

3.11 LAND USE AND PLANNING

This section evaluates the potential environmental impacts that could result from conflicts with land use plans and policies from buildout of the 2021 LRDP. A description of the LRDP area's existing characteristics and setting is followed by an analysis focused on the relationship between the 2021 LRDP and existing plans and policies, and the relationship with proposed on-site and existing adjacent land uses.

Comments received on the NOP (see Appendix B) related to land use and planning included concerns regarding consistency with existing City and County plans and changes to land use designations within the LRDP area. All land use-related comments are addressed in the environmental analysis of this section. These issues are considered and addressed below, where applicable. Refer to Appendix B for comments received on the NOP.

3.11.1 Regulatory Setting

FEDERAL

There are no federal plans, policies, regulations, or laws related to land use and planning that would affect the 2021 LRDP.

STATE

California Coastal Act

The California Coastal Act was passed in 1976 to officially recognize the California Coastal Zone as a unique resource and delicately balanced ecosystem of value to all people. The California Coastal Act established detailed policies for permanent coastal management and states five main goals under PRC Section 30001.5. In summary, these goals aim to protect the coastal areas and restore them as needed, promote public access and recreation while upholding private property rights, and coordinate with local governments for planning and development that fosters mutual benefits. In most cases, the power vested in this act is transferred to individual jurisdictions along the coast, which are then required to adopt Local Coastal Programs (LCPs). In 1990 and 1994, the City of Santa Cruz and County, respectively, combined the LCP with updates to their General Plans. As UC Santa Cruz is a state agency, campus lands are not included in either of these general plans or LCPs. Nevertheless, UC Santa Cruz must comply independently with the requirements of the Coastal Act. Westside Research Park (2300 Delaware) and the portion of the main residential campus that is located to the west and south of Empire Grade are within the Coastal Zone.

UNIVERSITY OF CALIFORNIA

Ranch View Terrace Habitat Conservation Plan

Pursuant to an Implementing Agreement and Habitat Conservation Plan (HCP) that was approved by UC Santa Cruz in 2005, UC Santa Cruz agreed to protect two areas within the campus as habitat for California red-legged frog and Ohlone tiger beetle (UC Santa Cruz 2005). These protected areas are designated as Campus Habitat Reserve in the 2005 LRDP. The Campus Habitat Reserve is comprised of two mitigation parcels: Inclusionary Area A (IAA) preserve, which is 12.5 acres and located adjacent to Wilder Creek, and Inclusionary Area D (IAD) preserve, which is 13 acres and located west of the main entrance along the southern border of the campus. Both IAA and IAD were preserved as part of an Incidental Take Permit (ITP) for the Ranch View Terrace HCP. IAA is preserved in perpetuity and IAD is preserved through the ITP term of 60 years. As noted in Chapter 2, "Project Description," and discussed in further detail below, the 2021 LRDP includes an employee housing overlay of IAD, which would require a modification to the HCP if it were to be developed in the future. Impacts related to conflicts with the Ranch View Terrace HCP are evaluated in Section 3.5, "Biological Resources."

LOCAL

As noted in Section 3.0.1, “University of California Autonomy,” UC Santa Cruz, a constitutionally created state entity, is not subject to municipal regulations of surrounding local governments for uses on property owned or controlled by UC Santa Cruz that are in furtherance of the university’s education purposes. However, UC Santa Cruz may consider, for coordination purposes, aspects of local plans and policies of the communities surrounding the campus when it is appropriate and feasible, but it is not bound by those plans and policies in its planning efforts.

Association of Monterey Bay Area Governments

The Association of Monterey Bay Area Governments (AMBAG) was organized in 1968 for the purpose of regional collaboration and problem solving. AMBAG was formed as a Joint Powers Authority governed by a 24-member Board of Directors composed of elected officials from each city and county within the region. The AMBAG region includes Monterey, San Benito, and Santa Cruz Counties. AMBAG serves as both a federally designated Metropolitan Planning Organization and Council of Governments. Among its many duties, AMBAG prepares regional housing, population, and employment forecasts that are used in a variety of regional plans, including the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).

The 2040 MTP/SCS was adopted in 2018 and is the current MTP/SCS for the Monterey Bay Area. As part of the 2040 MTP/SCS, AMBAG worked closely with stakeholders to develop a new growth forecast and an updated multimodal transportation network with land use patterns and strategies based on reasonably available revenues. The regional growth forecast expressed and included as part of the 2040 MTP/SCS identifies a growth in student enrollment by 2040 to 27,000-28,000 FTE students (AMBAG 2018).

