

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM

For Meeting of November 17, 2021

2021 LONG RANGE DEVELOPMENT PLAN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, RIVERSIDE CAMPUS

EXECUTIVE SUMMARY

The 2021 Long Range Development Plan (2021 LRDP) for the University of California, Riverside (UC Riverside) provides an updated land use plan and associated goals, objectives, and policies to guide the future physical development of the campus. The LRDP plans for an enrollment projection of 35,000 students through 2035 and estimates that up to a total of approximately 12.7 million gross square feet (gsf) of building space (approximately 5.5 million net new gsf) is needed to support the projected growth. In May 2021, a discussion item concerning the 2021 LRDP was brought to the Finance and Capital Strategies Committee.

In this action, the Regents are being asked to: 1) certify the 2021 LRDP Environmental Impact Report; 2) adopt the Mitigation Monitoring and Reporting Program; 3) adopt the California Environmental Quality Act Findings and Statement of Overriding Considerations; and 4) approve the 2021 LRDP.

RECOMMENDATION

The President of the University recommends that, following review and consideration of the environmental consequences of the UC Riverside 2021 Long Range Development Plan (2021 LRDP), as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff to the Regents no less than 48 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Regents:

- A. Certify the UC Riverside 2021 LRDP Environmental Impact Report (2021 LRDP EIR).
- B. Make a condition of approval the implementation of applicable mitigation measures within the responsibility and jurisdiction of UC Riverside as identified in the Mitigation Monitoring and Reporting Program adopted in connection with the 2021 LRDP EIR.

- C. Adopt the Mitigation Monitoring and Reporting Program for the 2021 LRDP.
- D. Adopt the CEQA Findings and Statement of Overriding Considerations for the 2021 LRDP.
- E. Approve the 2021 LRDP (November 2021), Riverside campus.

BACKGROUND

UC Riverside's main campus location consists of approximately 1,108 acres of land, with approximately 604 acres on the east side of the Interstate 215 (I-215)/State Route 60 (SR-60) freeway (East Campus) and approximately 504 acres on the west side of the I-215/SR-60 freeway (West Campus). UC Riverside's current Long Range Development Plan (LRDP) was approved in 2005 with major amendments in 2011 and 2019.¹ The 2005 LRDP projected an enrollment growth of 25,000 students, at which time student enrollment was approximately 16,600. In the 2018-19 academic year, UC Riverside had reached student enrollment of approximately 24,000, representing a net increase of over 9,800. UC Riverside anticipates continued need to allow student enrollment growth, especially for California residents (who are nearly 96 percent of its undergraduate student population). However, UC Riverside acknowledges that it is currently lacking in facilities and operating resources and therefore additional investments in both will be required for the campus to grow and serve a larger student population. As context, the University of California Multiyear Framework anticipates that the campuses will produce 200,000 more degrees by 2030, and the Riverside campus will be instrumental in achieving this goal.

Today's Context

UC Riverside's existing classroom and class laboratory/studio spaces are inadequate. Furthermore, the age and condition of many of these facilities presents a further challenge. The campus uses a local off-campus cinema complex for lectures to accommodate approximately 5,600 enrollments per quarter). In addition to instructional seat deficits across all instructional space types there are other space shortages that adversely affect campus programs, such as high-quality research space, as well as shortages in the number of faculty and staff, which further affect campus operations. Given this context, it is critical for UC Riverside to update its LRDP in order to guide development as resources become available to support that growth.

PROPOSED 2021 LONG RANGE DEVELOPMENT PLAN

The 2021 LRDP is the guiding land use plan for the physical development of the campus. The 2021 LRDP designates general types of development and land uses to facilitate expanded and new program initiatives. The 2021 LRDP is not intended to be a detailed implementation plan,

¹ **UCR LRDP Amendments:** Amendment 1: 2006 – Deed restriction on Pesticide Pits area;
Amendment 2: 2011 – Above referenced major amendment (major land planning assumption changes);
Amendment 3: 2013 – Campus Infrastructure Overlay (for 11 MW solar farm);
Amendment 4: 2019 – Minor amendment to facilitate Mobility Hub and Central Linkages projects;
Amendment 5: 2019 – Major Amendment to permit the North District Development Plan

nor does it constitute a commitment to a specific level of future enrollment, specific physical development projects, construction schedules, or capital funding requests. At UC Riverside, existing facilities amount to approximately 7.2 million gross square feet (gsf), and the 2021 LRDP includes about 12.7 million gsf of space in order to accommodate the projected growth through 2035. The key parameters are as follows:

