Volume 3 Draft EIS/EIR, Section 5.3.1, p 5.0-5 for discussion on alternatives considered but not evaluated in detail).

Volume 3 of the Final EIS/EIR evaluated two alternatives to the revised UCM 2020 Project: (a) the Reduced Density Alternative and (b) the No Project Alternative:

a) Reduced Density Alternative

The Reduced Density Alternative includes the development of Phases 1.2 (which had yet to be built in 2009) and 2.1 of the second phase of campus development, as well as a portion of Phase 2.2. This alternative would develop facilities and infrastructure to support a campus population

of approximately 7,000 to 7,500 FTE students, equivalent to the then existing campus population plus approximately half the population increase needed to reach 10,000 FTE students. The Reduced Density Alternative thus represents a form of slower growth for the campus through 2019-20, but assumes that the campus would ultimately be built out as proposed under the 2009 LRDP.

A reduced project alternative that would reduce the maximum 2020 enrollment level for the campus would fail to meet numerous project objectives, including: meeting enrollment demand, serving historically underrepresented populations, maximizing academic distinction, modeling environmental stewardship, attracting high-quality faculty, and creating an efficient and vital teaching and learning environment.

FINDING: The University finds that the Reduced Density Alternative would reduce or delay the revised UCM 2020 Project's significant and unavoidable population and cumulative impacts, although not to a less than significant level, and could reduce some of the revised UCM 2020 Project's less than significant impacts on agricultural resources, biological resources, geology and soils, noise, public services, transportation, and utilities. It would, however, fail to meet numerous objectives of the revised UCM 2020 Project. As with the No Project Alternative, the University would be required to develop alternative solutions to meet anticipated increases in enrollment demand resulting in a delay or reduction in the scope of the revised UCM 2020 Project. The University finds for these reasons that this is not a feasible alternative.

b) No Project Alternative

The No Project Alternative assumes the revised UCM 2020 Project would not be implemented. In the short term, the existing campus would continue to be used, but would not be expanded beyond its present level of development except for a few facilities already approved but not yet constructed. The remainder of the campus site would likely remain rural in character with continued agricultural and pasture operations dominating the land uses. The on-site wetlands that have not yet been disturbed would remain mostly intact with continued disturbance and some degradation from ranching and other agricultural activities. In the long term, however, the existing campus could be subject to some form of intensified development as demand for academic and support facilities and services increases.

FINDING: The University finds that the No Project Alternative would avoid all of the significant environmental impacts of the revised UCM 2020 Project. It would not, however, meet any of the objectives of the revised UCM 2020 Project. The University would be required to develop alternative solutions to meet anticipated increases in enrollment demand. The University finds for these reasons that this is not a feasible alternative.

c) Environmentally Superior Alternative

FINDING: The University finds that the No Project Alternative is the environmentally superior alternative because it would avoid all of the significant environmental impacts of

the development that would occur under the revised UCM 2020 Project. CEQA Guidelines Section 15126.6(e) (2) requires that if the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. The environmentally superior alternative, excepting the No Project Alternative, is the Reduced Density Alternative. Because the campus population would be limited, the Reduced Density Alternative would reduce revised UCM 2020 Project’s significant and unavoidable population and cumulative impacts, although not to a less than significant level, and could reduce some of the revised UCM 2020 Project’s less than significant impacts on agricultural resources, biological resources, geology and soils, noise, public services, transportation, and utilities. The Reduced Density Alternative may also reduce the revised UCM 2020 Project’s significant and unavoidable aesthetics, air quality, cumulative, population and housing and transportation and traffic impacts although not to a less than significant level, and could reduce some of the revised UCM 2020 Project’s less than significant impacts on aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, hazardous materials, noise, public services, and recreation. Because the Reduced Density Alternative would not meet the objectives of the revised UCM 2020 Project, the University would be required to develop alternative solutions to meet anticipated increases in enrollment demand and academic space, which would result in impacts that cannot be known at this time.

The University further finds that each of the alternatives evaluated in the 2009 EIS/EIR has varying levels of impacts on different environmental resources and none can be determined as being superior to the others for CEQA purposes. The revised UCM 2020 Project, when compared to the other alternatives analyzed in the Final EIS/EIR, provide the best available balance between maximizing attainment of the Project objectives and minimizing significant environmental impacts, and is the environmentally superior alternative among the remaining alternatives.

E. Statement of Overriding Considerations

1. Impacts That Remain Significant

As discussed above, The University finds that the following impacts of the revised UCM 2020 Project remain significant, either in whole or in part, following adoption and implementation of the mitigation measures described in the 2009 EIS/EIR:

Environmental Issue Area	Impact
Aesthetics	<ul style="list-style-type: none"> • The visual quality and character of the site and its surroundings would be affected. (See Volume 3, Draft EIS/EIR Page 4.1-5, Impact AES-2). • The project would introduce a new source of substantial nighttime light and glare in the vicinity. (See Volume 3, Draft EIS/EIR Page 4.1-5, Impact AES-3).