County of Santa Cruz General Plan

The County of Santa Cruz General Plan was adopted in December 1994 and most recently amended in February 2020. The County of Santa Cruz General Plan contains the following policies related to land use and planning in the county and that may be relevant to the 2021 LRDP:

- ▶ **Policy 2.1.4:** Locate new residential, commercial, or industrial development, within, next to, or in close proximity to existing developed areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on environmental and natural resources, including coastal resources.
- ▶ **Policy 2.21.1:** Utilize a Public Facility/Institutional land use designation on the General Plan and LCP Land Use Maps to designate public and quasi-public facility uses and integrally related public facility support facilities. Recognize an intensity of use for existing public and private institutions at existing levels of development.
- ▶ **Policy 2.21.3:** Utilize Public Facility/Institutional land use designations exclusively for the public or quasi-public facility activity and appropriate ancillary uses at the site, and prohibit private uses more appropriately found under other General Plan and LCP Land Use Plan designations.
- ▶ **Policy 2.22.1:** Priority of Uses within the Coastal Zone. Maintain a hierarchy of land use priorities within the Coastal Zone:
 - First Priority: Agriculture and coastal-dependent industry
 - Second Priority: Recreation, including public parks; visitor serving commercial uses; and coastal recreation facilities.
 - Third Priority: Private residential, general industrial, and general commercial uses.
- ▶ **Policy 2.22.2:** Maintaining Priority Uses. Prohibit the conversion of any existing priority use to another use, except for another use of equal or higher priority.

City of Santa Cruz General Plan

The City of Santa Cruz adopted its general plan in June 2012. The City of Santa Cruz 2030 General Plan contains the following policies that are related to land use and planning in the city and that may be relevant to the 2021 LRDP:

- ▶ **Policy LU2.2.2:** Pursuant to the UC Santa Cruz/City Comprehensive Settlement Agreement amend the City's Sphere of Influence to add approximately 374 acres of the north campus area.
- ▶ **Policy LU2.3.1:** Protect, maintain, and enhance publicly accessible coastal and open space areas.
- ▶ **Policy LU2.3.4:** Encourage the continued preservation of portions of the UC Santa Cruz campus in open space uses pursuant to the UC Santa Cruz Long Range Development Plan.
- ▶ **Policy LU3.11.1:** Continue to recognize and protect the Pacific Ocean, Monterey Bay, and the Monterey Bay National Marine Sanctuary as natural resources and valuable open space.
- ▶ **Policy LU4.2.4:** Encourage the location of University-serving shopping and services on University lands.

3.11.2 Environmental Setting

Land use planning is used to direct the amount, type, and location of different land uses and to coordinate anticipated development efforts for long-term efficiency of land uses and developed systems (circulation, infrastructure, building space) within a planning area. This section describes the existing conditions related to land use and the existing land use designations within the LRDP area.

LAND USE DESIGNATIONS WITHIN THE LRDP AREA

The UC Santa Cruz main residential campus, located within Santa Cruz County and in the city of Santa Cruz, is approximately 2,000 acres in size. Approximately 53 percent of the main residential campus is located within the incorporated boundary of the city of Santa Cruz with the remaining acreage located within unincorporated Santa Cruz County. The Westside Research Park, which is also a part of the LRDP area, is located at 2300 Delaware Avenue on the west side of the city of Santa Cruz and within the Coastal Zone.

Current land uses within the LRDP area that were established under the 2005 LRDP are described below and shown in Figure 3.11-1 and Table 3.11-1.