1. Increasing enrollment projections from 25,000 students to 35,000 students by 2035, with a focus on attaining 20 percent of total enrollment at the graduate level by 2035 (graduate student enrollment in 2018 was just over 14 percent).
2. Increase the percentage of students living in UCR student housing from the current level of approximately 27 percent to a goal of approximately 40 percent of students.
3. Commitment to higher density on the East Campus.
4. Improve and maintain student/staff and student/faculty ratios as enrollment expands.²
5. Support of the City of Riverside's redevelopment plan for University Avenue, as this is an important "district" supporting UC Riverside students and other campus activities. This would include the location of synergistic research facilities near the California Air Resources Board (CARB) facility, along with campus research and industry partners.
6. Focus on upgrades to overall campus infrastructure.
7. Support for UC sustainability policies to address carbon neutrality, sustainable sources for electricity, and transportation. This includes attaining high standards for all new facilities but also retrofitting existing facilities to create significant utility efficiencies, including a focus on electricity, natural gas, and water.

Compared to the previous LRDPs in 1990 and 2005, the most significant change in the proposed 2021 LRDP relates to the substantial increase in Agricultural, Teaching, and Research Fields (land-based research). The 1990 LRDP envisioned that main campus development north of Martin Luther King Boulevard would be necessary to meet overall campus demands and needs. The 1990 LRDP included an assumption that replacement land would be purchased (in close proximity to the campus) to replace whatever land was developed north of Martin Luther King Boulevard. While replacement land was purchased, it was not in close proximity to campus. The 2021 LRDP corrects that oversight. UC Riverside is actively reviewing land purchase options in the Riverside area that would address long-term needs for land-based research.

^{2 2} UCR 2018 Average: 28.4 students/ladder rank faculty, 7.9 non-academic staff/student (for core funded activities)
UC 2018 Average: 27.2 students/ladder rank faculty, 7.0 non-academic staff/student ratio (for core funded activities)

Growth Projections

UC Riverside’s student enrollment growth is driven by student demand as a result of UCR’s increasing institutional profile and reputation. The UC system as a whole is mandated by the State of California under the Master Plan for Higher Education to enroll qualified California resident students, and UC Riverside’s growth has greatly contributed to meeting that requirement. Growth on the Riverside campus is important to support the overall University mission of increasing access to education, while sustaining its core strengths. Actual enrollment levels through 2035 that are achieved could differ from the projections used to model the development planned for in the 2021 LRDP. However, these are reasonable estimates and show the manner in which the campus population is anticipated to grow, assuming adequate resources to support that growth.

Table 1: LRDP Campus Population Projections

Campus Population Group	2018 (actual)	2020 (actual)	2035 (projected)	Modeled Increase	Percent Change
Students	23,922	26,434	35,000	11,078	46.3%
Academic Faculty and Staff	1,702	1,817	2,545	843	49.5%
Non-Academic Staff	3,037	2,924	5,000	1,963	64.6%
Total Population	28,661	31,175	42,545	13,884	48.4%

Building Space

To accommodate the projected enrollment increase and goals for research and education, UC Riverside could add academic, housing, sports/recreation, and support space. In addition, some of the campus’s current challenges are related to the quality of building space; therefore, assumptions about building renewal are also part of these LRDP building space projections. Under the proposed 2021 LRDP buildout conditions, campus space would increase by approximately 5.5 million gsf. Over 57 percent of this increase (approximately 3.2 million gsf, equivalent to an addition of approximately 7,500 beds) would be in residential facilities, to allow for up to 40 percent of students to live in campus-operated or controlled housing.

Table 2: LRDP Building Space Projections

	Projected Under Current LRDP	2018-19 Actual (Baseline)	Potential 2021 LRDP Total Program	Net New Compared to Baseline
Non-residential Campus Space (gsf)	11,433,346	4,916,780	7,288,829	+2,372,000
Residential Campus Space (gsf)	3,430,526	2,228,471	5,465,431	+3,176,960
Housing (beds)	12,500	6,511	14,000	+7,489

Note: Non-residential campus space excludes parking gsf.