Air Quality	<ul style="list-style-type: none"> Operational emissions could exceed air quality thresholds. (<i>See</i> Volume 3, Draft EIS/EIR Page 4.3-16, Impact AQ-2) The project would result in a net increase in pollutants in a nonattainment region. (<i>See</i> Volume 3, Draft EIS/EIR Page 4.3-8, Impact AQ-3).
Population & Housing	<ul style="list-style-type: none"> The project would induce substantial population growth in the City of Merced and Merced County (<i>See</i> Volume 3, Draft EIS/EIR Page 4.11-2, Impact POP-1).
Transportation & Traffic	<ul style="list-style-type: none"> The project would result in an exceedance of the LOS threshold along local roadway segments under 2020 Plus UCM 2020 Project conditions (<i>See</i> Volume 3, Draft EIS/EIR Page 4.13-7, Impact TRANS-3).
Cumulative	<ul style="list-style-type: none"> The project would result in a change in visual quality and character, loss of scenic vistas, and generation of light and glare (<i>See</i> Volume 2, Draft EIS/EIR Page 5.0-9, Cumulative Impact AES-1). The project could hinder air quality attainment and maintenance efforts for criteria pollutants (<i>See</i> Volume 2, Draft EIS/EIR Page 5.0-14, Cumulative Impact AQ-1). The project would not substantially interfere with groundwater recharge but would deplete groundwater supplies resulting in an overdraft of the regional groundwater aquifer (<i>See</i> Volume 2, Draft EIS/EIR Page 5.0-32, Cumulative Impact HYD-3). The project would substantially increase regional population (<i>See</i> Volume 2, Draft EIS/EIR Page 5.0-46, Cumulative Impact SOC-1). The project would result in a substantial increase in demand for water which potentially could result in significant environmental impacts (<i>See</i> Volume 2, Draft EIS/EIR Page 5.0-48, Cumulative Impact UTIL-1). The project would result in a significant cumulative impact on wastewater collection and treatment facilities (<i>See</i> Volume 2, Draft EIS/EIR Page 5.0-53, Cumulative Impact UTIL-2). The project could result in a significant cumulative impact on regional landfill capacity. Although the Campus will implement recycling and other waste reduction measures consistent with UC Sustainable Practices policy (<i>See</i> Volume 2, Draft EIS/EIR Page 5.0-56, Cumulative Impact UTIL-3).

2. Statement of Overriding Considerations

In accordance with CEQA Guidelines Section 15093, the University, in determining whether or not to approve LRDP Amendment No. 1 as the first approval for the revised UCM 2020 Project, balanced the economic, social, technological and other benefits of the Project against its unavoidable environmental risks, and has found that the benefits of the Project outweigh the significant adverse environmental effects that are not mitigated to less than significant levels, for the reasons set forth below. This statement of overriding considerations is based on the

University's review of the 2009 EIS/EIR and all other information in the administrative record. The benefits of the Project include the following:

- a) The development of the revised UCM 2020 Project will provide academic space and on-campus housing to meet the demands of a rapidly expanding campus population.
- b) The revised UCM 2020 Project will help meet the campus' commitments as outlined in the 2009 Long Range Development Plan (LRDP). The 2009 LRDP calls for providing space for classrooms; instructional and research laboratories; undergraduate, graduate, and professional schools and programs; ancillary support facilities such as administrative facilities, libraries, performance and cultural facilities, clinical facilities, research institutes, conference facilities, and services supporting academic operations.
- c) The revised UCM 2020 Project advances the creation of a physical framework to support the teaching and public service mission of the University, including the academic facilities needed to develop a dynamic intellectual and social community and to provide educational opportunities for an increasingly diverse population.
- d) The development of the revised UCM 2020 Project enables UC Merced to help the University of California address the on-site campus academic needs to sustain the projected Campus enrollment demand which will directly improve and expand access to higher education for the residents of the San Joaquin Valley and the State of California as a whole.
- e) The revised UCM 2020 Project will constitute a significant economic benefit to the San Joaquin Valley, historically one of the state's most economically challenged regions. Each dollar spent locally by UC Merced in construction, procurement and staffing cycles through the region's economy, generating additional income and employment.

Considering all factors, the University finds that there are specific economic, legal, social, technological and other considerations associated with the revised UCM 2020 Project, including LRDP Amendment No. 1, that outweigh the revised UCM 2020 Project's contribution to significant unavoidable effects, and those significant adverse effects are therefore considered acceptable.

F. Record of Proceedings

The record of proceedings upon which the University bases these findings consists of all the documents and evidence relied upon by UC Merced in preparing the 2009 LRDP and the Final 2009 LRDP EIS/EIR. The custodian of the record of proceedings is UC Merced, Physical Planning, Design and Construction, PO Box 2039, Merced CA 95344.

G. Summary

Based on the foregoing Findings and all of the information contained in the administrative record, the University has made one or more of the following Findings with respect to the

significant environmental effects of the revised UCM 2020 Project, as described in the Final EIS/EIR:

- 1) Changes or alterations have been required in, or incorporated into the revised UCM 2020 Project which avoid or substantially lessen the significant environmental effects on the environment.
- 2) Changes or alterations that are wholly or partially within the responsibility and jurisdiction of another public agency have been, or can and should be, adopted by that other public agency.
- 3) Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the 2009 EIS/EIR that would otherwise avoid or substantially lessen the identified significant environmental effects of the Project.

Based on the foregoing Findings and all of the information contained in the administrative record, it is hereby determined that:

- 1) All significant effects on the environment due to approval of the revised UCM 2020 Project have been eliminated or substantially lessened where feasible.
- 2) Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations in Section II.E, above.

3. Approvals

The University hereby takes the following actions:

- A. Adopts these Findings in their entirety as set forth in Section II, above, including the Statement of Overriding Considerations; and,
- B. Adopts UC Merced 2009 LRDP Amendment No.1.