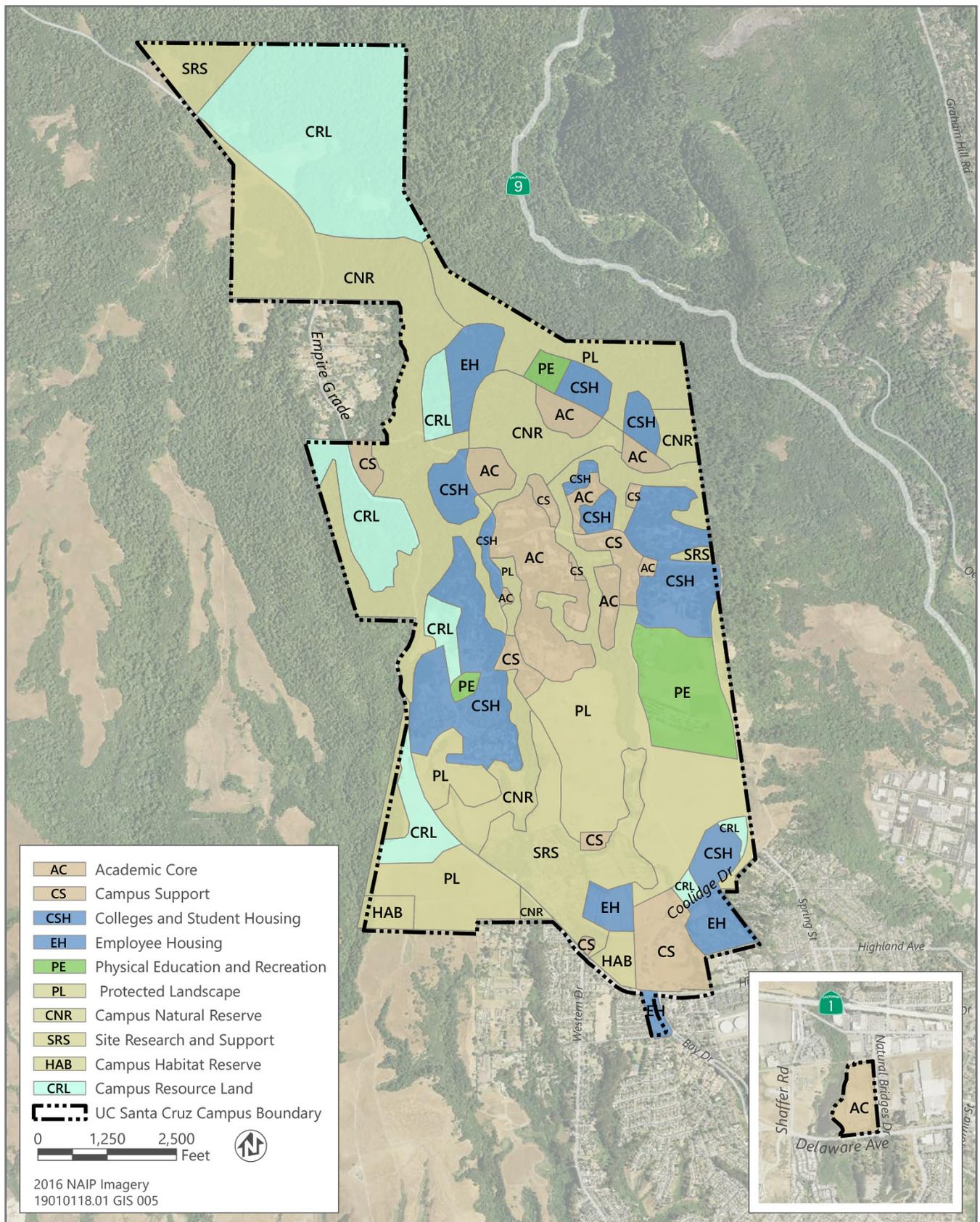
Table 3.11-1 Existing Land Use Designation Acreage

Land Use	Existing Acreage Under the 2005 LRDP ¹
Academic Core	150
Campus Support	89
Colleges and Student Housing	245
Employee Housing	75
Physical Education and Recreation	86
Campus Resource Lands	318
Campus Natural Reserve	410
Site Research and Support	152
Protected Landscape	503
Campus Habitat Reserve	26
Total Acreage²	2,055

¹ Two minor amendments were made to the 2005 Land Use Map. In 2016, Phase 1 of the Recycling Yard Project amended the LRDP by converting 1.6 acres of land from Protected Landscape to Campus Support and 2.1 acres of land from Site Research and Support to Campus Support for a total of 3.7 acres converted to Campus Support. In 2019, approximately 17 acres of land were re-designated from Campus Resource Land to Colleges and Student Housing in an LRDP amendment for the Student Housing West Project, which was approved by the Regents in 2019.

² Acreages are approximate, include rounding, and are based on 2005 LRDP, Draft 2021 LRDP, County parcel information, and GIS data.

Source: UC Santa Cruz 2005



Source: data downloaded from Santa Cruz County in 2019

Figure 3.11-1 Land Use-2005

Academic Land Use Designations

Academic Core

Under the 2005 LRDP, the Academic Core (AC) is intended to provide space and flexibility for future expansion in the north campus for needs anticipated under this plan, including potential professional schools and research functions. In the 2005 LRDP, the boundary of the AC was defined by Heller Drive to the west, the Great Meadow to the south, Hagar Drive to the east, and a potential loop road to the north of McLaughlin Drive. Facilities to accommodate the following building program elements are the principal uses sited in the Academic Core: Instruction and Research, Organized Research, Academic Support, Libraries, Student Services, Public Services, and Institutional Support.