2021 LRDP Plan Elements

The 2021 LRDP is implemented through four primary elements that include objectives and policies to guide the physical planning and development of the campus, as well as establish a paradigm for the campus's physical and environmental character. The following section describes these four LRDP elements.

The Land Use element identifies ten land use designations and depicts their location on a land use diagram (Attachment 2). The land use plan guides the siting of new campus facilities, as well as renovation and reuse of existing buildings, by defining what types of activities will be predominant in any given geographic area. This element also identifies secondary permissible uses within the land use designation. The ten land use designations are: 1) Academics and Research; 2) Land-based Research; 3) Agricultural/Campus Research; 4) Student Neighborhood; 5) Recreation and Athletics; 6) Campus Support; 7) Open Space Reserve; 8) UCR Botanic Gardens; 9) Canyon Crest Gateway; and 10) University Avenue Gateway. The 2021 LRDP identifies two properties as potential opportunity areas for University-related uses that are not currently owned by UC Riverside but may become available for University use in the future. These are the existing Caltrans Yard at the east end of Everton Place and the City-owned land that is landlocked within West Campus. However, there are currently no specific proposals for these properties. Refer to Attachment 4 for a description and breakdown of all LRDP land uses.

The Open Space element identifies four distinct types of open space on campus: Primary Open Space, Secondary Open Space, Open Space Reserve, and the UCR Botanic Gardens. Each type fulfills a unique role, and the Open Space element identifies how these combine to create a network of green spaces that contribute to the campus character. The Open Space element identifies the character of campus open spaces, including plazas and courtyards, less formal landscaped areas, and undeveloped natural areas and restoration lands.

The Mobility element incorporates a circulation system for the movement of pedestrians and transit, vehicular, service, and emergency vehicles on campus. The intent is to improve circulation and intersections of different modes of travel to and across campus. This element will consider all modes of travel that will support future growth of the campus.

The Infrastructure and Sustainability element focuses on the campus systems for water, wastewater treatment, storm drainage, sewers, chilled water and steam, electrical distribution, and communications. To this end, UC Riverside will continue to meet the UC Sustainable Practices Policy.

PHYSICAL DESIGN FRAMEWORK

The campus will update the 2009 Physical Design Framework to reflect the increasing densities planned in peripheral areas, current thinking regarding the value and aesthetic contributions of the campus' Mid-Century Modern Core fronting the Carillon Mall, and the continuation of land-based research on the West Campus envisioned in the 2021 LRDP. Future projects should strive to be consistent with the overarching campus design vision as identified in the 2021 LRDP and

the updated Physical Design Framework document.

SUSTAINABLE PRACTICES POLICY

Stewardship of the natural environment is a core value of UC Riverside that shapes policy decisions, inspires daily action, and presents pertinent learning opportunities. In planning for campus growth to accommodate increases in enrollment, the LRDP balances opportunities to protect, enhance, or restore natural systems; promote alternative transportation options; introduce greater efficiencies in campus infrastructure and resource use; and, most importantly, provide a roadmap to carbon neutrality, as outlined in the UC Policy on Sustainable Practices.

PUBLIC OUTREACH

The 2021 LRDP actively engaged the campus and surrounding community. In January 2019, the campus initiated an open process to help assure broad involvement in the 2021 LRDP update across campus and the surrounding community. The planning team included the steering committee and seven working groups. The 121 members of its governance groups included academic leadership, faculty, students, staff, Academic Senate, Staff Assembly and student government representatives, community members, an elected official, a UC Riverside Board of Trustees member, City of Riverside Council staff, City of Riverside Planning Division staff, and Riverside Chamber of Commerce and local agency representatives. The groups participated in approximately 50 work sessions.