Campus Support

The Campus Support (CS) land use designation accommodates support facilities, such as the central heating and cogeneration plants, maintenance shops, and equipment storage areas; buildings that house campus support departments, including the Physical Plant, Purchasing and Business Contracts, Physical Planning and Construction, University Police and Fire Departments, childcare centers and University Relations; and other support and service facilities. The largest area of CS within the main residential campus is located at the south entrance to the campus and accommodates both public functions and operations-oriented functions in the corporation yard. Additionally, some facility and operational corporation yard functions are located at an 8-acre site off Empire Grade.

Site Research and Support

Site Research and Support (SRS) occurs within three different portions of the LRDP area. The first of these occurs in the lower campus and includes land currently used by the Center for Agroecology and Sustainable Food Systems and the UC Santa Cruz Arboretum. The second and third areas for SRS are Chadwick Garden at the east end of McLaughlin Drive and 33 acres in the northwestern corner of the main residential campus, where there is no existing or proposed development. As necessary, the development of new buildings associated with these and future approved research programs is allowable within these designated areas. The principal program elements associated with this land use are Social Sciences, Physical and Biological Sciences, Student Services, and Public Services.

Residential Land Use Designations

Colleges and Student Housing

The college arc surrounding the academic core is designated Colleges and Student Housing (CSH). This area occupies land to the east, north, and west of the academic core, and accommodates construction of new colleges, expansion of existing colleges through infill, new undergraduate and graduate student housing, and family student housing projects. In addition, housing-related parking and recreational amenities are provided in the CSH area. Residential facilities include both residence hall, apartment style, and various suite-type accommodations.

The principal program elements permitted in Colleges and Student Housing include Housing and Food Services, related recreational amenities, related parking, Student Services, Academic Support, Family Student Housing, Childcare, and Physical Education and Recreation. Some facilities for the academic divisions are located in the colleges; it is also anticipated that new colleges will house some Instruction and Research space.

Employee Housing

Employee Housing (EH) designations occur in two primary areas of the main residential campus. Existing employee housing near the south entrance, including Ranch View Terrace, occupies approximately 42 acres. A second area to the north is designated for future development of employee housing. Housing for faculty and staff, childcare facilities, and related accessory buildings are consistent with this land use, together with associated parking and recreation space.

Open Space Land Use Designations

Physical Education and Recreation

Physical Education and Recreation (PE) designations occur within three areas of the main residential campus. Two of these areas, located east and west of the Academic Core, accommodate PE. The western area does not have sufficient remaining undeveloped space for expansion of PE and Recreation facilities. The east area includes adequate space for additional indoor recreation facilities, playing fields, and courts. A third area to the north is currently undeveloped and could accommodate a significant increase in indoor facilities, playing fields, courts, and other recreation facilities, thereby providing a more balanced distribution of recreation opportunities across the campus. This land use designation can also accommodate parking and transit facilities. As identified in the 2005 LRDP, a future recreation and events center could be located within this land use.

Campus Resource Land

The 2005 LRDP land use plan designates additional undeveloped land, mainly located in the far north campus and areas in the Coastal Zone west of Empire Grade and west of Porter College, to the Campus Resource Land (CRL) category. This land use designation is assigned to lands that have not been previously planned for development. 2005 LRDP envisioned that these lands would be maintained in their natural state to serve as long-term reserve lands for future use.

Campus Natural Reserve

Under the 2005 LRDP, Campus Natural Reserve (CNR) was established to protect certain of the campus's natural features and processes for teaching and research. Land under this designation remains in its natural state (except as required for maintenance), as teaching and research reserve. Construction in the CNR area is prohibited, except as required in conjunction with teaching and research in the area, or the limited construction of utilities, roads, and paths. One section of the CNR, the Lower Moore Creek area adjacent to the Arboretum, is jointly managed under the direction of the UC Santa Cruz Campus Natural Reserve and the Arboretum and includes a California regional native plant garden, California red-legged frog habitat improvements, and other support and interpretive structures.

Protected Landscape

The natural landscape of UC Santa Cruz has been recognized from the campus's inception as a unique asset that distinguishes UC Santa Cruz from other universities. In addition to the 420 acres in the CNR, approximately 503 acres of land have been designated as Protected Landscape (PL) in order to maintain special campus landscapes for their scenic value and to maintain special vegetation and wildlife continuity zones. To the extent feasible, PL will be retained in an undeveloped state as the campus grows. Any development within PL will not impinge on its overall character.

Under the 2005 LRDP, the meadows south of the developed center of the campus is proposed to be maintained as undisturbed grassland. In these meadows, no building will be allowed. Agricultural research that maintains the visual quality of the lower meadows may be allowed.

Campus Habitat Reserve

Two areas on campus are designated as Campus Habitat Reserve (HAB). The larger of these two areas, a 13-acre parcel on the southwestern corner of the campus adjacent to Wilder Creek, is designated as a reserve to retain high-quality grassland and forest habitat on the campus for the California red-legged frog and the Ohlone tiger beetle. This reserve was established pursuant to a 2005 Implementing Agreement between the U.S. Fish and Wildlife Service and the Regents, as further described above in Section 3.11.1. The second area, a 12.5-acre parcel, is located in the southern portion of the campus near the main entrance. A portion of the parcel is designated as a management site for Ohlone tiger beetle habitat with the remainder of the site managed for California red-legged frog. HAB lands are protected lands that will remain undeveloped, except as permitted by the terms of the implementing agreement and associated habitat conservation plan.

OVERLAY AREAS

Cowell Ranch Historic District

The Cowell Ranch Historic District (CRHD) is an overlay district that encompasses cultural resources of particular significance from the original Cowell Ranch. The Cowell Ranch constitutes a landmark that helps define a strong and unique "sense of place" for UC Santa Cruz. The overlay district is in a CS land use area. The CRHD is eligible for listing on the National and State Registers of Historic Places.

Parking Facilities

The Parking Facilities overlay areas provide consolidated peripheral parking and reduce the number of parking spaces in the central campus. The 2005 LRDP identified limited surface parking in Academic Core, Campus Support, Colleges and Student Housing, Site Research and Support, Physical Education and Recreation, and the CRHD overlay area. Existing surface parking lots may be used as future building sites. The Parking Facilities designation is an overlay area in the land use plan. It represents the general area within which possible future parking facilities could be located but does not designate specific site and garage configurations.

SURROUNDING LAND USES

The city of Santa Cruz, which borders the main residential campus to the east and south and surrounds the Westside Research Park, is a large community with approximately 64,424 residents and includes a variety of residential, community, visitor, and parks/natural area land uses (DOF 2020). Land uses to the north and east of the main residential campus predominantly consist of parkland, hiking trails, and biking trails. The areas south of the main residential campus include low-medium density residential, low density residential, and very low medium residential uses, in addition to some natural areas, commercial, community, and educational facilities, including Westlake Elementary School.

Land uses adjacent to the main residential campus to the north and west within the county consist primarily of low-density residential and open space land uses. Wilder Ranch State Park, located to the west of the campus, is a 7,000-acre park that extends from Ben Lomond Mountain to the north and descends south towards the coast. The park offers various recreational opportunities, including horseback riding, camping, bicycling, hiking, and group tours of the dairy ranch, located in the southern portion of the park (California State Parks 2020). Recreational areas are also located north of the main residential campus including portions of Pogonip City Park. Rural residential land (including the Cave Gulch neighborhood) are also located to the north.

Land uses adjacent to the Westside Research Park include Antonelli Pond to the west, which consists of public recreation, wildlife viewing, and self-guided tours. Community facilities and multi-family residential housing are located to the north. Various industrial and commercial uses are located east of Westside Research Park, while the Natural Bridges State Beach and Visitor Center is located directly south. The Natural Bridges area offers recreational day-uses including beach access and walking trails.

3.11.3 Environmental Impacts and Mitigation Measures

SIGNIFICANCE CRITERIA

Based on Appendix G of the State CEQA Guidelines, the project would result in a potentially significant impact on land use if it would:

- ▶ physically divide an established community; or
- ▶ cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

As noted above, impacts related to potential conflicts with applicable habitat conservation plans or natural community conservation plans are discussed in Section 3.5, "Biological Resources."

ANALYSIS METHODOLOGY

The evaluation of potential land use impacts is based on a review of documents pertaining to the LRDP area. As part of this review, local planning documents and land use plans were reviewed to determine whether implementation of the 2021 LRDP would impede or conflict with those plans such that an environmental impact would occur. To determine the significance conclusion this analysis assumes that the 2021 LRDP would comply with relevant state regulations. Impacts related to conflicts with the Ranch View Terrace HCP are evaluated in Section 3.5, "Biological Resources."

ISSUES NOT EVALUATED FURTHER

Physical Division of an Established Community

The physical division of an established community refers to the construction of a physical feature such as an interstate highway, major roadway, utility infrastructure expansion, or the removal of access features that would impair connections within a community. The proposed 2021 LRDP involves modifications to the existing UC Santa Cruz land use plan established as part of prior 2021 LRDPs, including the 2005 LRDP, to support potential growth predominantly near existing built facilities and construction within previously developed areas. No land acquisition or expansion of the campus would occur as part of the 2021 LRDP. Further, land use changes that may occur under the 2021 LRDP would not involve development within existing, established communities such that physical division of an existing community may occur. The 2021 LRDP will not result in any physical division to the surrounding community within the city or county. This impact is not further discussed in the EIR.