Additionally, several campus-wide open forums occurred between May 2019 and October 2019 to afford a wider campus audience the opportunity to hear updates concerning the 2021 LRDP progress and to share their thoughts. Campus staff also met with City of Riverside Planning Division staff and provided regular updates at the monthly City-University coordination meetings. A dedicated website (<https://lrpd.ucr.edu/>) for the 2021 LRDP was also created to provide information about the LRDP effort, including content presented at the campus open forums, and to post information about upcoming events. Additionally, an online survey was conducted through several campus media outlets and generated approximately 500 responses. The primary concern brought forward in the campus open forums was the need to protect land-based research from being lost to campus development. To this end, the 2021 LRDP leaves all but 23.7 acres of existing land-based research land unchanged. Other public comments during the planning efforts mentioned the potential level of growth on campus needing to be supported by necessary resources, and potential development locations as key concerns. Comments also included a desire to avoid further impacts to land-based research areas on West Campus. After consideration of these comments, UC Riverside refined the predominant uses within the relevant LRDP land uses on West Campus.

CEQA COMPLIANCE

Pursuant to the California Environmental Quality Act (CEQA) and the University of California Procedures for the implementation of CEQA, a program-level Environmental Impact Report (EIR) (SCH # 2020070120) for the 2021 LRDP has been prepared (Attachment 6). A summary

of the CEQA process and the environmental impacts of the proposed 2021 LRDP are provided in Attachment 5. The CEQA Findings and Statement of Overriding Considerations, provided in Attachment 7, have been prepared to support the University’s determination regarding project impacts, mitigation measures, and CEQA alternatives.