IMPACTS AND MITIGATION MEASURES

Impact 3.11-1: Conflict with Applicable Land Use Plans, Policies, or Existing Zoning Adopted for the Purposes of Avoiding or Mitigating an Environmental Effect

Implementation of the 2021 LRDP would not conflict with existing land use, policies, or zoning adopted for the purpose of avoiding or mitigating an environmental effect. Consistency with the Ranchview Terrace HCP is primarily addressed in Section 3.5, Biological Resources. Because the UC holds jurisdiction over campus-related projects, projects carried out by UC Santa Cruz would be consistent with the 2021 LRDP. Therefore, impacts associated with land use plans, policies, or zoning would be **less than significant**.

The UC Santa Cruz 2021 LRDP, if adopted, would become the applicable campus land use plan. Pursuant to the University of California's constitutional autonomy (refer to Section 3.0.1, "University of California Autonomy"), UC Santa Cruz is the only agency with land use jurisdiction over campus projects. The 2021 LRDP would not involve the extension of the existing campus boundary, and as such, the 2021 LRDP would not involve the potential acquisition of lands currently subject to municipal planning efforts. Under the 2021 LRDP, land use categories would be maintained, however, would be further refined to reflect current campus needs and functions.

As described in Chapter 2, "Project Description," and shown in Figure 3.11-2, the 2021 LRDP identifies the following land use categories to support anticipated campus growth (see Figure 3.11-2). Several land use categories from the 2005 LRDP were amended to better reflect their purpose and function within the LRDP area. Under the 2021 LRDP, the area designated Campus Habitat Reserve in the 2005 LRDP would be incorporated into the Campus Natural Reserve land use designation. The designation of Campus Resource Lands from the 2005 LRDP would be eliminated from the 2021 LRDP and would be largely incorporated into the Natural Space and Natural Reserve land use designations. Table 3.11-2 shows the differences in acreages per land use designation on the main residential campus between the 2005 LRDP, as amended and those proposed under the 2021 LRDP.

Table 3.11-2 Land Use Designations Acreage Summary for the Main Residential Campus

Land Use Designations	Acreage under the 2005 LRDP ¹	2021 LRDP Acreage	Net Change
Academic Land Use Designation			
Academic & Support (Academic Core in the 2005 LRDP)	132	163	31
Residential Land Use Designations			
Colleges and Student Housing	245	277	32
Employee Housing	75	82 ³	7
Open Space Land Use Designations			
Outdoor Research (Site Research and Support in the 2005 LRDP)	152	74	-78
Campus Natural Reserve	410	789	379
Natural Space (Protected Landscape in the 2005 LRDP)	503	513	10
Campus Resource Lands	318	--	-318
Campus Habitat Preserve ²	26	26	0
Other			
Historic District ⁴ (Included as an overlay in the 2005 LRDP)	--	28	28
Athletics & Recreation (Physical Education and Recreation in the 2005 LRDP)	86	67	-19
Facilities & Operations	89	21	-68
Total acreage⁵	2,036	2,040	4

¹ Two minor amendments were made to the 2005 Land Use Map. In 2016, Phase 1 of the Recycling Yard Project amended the LRDP by converting 1.6 acres of land from Protected Landscape to Campus Support and 2.1 acres of land from Site Research and Support to Campus Support for a total of 3.7 acres converted to Campus Support. In 2019, approximately 17 acres of land were re-designated from Campus Resource Land to Colleges and Student Housing in an LRDP amendment for the Student Housing West Project, which was approved by the Regents in 2019; however, project implementation was delayed due to a legal challenge to the EIR. The Superior Court upheld the adequacy of the EIR but overturned the approval based on issues with the Regents' findings. It is anticipated that the Regents will consider re-approval of the Student Housing West project prior to certification of the 2021 LRDP EIR.

² Campus Habitat Preserve is comprised of two mitigation parcels, IAD Preserve, which is 12.5 acres and IAA Preserve, which is 13 acres. Both IAD Preserve and IAA Preserve were preserved as part of the Incidental Take Permit (ITP) for the Ranch View Terrace HCP. The IAA Preserve is preserved in perpetuity and IAD Preserve is preserved through the ITP term of 60 years. The IAD Preserve has an Employee Housing overlay, which would require a modification to the HCP if it were to be developed in the future.

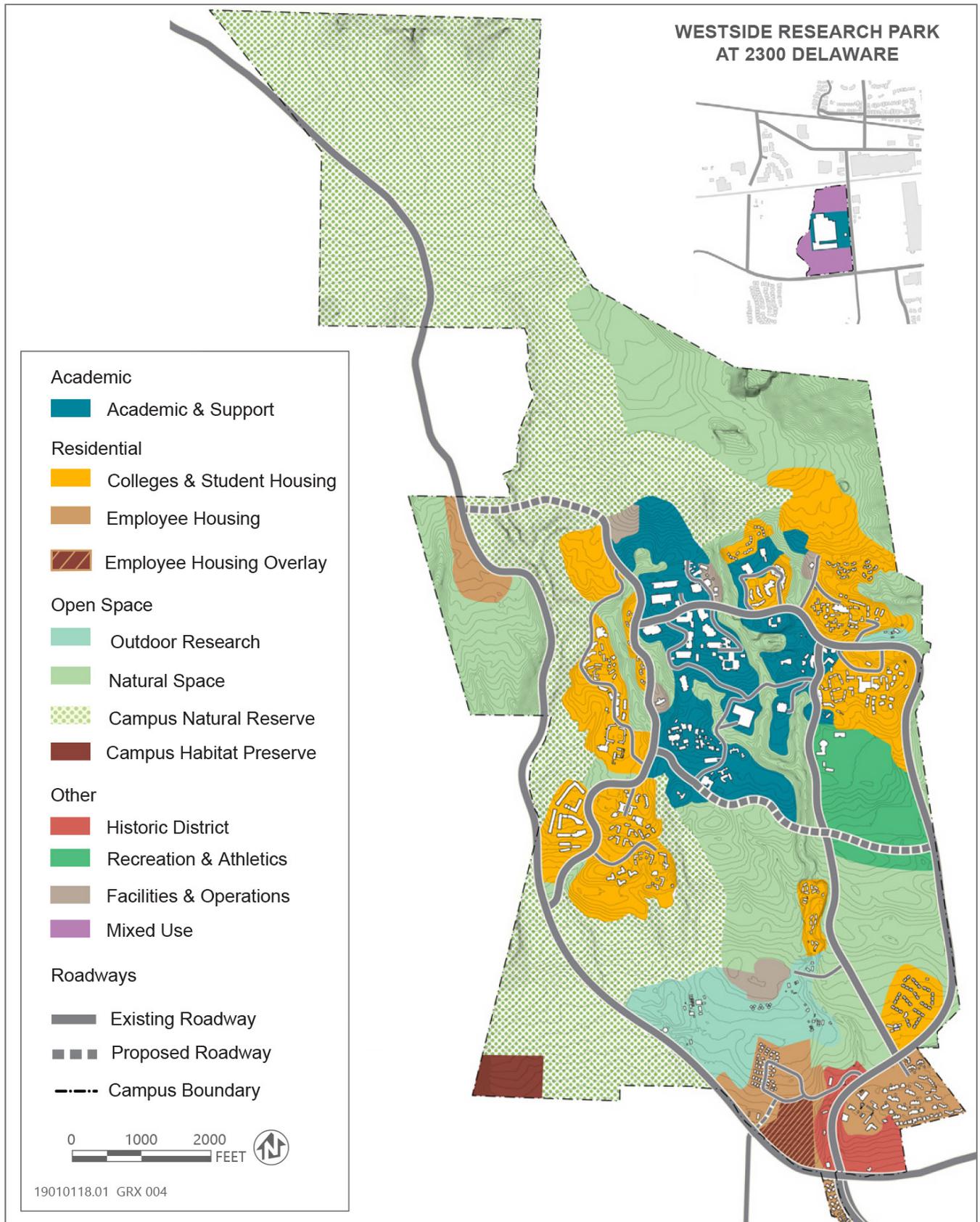
³ The 12.5-acre Employee Housing Overlay on the Inclusionary Parcel D Preserve is not included in the overall acreage, but the Section 3.5, "Biological Resources" of this EIR evaluates the potential impacts of using this parcel for Employee Housing should UC Santa Cruz proceed with modifications to the Habitat Conservation Plan in the future.

⁴ The Historic District was an overlay District in the 2005 LRDP in the Campus Support Land Use designation.

⁵ Acreages are approximate, include rounding, and are based on 2005 LRDP, Draft 2021 LRDP, County parcel information, and GIS data.

Source: UC Santa Cruz 2020

As shown in Table 3.11-2, above, and as previously described, many of the land use designations identified in the 2005 LRDP would be refined through the 2021 LRDP in order to reflect present campus needs and functions. Section 2.5.2 of Chapter 2, "Project Description," provides additional information related to the proposed modified land use designations identified in Figure 3.11-2 and Table 3.11-2, above.