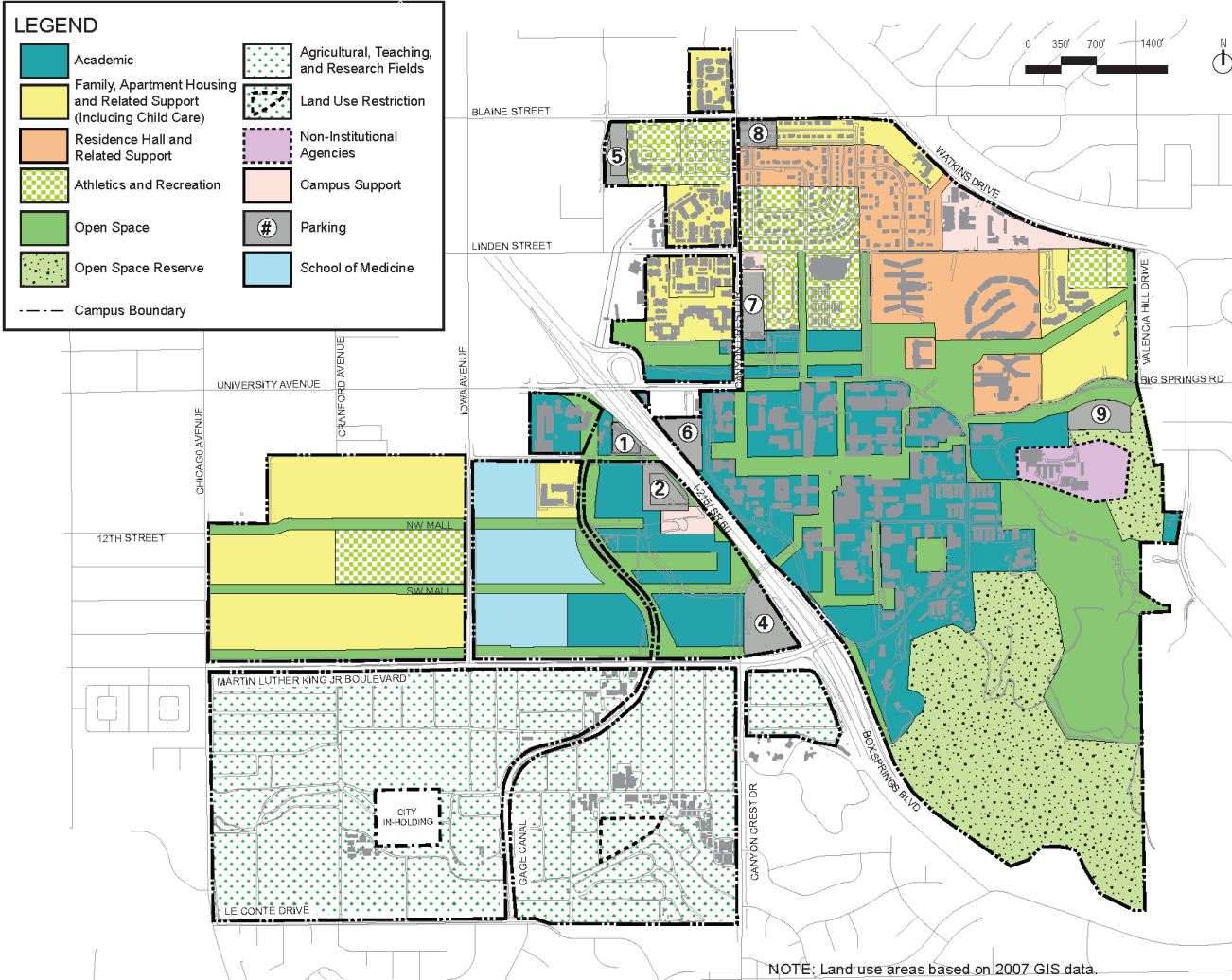
KEY TO ACRONYMS

CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
GSF	Gross Square Feet
LRDP	Long Range Development Plan
MMRP	Mitigation Monitoring and Reporting Program
NOP	Notice of Preparation
SOC	Statement of Overriding Considerations
UCR	University of California, Riverside

ATTACHMENTS:

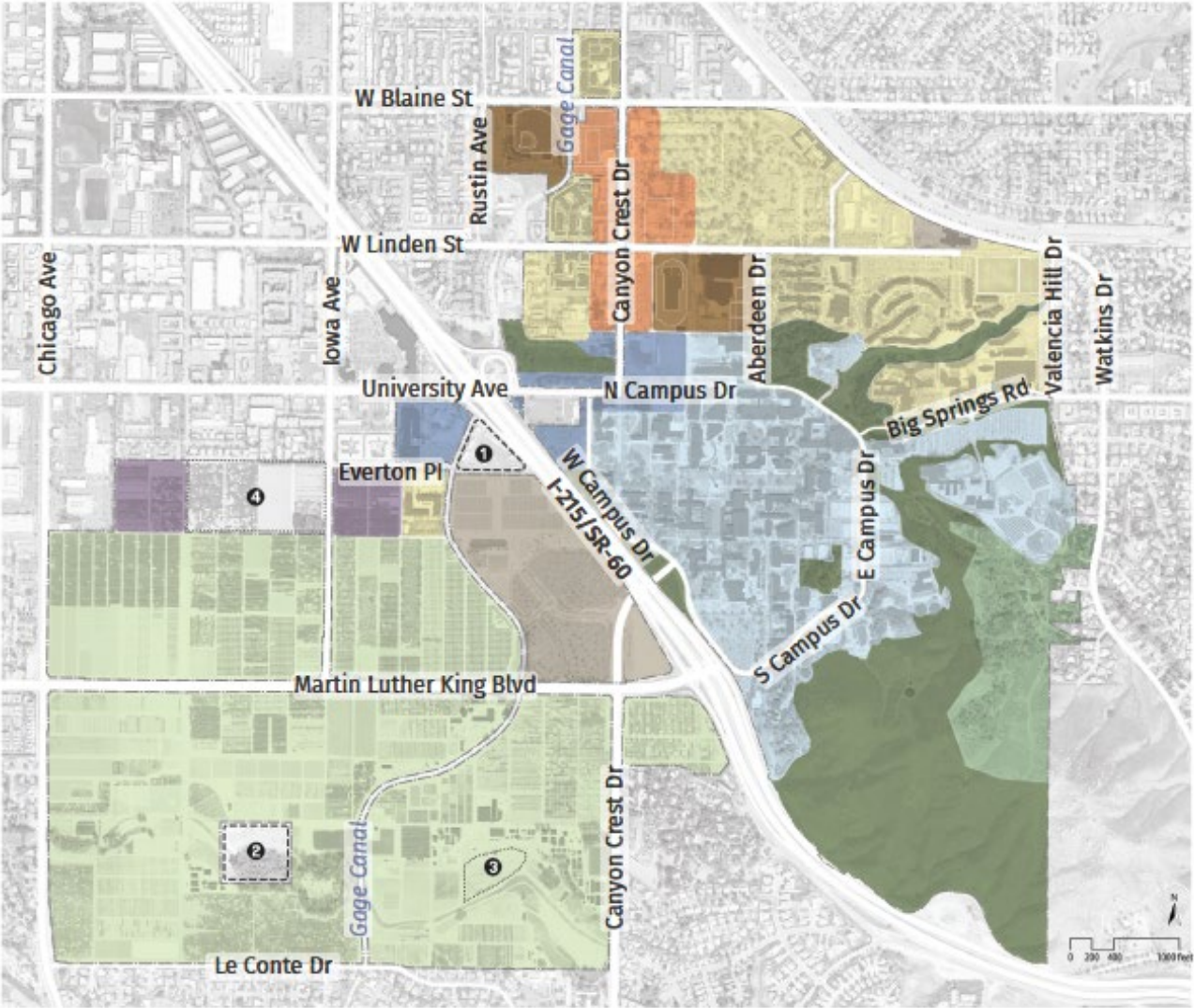
Attachment 1	Current 2005 Long Range Development Plan Land Use Map
Attachment 2	Proposed 2021 Long Range Development Plan Land Use Map
Attachment 3	2021 LRDP: https://lrdp.ucr.edu/sites/g/files/rcwecm1811/files/2021-11/2021LRDP-Final.pdf
Attachment 4	LRDP Land Use Summary Table
Attachment 5	Environmental Impact Summary
Attachment 6	Environmental Impact Report and Mitigation Monitoring and Reporting Program: Final EIR: <ul style="list-style-type: none"> • https://pdc.ucr.edu/sites/g/files/rcwecm2356/files/2021-11/2021%20Long%20Range%20Development%20Plan%20Final%20Environmental%20Impact%20Report.pdf Draft EIR: <ul style="list-style-type: none"> • https://pdc.ucr.edu/sites/g/files/rcwecm2356/files/2021-07/2021%20LRDP%20Draft%20EIR.pdf • https://pdc.ucr.edu/sites/g/files/rcwecm2356/files/2021-07/2021%20LRDP%20DEIR%20Appendices.pdf
Attachment 7	CEQA Findings and Statement of Overriding Considerations