Source: UC Santa Cruz 2020

Figure 3.11-2 2021 LRDP Proposed Land Use Designations

New development accommodated under the 2021 LRDP would be clustered near existing and similar uses in order to maximize maintenance of open space areas within the campus. As shown in Figure 2-4 in Chapter 2, "Project Description," envisioned development areas are generally located adjacent to existing buildings and structures of similar use. For example, new Academic & Support development is planned to be located in areas that already include or are directly next to existing academic uses, and new residential facilities are planned to be developed near or adjacent to existing residential facilities. Therefore, the land use changes of the 2021 LRDP would be consistent with the current types of land uses present within the LRDP area.

As noted in Chapter 2, "Project Description," UC Santa Cruz is considering potential development of IAD, the 12.5-acre preserve established by the Ranch View Terrace HCP, as employee housing as part of the 2021 LRDP. If this were to occur, UC Santa Cruz would first need to consult with USFWS and amend the existing Ranch View Terrace HCP to provide for replacement habitat for Ohlone tiger beetle. That habitat would be required to meet the requirements of the incidental take permit issued for the HCP, such that impacts to Ohlone tiger beetle are fully mitigated and no jeopardy to the species would occur. As noted in Section 3.5, "Biological Resources," no Ohlone tiger beetle have been observed with IAD since it was established in 2005. In the event that amendment of the Ranch View Terrace HCP is not permissible through consultation with USFWS, employee housing would not be developed within the currently designated IAD. As a result and as explained in further detail in Impact 3.5-7 of Section 3.5, "Biological Resources," no conflicts with the HCP or its policies would occur.

The Westside Research Park, which is located south of the main residential campus along Delaware Avenue and Natural Bridges Drive, would be designated as Academic & Support and Mixed Use under the 2021 LRDP in order to accommodate potential additional employee housing and supporting commercial and retail uses. Table 3.11-3 shows the differences in acreages per land use designation on the Westside Research Park between the 2005 LRDP, as amended and those proposed under the 2021 LRDP.

Table 3.11-3 Land Use Designations Acreage Summary for the Westside Research Park

Land Use Designations	Acreage under the 2005 LRDP	2021 LRDP Acreage	Net Change
Academic & Support (Academic Core in the 2005 LRDP)	18	7	-11
Mixed Use	--	11	11
Total Acreage¹	18	18	0

¹Acreages are approximate, include rounding, and are based on 2005 LRDP, Draft 2021 LRDP, County parcel information, and GIS data.

Source: UC Santa Cruz 2020

The Westside Research Park was designated Academic Core under the 2005 LRDP. As shown in Table 3.11-3, under the 2021 LRDP the Academic & Support land use designation would continue to support existing research uses, and the Mixed Use designation would accommodate development of employee housing, academic, and support space. Consistent with 2021 LRDP objectives, the proposed land uses would accommodate compact and clustered development and increase housing opportunities.

As a constitutionally created state entity, UC Santa Cruz is not subject to municipal regulations of surrounding local governments, such as the City and County of Santa Cruz general plans or land use designations, for uses on property owned or controlled by UC Santa Cruz that are in furtherance of the university's education purposes. The 2021 LRDP is generally consistent with the 2005 LRDP, although some land uses were refined to support compact development and reflect present campus needs and functions, including the provision of additional student resources on campus, which would also complement existing City General Plan policies and interests related to on-campus development. Further, County and City policies encourage the development of new uses proximate to existing uses, which is one of the primary foci of the 2021 LRDP. As noted in Chapter 2, "Project Description," the 2021 LRDP embraces a compact academic core with housing around the periphery. Employee housing would be strategically located in the lower campus to allow access to community resources. An enhanced historic district at the entrance to the main residential campus would provide an improved community interface. Designated reserve areas would be set aside for ecological, cultural, and educational uses, and natural space would protect wildlife corridors and scenic views. To improve

circulation, the 2021 LRDP includes an improved and more efficient roadway network and enhanced alternative transportation throughout the main residential campus. In addition, the Westside Research Park would be developed with mixed-use academic, research, and housing, consistent with the County's prioritization of uses within the Coastal Zone.

The 2021 LRDP, if adopted, would supersede the 2005 LRDP as the applicable land use plan. UC is the only agency with jurisdiction over UC Santa Cruz projects. Therefore, development accommodated by the 2021 LRDP would not conflict with adopted plans, policies, and/or regulations set forth by UC Santa Cruz. The impact would be **less than significant**.

Mitigation Measures

No mitigation is required.