**CURRENT 2005 LONG RANGE DEVELOPMENT PLAN³
LAND USE MAP**



³ As augmented, revised and supplemented by the 2005 LRDP Amendment 2 EIR certified by The Regents on November 28, 2011.

PROPOSED 2021 LONG RANGE DEVELOPMENT PLAN
LAND USE MAP



F0.6 LAND USE PLAN

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|---|--|---|
| <ul style="list-style-type: none"> 1 Caltrans Yard, not in LRDP planning scope 2 City of Riverside property, not in LRDP planning scope 3 Development of this approximately 3.25-acre site shall be prohibited from developing uses per a Covenant to Restrict Use of Property entered into between the Department of Toxic Substances Control and The Regents of the University of California, in which a deed restriction was filed on July 26, 2006. 4 California Air Resources Board Southern California headquarters | <ul style="list-style-type: none"> ACADEMICS & RESEARCH AGRICULTURAL/CAMPUS RESEARCH LAND-BASED RESEARCH CAMPUS SUPPORT OPEN SPACE RESERVE UCR BOTANIC GARDENS | <ul style="list-style-type: none"> RECREATION & ATHLETICS STUDENT NEIGHBORHOOD CANYON CREST GATEWAY UNIVERSITY AVENUE GATEWAY NON-UCR LAND OF INTEREST |
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**PROPOSED 2021 LONG RANGE DEVELOPMENT PLAN
LAND USE SUMMARY TABLE**

PERMITTED USES			LAND ALLOCATIONS (ACRES)		
LAND USE CATEGORY	PREDOMINANT USES MAY INCLUDE	SECONDARY PERMISSIBLE USES MAY INCLUDE	WEST CAMPUS	EAST CAMPUS	TOTAL AREA
Academics & Research	Classrooms; instructional and research laboratories and greenhouses; undergraduate, graduate, and professional schools and associated programs; libraries; advanced scientific research facilities; federal research partnerships; performance and cultural facilities; clinical facilities; and ancillary support facilities, such as general administrative offices, conference rooms, and meeting spaces.	Parking, utility infrastructure, and other campus support services.	0.0	184.4	184.4
Land-Based Research	Agricultural field research, instructional and research laboratories, greenhouses, and uses supporting agricultural research.	Parking, storage, utility infrastructure, and related support services/facilities.	419.3	0.0	419.3
Student Neighborhood	Student residences for undergraduate and graduate students, and students with families; student services, meeting and instructional space; food service and retail; appropriately scaled recreation and athletic facilities.	Childcare and pre-schools proximate to family housing; parking primarily for students; and other residential support services, such as facilities services and public safety.	5.4	136.4	141.8
Recreation & Athletics	Facilities to accommodate intercollegiate athletics and campus recreation, such as large-scale indoor and outdoor athletic and recreation facilities, playfields, and courts.	Parking, food service, administrative areas, office and meeting space, and other supporting uses.	0.0	28.7	28.7
Campus Support	General campus support services, such as administrative and institutional support functions, including facilities services, public safety, parking and transportation, service yards, maintenance facilities, trade shops, materials handling and storage inclusive of hazardous materials, shipping and receiving, utility plants and systems, fleet storage, parking, and other support functions.	N/A	51.0	3.0	54.0

PERMITTED USES

LAND ALLOCATIONS (ACRES)

LAND USE CATEGORY	PREDOMINANT USES MAY INCLUDE	SECONDARY PERMISSIBLE USES MAY INCLUDE	WEST CAMPUS	EAST CAMPUS	TOTAL AREA
Open Space Reserve	Designated hillsides, stormwater management infrastructure, habitat restoration and management activities, trails, and minor amenities such as seating and viewing areas, and other features compatible with natural open spaces.	Facilities that support campus open space resources such as maintenance roads, storage structures, and incidental field research facilities.	0.0	154.7	154.7
UCR Botanic Gardens	Demonstration gardens, habitat restoration and management, and incidental facilities, such as interpretive centers, seating and viewing areas, and other amenities typically compatible with a botanic garden program.	Support facilities for the UCR Botanic Gardens and parking.	0.0	43.7	43.7
Canyon Crest Gateway	Student housing, recreation and athletics facilities, university-oriented services, administrative and support service offices, neighborhood-serving commercial and retail space such as banks, pharmacies, grocery outlets, etc., and restaurants; also feature professional services space inclusive of outpatient medical facilities; hotel/conference center(s); alumni center; public safety; and other complementary uses, including affiliated and non-affiliated educational facilities.	Parking, academic uses, open space, and other support uses, as well as multi-modal transportation support facilities.	0.0	31.9	31.9
University Avenue Gateway	Academic instruction and research facilities, outpatient medical facilities; hotel/conference center(s), large lecture halls or assembly and exhibition spaces, a visitor's center, food services and cafes, student services, multi-modal transportation support facilities, and other compatible non-UCR uses.	Parking, open space, and other support uses.	8.3	21.3	29.6
Agricultural/Campus Research	Facilities for interdisciplinary research and education; support of land-based research activities; external research partnerships; and public-private innovation partnerships.	Parking, open space, utility infrastructure, and other support uses.	19.4	0.0	19.4
Non-UCR Land of Interest	N/A	N/A	12.8	0.0	12.8
TOTAL ACREAGE			504	604	1108

ENVIRONMENTAL IMPACT SUMMARY

Environmental Review Process

Pursuant to State law and University procedures for implementation of the California Environmental Quality Act (CEQA), a Notice of Preparation (NOP) and Initial Study followed by an Environmental Impact Report (EIR) was prepared for the 2021 Long Range Development Plan (SCH #2020070120) (Attachment 6). The Draft EIR includes a program-level analysis of the 2021 LRDP and was circulated to the Governor's Office of Planning and Research, State Clearinghouse, Responsible Agencies, and interested agencies, organizations, and individuals for a 51-day public review period beginning July 14, 2021 and ending September 3, 2021. The Draft Program EIR was made available at the UC Riverside Planning, Design and Construction office located at 1223 University Avenue, Suite 240, Riverside, California, 92507 and online at <https://pdc.ucr.edu/environmental-planning-ceqa>. A copy of all comments received and the University's responses are included in the Final EIR and further discussed in the *Public Comments* section below.

Environmental Impacts

UC Riverside's 2021 LRDP Initial Study concluded a less than significant impact or no impact pertaining to land use and planning and mineral resources. The 2021 LRDP EIR found that the 2021 LRDP would have a less than significant impact on the environment in regard to Aesthetics (visual character), Air Quality (Air Quality Management Plan and sensitive receptors), Biological Resources (habitat conservation plan), Cultural Resources (human remains), Energy (compliance with State and UC energy policies and regulations), Geology and Soils (earthquakes, ground shaking, ground failure and landslides, liquefaction), Hazards and Hazardous Materials (use, transport, or disposal of hazardous materials; airport-related safety hazards), Hydrology and Water Quality (water quality standards and waste discharge, groundwater supplies and recharge, alter the course of a stream or river, conflict with water quality control plan), Noise (exposure to people residing or working in the project area to excessive noise levels within two miles of an airport or airport influence area), Population and Housing, Public Services, Recreation, Transportation (circulation, vehicle miles traveled, and emergency access), Utilities and Service Systems, and Wildfire (impair an adopted emergency response or evacuation plan, exposure to pollutant concentrations from a wildfire, and increased fire risks); a less than significant impact on the environment with project-level mitigation incorporated in regard to Aesthetics (light and glare), Biological Resources (special-status species, riparian habitat/sensitive natural community, wetlands), Cultural Resources (archaeological resources), Energy (consumption of electricity, natural gas, and fuel), Geology and Soils (paleontological resources), Greenhouse Gases, Hazards and Hazardous Materials (hazards to the public or the environment), Noise (vibration), Tribal Cultural Resources, and Wildfire (located on steep slopes that may become post-fire hazard zones); and significant and unavoidable impacts associated with implementation of the 2021 LRDP related to Aesthetics (scenic vistas), Agricultural Resources (Farmland), Air Quality (South Coast Air Quality Management District significance thresholds), Cultural Resources (historic resources), Noise (exceed applicable noise thresholds), and Transportation (intersection queuing). The identification of significant and unavoidable impacts at the program level do not preclude the finding of less than significant impacts for future projects under the 2021 LRDP.

Incorporation of project revisions and mitigation measures will avoid or reduce potentially significant impacts to less-than-significant levels to the extent feasible. The Final EIR is accompanied by a Mitigation Monitoring and Reporting Program to assure that all mitigation measures are implemented in accordance with CEQA (Attachment 6). Impacts that remain significant and unavoidable have been fully analyzed and mitigation measures are identified to lessen impacts; however, there are no feasible mitigation measures to reduce the impacts to less than significant (see Findings section below).

Public Comments

During the comment period, 12 comment letters were received, including one from a federally recognized Tribe, one from a State agency, and ten from organizations or individuals. In addition, a public hearing on the Draft EIR was held on August 4, 2021 and four members of the public provided comments at the hearing. Comments concerned the impacts to housing, surrounding neighborhoods, local parks, streets, public services and utilities and service systems. The comment letters did not raise any new issues that were not adequately analyzed in the 2021 LRDP EIR pursuant to CEQA. Responses are included as Chapter 2, Responses to Comments, in the Final 2021 LRDP EIR. Therefore, while text revisions, insignificant modifications, amplifications and clarifications of the Draft EIR were made to the 2021 LRDP EIR based on public comments, recirculation of the document was not required. The Final EIR contains all of the comments received during the public comment period (as well as a late comment letter), together with written responses to those comments which were prepared in accordance with CEQA and the CEQA Guidelines.

Findings

CEQA Findings for the 2021 LRDP are provided in Attachment 7. Based on the analysis in the EIR, it has been determined that significant and unavoidable impacts would result from the 2021 LRDP, even with the incorporation of mitigation measures; therefore, the University, acting as Lead Agency, must prepare and adopt a “Statement of Overriding Considerations” before it can approve the 2021 LRDP. The Statement of Overriding Considerations (SOC) states that the decision-making body has balanced the benefits of the proposed 2021 LRDP against its unavoidable significant environmental effects and determined that the benefits of the 2021 LRDP outweigh the adverse effects and, therefore, the adverse effects are considered acceptable. The SOC is included in the CEQA Findings.